



Doc No **T02692886**

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Mar 8, 2021 12:00 PM

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**Existing Certs**

637054

# CERTIFICATE OF SURVEY

**RECEIVED**  
DEC 31 2020

BOULEVARD EASEMENT PER  
DOC. NO. 2655838 &  
PERPETUAL EASEMENT FOR  
MUNICIPAL UTILITY AND WATER  
SERVICES PER PLAT OF FORD  
(DOC. NO. 2655825)

70

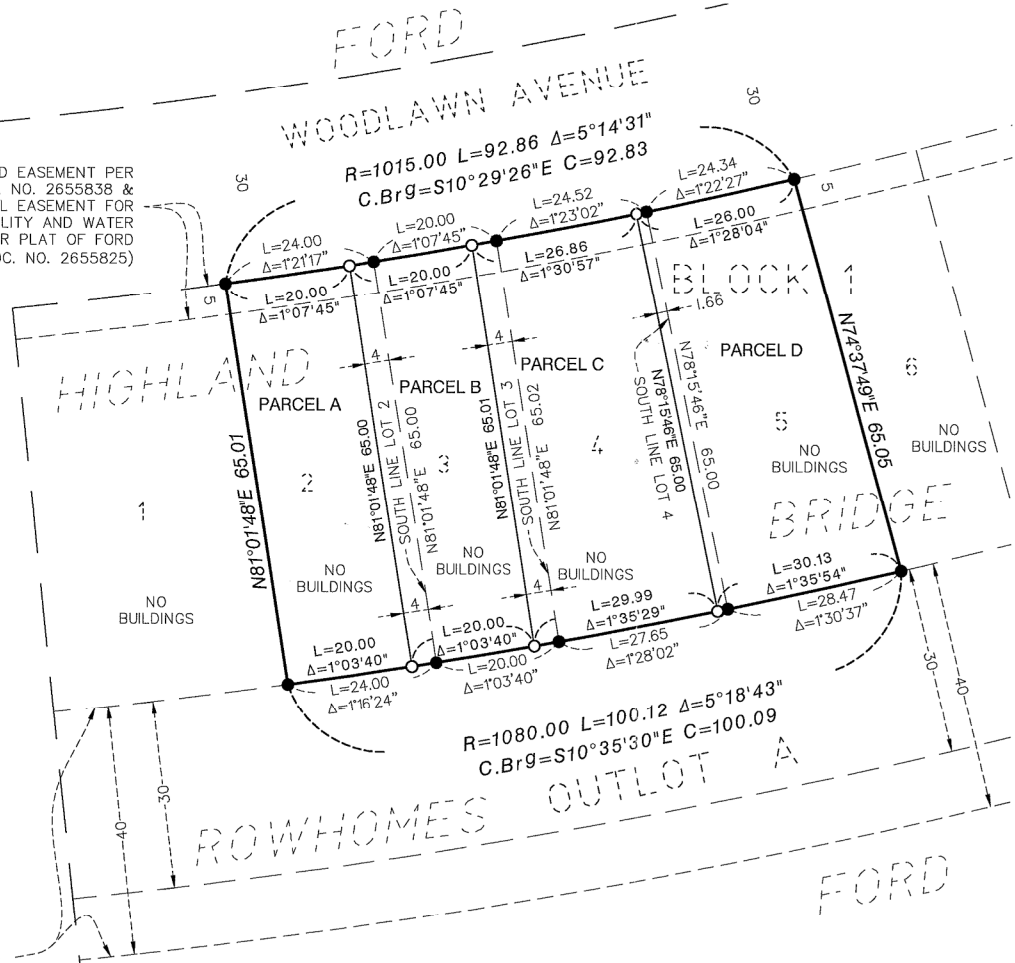
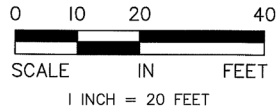
BOHLAND AVENUE

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PERPETUAL EASEMENT FOR  
MUNICIPAL UTILITY AND WATER  
SERVICES PER PLAT OF FORD  
(DOC. NO. 2655825)

THE ORIENTATION OF THIS BEARING  
SYSTEM IS BASED ON THE RAMSEY  
COUNTY PLAT OF HIGHLAND  
BRIDGE ROWHOMES

- Denotes 1/2 inch x 18 inch iron pipe found marked by license no. 44110
- Denotes 1/2 inch x 18 inch iron pipe set marked by license no. 44110



**EXISTING LEGAL DESCRIPTION - PARCEL A**  
Lot 2, Block 1, HIGHLAND BRIDGE ROWHOMES, according to the recorded plat thereof, Ramsey County, Minnesota.

