



Doc No **T02699201**

Certified, filed and/or recorded on
May 10, 2021 9:25 AM

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Deputy 501

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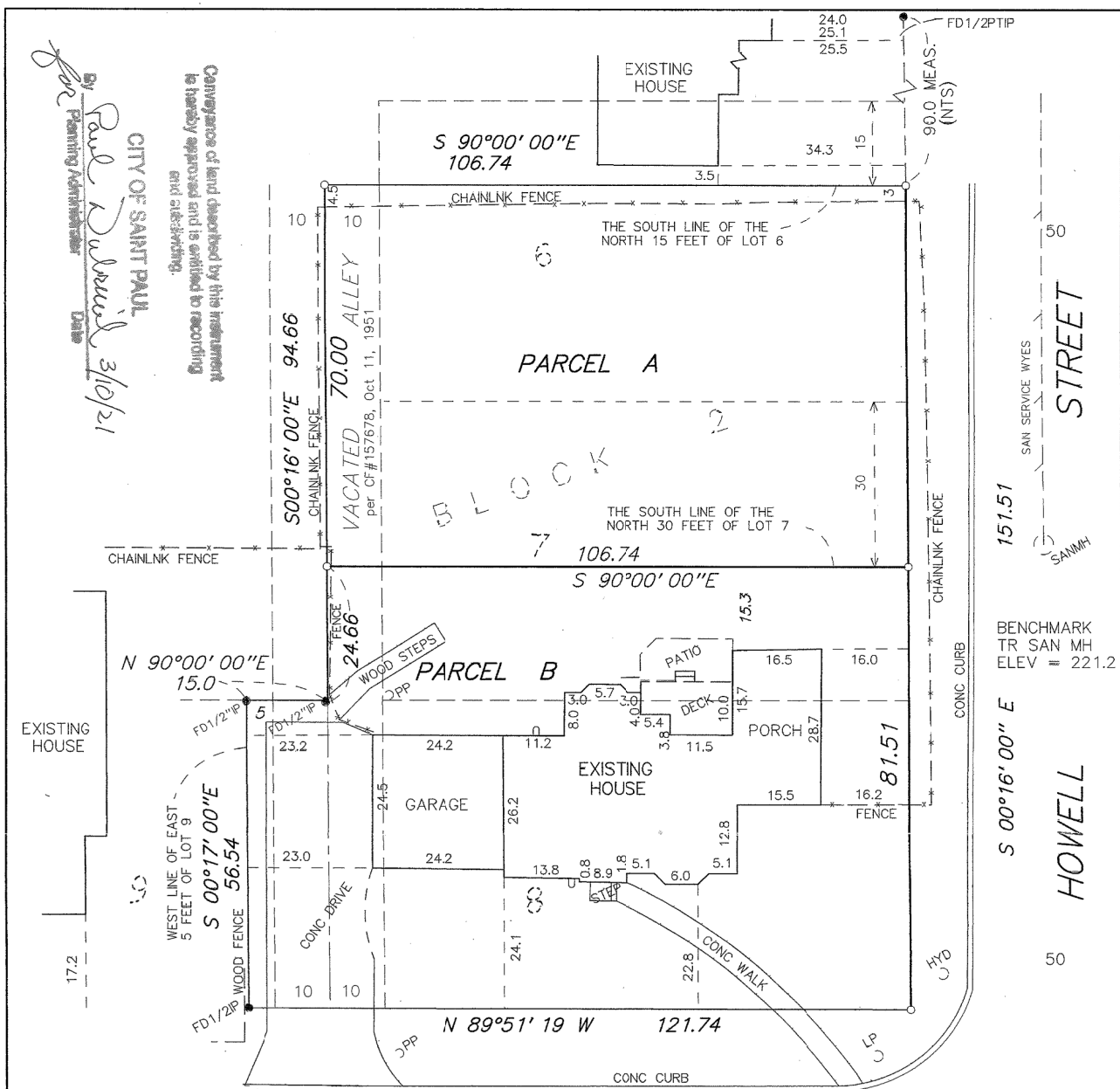
Document Recording Fee Torrens	\$46.00
<i>Document Total</i>	\$46.00

Existing Certs

636454

By Paul R. Cardarelle
 City Planning Administrator
 Date 3/10/21
 CITY OF SAINT PAUL

Conformance of land described by this instrument
 to hereby approved and is certified to recording
 and recording.