**PROPOSED LEGAL DESCRIPTION - PARCEL A**  
That part of Lot 2, Block 1, HIGHLAND BRIDGE ROWHOMES, according to the recorded plat thereof, Ramsey County, Minnesota, lying northerly of the southerly 4.00 feet thereof.

**EXISTING LEGAL DESCRIPTION - PARCEL B**  
Lot 3, Block 1, HIGHLAND BRIDGE ROWHOMES, according to the recorded plat thereof, Ramsey County, Minnesota.

**PROPOSED LEGAL DESCRIPTION - PARCEL B**  
The southerly 4.00 feet of Lot 2, Block 1, HIGHLAND BRIDGE ROWHOMES, according to the recorded plat thereof, Ramsey County, Minnesota.

Together with that part of Lot 3, said Block 1, lying northerly of the southerly 4.00 feet thereof.

**EXISTING LEGAL DESCRIPTION - PARCEL C**  
Lot 4, Block 1, HIGHLAND BRIDGE ROWHOMES, according to the recorded plat thereof, Ramsey County, Minnesota.

**PROPOSED LEGAL DESCRIPTION - PARCEL C**  
The southerly 4.00 feet of Lot 3, Block 1, HIGHLAND BRIDGE ROWHOMES, according to the recorded plat thereof, Ramsey County, Minnesota.

Together with that part of Lot 4, said Block 1, lying northerly of the southerly 1.66 feet thereof.

**EXISTING LEGAL DESCRIPTION - PARCEL D**  
Lot 5, Block 1, HIGHLAND BRIDGE ROWHOMES, according to the recorded plat thereof, Ramsey County, Minnesota.

**PROPOSED LEGAL DESCRIPTION - PARCEL D**  
Lot 5, Block 1, HIGHLAND BRIDGE ROWHOMES, according to the recorded plat thereof, Ramsey County, Minnesota.

Together with the southerly 1.66 feet of Lot 4, said Block 1.

Conveyance of land described by this instrument  
is hereby approved and is entitled to recording  
and recording

CITY OF SAINT PAUL  
By: *[Signature]*  
for Planning Administrator Date: 2/4/2021

*Approval of adjustment of common boundary only, not for building placement. This adjustment of common boundary does not constitute approval of buildings or uses of this site.*

Design File: 190225	Checked By: PG	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota. <b>PETER SOBER</b> Print Name: <i>[Signature]</i> Signature December 31, 2020 44110 Date License Number
Scale: 1" = 20'	Drawn By: DPE	
Date: 12/30/2020	Field: DA	

**ADJUSTMENT OF  
COMMON BOUNDARY**  
CLIENT: PULTE HOMES  
ST. PAUL, MINNESOTA

Alliant Engineering, Inc.  
733 Marquette Ave, Ste 700  
Minneapolis, MN 55402  
612.758.3080 MAIN  
612.758.3099 FAX  
www.alliant-inc.com



**CITY OF SAINT PAUL**  
*Melvin Carter, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6700  
Facsimile: 651-228-3220*

February 4, 2021

Chad Onsgard  
Pulte Homes of Minnesota LLC  
7500 Flying Cloud Drive Ste. 670  
Eden Prairie, MN 55344

RE: Highland Bridge Rowhomes, Block 1, Lots 2-5 Adjustment of Common Boundary  
Zoning File #20-101-744 – Final Approval

Dear Mr. Onsgard:

The proposed adjustment of common boundary shown on the certificate of survey by Peter Goers, Alliant Engineering, dated December 31, 2020, for Lots 2-5, Block 1, Highland Bridge Rowhomes, is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

The enclosed stamped and signed survey as approved by the Planning Administrator is your record of adjustment of common boundary approval by the City of Saint Paul, which is required in order to record an adjustment of common boundary. It is the responsibility of the property owner to record the adjustment of common boundary with Ramsey County.

This approval by the Planning Administrator will expire two years from the date of this letter if you have not yet recorded the proposed adjustment of common boundary, unless the Planning Administrator (at your request) has granted an extension not to exceed one year as provided in Legislative Code § 61.105. Any interested party may appeal this decision by the Planning Administrator to the Planning Commission within ten days as provided in § 61.701.

Call me at 651-266-6646 if you have any questions.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "Addison Vang".

Addison Vang, on behalf of the Planning Administrator

cc: Kathy Curruth, Highland District Council  
Matt Graybar, Department of Safety and Inspections  
Tia Anderson, Department of Safety and Inspections  
Jim Brown, Department of Public Works  
Paul Heuer, Pulte Homes of Minnesota LLC  
Dan Ekrem & Peter Goers, Alliant Engineering, Inc.