ADDRESS - 1919 ELEANOR AVENUE, ST. PAUL, MN. 55116
 AREA = 17007 SF/0.39 AC

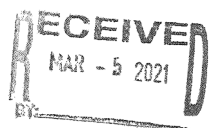
BEARINGS ARE SHOWN ON AN ASSUMED BASIS
 0 20 40 60


- SCALE IN FEET
 SCALE 1" = 20 FEET
- = EXISTING SPOT ELEVATION.
 - X(998.0) = PROPOSED SPOT ELEVATION
 - = DIRECTION SURFACE DRAINAGE
 - = OVERHEAD UTILITY LINE
 - GFE = GARAGE FLOOR ELEVATION
 - = FOUND IRON MONUMENT
 - o = 1/2" X 14" IRON MONUMENT TO BE SET MARKED WITH REG #6508

MORE REVISIONS
 3/3/21
 2/4/21
 1/18/21
 1/8/21
 12/28/20
 12/7/20
 12/4/20

EXISTING DESCRIPTION:
 Parcel B (abstract) Lots 7 and 8, Block 2, Missabe Addition, and the Easterly 5 feet of Lot 9, Block 2, Missabe Addition, together with that part of adjacent vacated alley that accrued by reason of vacation thereof.
 Parcel A (Torrens) Lot 6, Block 2, Missabe Addition, except the North 15 feet thereof, together with that part of adjacent vacated alley, that accrued by reason of vacation thereof

PROPOSED DESCRIPTIONS
 PARCEL A AREA = 7472 SF/0.17 AC
 Lot 6, Block 2, MISSABE ADDITION, except the north 15 feet thereof. Together with that part of the adjoining vacated alley that accrued thereto by reason of the vacation thereof.
 (Torrens Certificate no. 636454)
 and
 The North 30 feet of Lot 7, Block 2, MISSABE ADDITION. Together with that part of the adjoining vacated alley that accrued thereto by reason of vacation thereof. (Abstract)
 PARCEL B AREA = 9535 SF/0.22 AC
 Lot 7, except the North 30 feet thereof, Lot 8, and the Easterly 5 feet of Lot 9, Block 2, MISSABE ADDITION. Together with that part of the adjoining vacated alley that accrued thereto by reason of vacation thereof. (Abstract)



PROJECT NO.	BOOK	<h1>CERTIFICATE OF SURVEY</h1>	 Land Frank R. Cardarelle Surveyor 6440 FLYING CLOUD DRIVE EDEN PRAIRIE, MN 55344 952-941-3031
DATE	PAGE		
REVISIONS			
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. FRANK R. CARDARELLE REG. NO. 5888		for <h2>1919 ELEANOR AVENUE</h2>	



CITY OF SAINT PAUL
Melvin Carter, Mayor

25 West Fourth Street
Saint Paul, MN 55102

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

MAR 15 2021

March 10, 2021

Brian Alton
McClay-Alton P.L.L.P.
951 Grand Avenue
Saint Paul, Minnesota 55105

RE: 1919 Eleanor Avenue Lot Split – Final Approval
Zoning File #20-089-673

Dear Mr. Alton:

The proposed lot split shown on the certificate of survey by Frank R. Cardarella, dated March 3, 2021, for 1919 Eleanor Avenue (PIN 09-28-23-34-0132), with the rear yard setback variance granted by the Board of Zoning Appeals on October 19, 2020 (Zoning File #20-079-186), is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

The Dept. of Public Works noted that the existing residence will retain the address of 1919 Eleanor Avenue, and new vacant Parcel A will be issued the assigned address of 679 S Howell Street.

The enclosed stamped and signed survey as approved by the Planning Administrator is your record of lot split approval by the City of Saint Paul, which is required in order to record a lot split. It is the responsibility of the property owner to record the lot split 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 lot split, 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 651-266-6583 if you have any questions.

Sincerely,

Paul Dubruiel, on behalf of the Planning Administrator

cc: Highland District Council
Marian Hoffman Trustee, 1919 Eleanor Avenue
E.W.E. Real Estate Holdings LLC
Jim Brown, Dept. of Public Works
Matt Graybar, Dept. of Safety and Inspections
Frank Cardarelle, Land Surveyor