



Doc No **T02733926**

Certified, filed and/or recorded on  
Jun 10, 2022 11:29 AM

Office of the Registrar of Titles  
Ramsey County, Minnesota  
Todd J. Uecker, Registrar of Titles  
Heather L. Bestler, County Auditor and Treasurer

Deputy 703

Pkg ID 1528353M

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

**Existing Certs**

630615

630615



**SAINT PAUL**  
PLANNING & ECONOMIC  
DEVELOPMENT

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
NICOLLE GOODMAN, DIRECTOR

City Hall Annex, 25 West 4th Street, Suite 1300  
Saint Paul, MN 55102  
Tel: 651-266-6565

June 9, 2021

Jeff Cragg  
Providence Homes LLC  
1715 W. 7<sup>th</sup> Street  
Saint Paul, Minnesota 55116

RE: 1945 Rome Avenue Lot Split – Zoning File # 19-079-395 – Final Approval

Dear Mr. Cragg:

The proposed lot split shown on the certificate of survey by Daniel McGibbon, McGibbon Land Surveying, dated May 24, 2021, for 1945 Rome Avenue (PIN 16-28-23-23-0126) is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

The Department of Public Works noted that Lot 7 will retain the existing address of 1945 Rome Avenue, and Lot 8 will be issued the assigned address of 1941 Rome Avenue.

Please refer to the November 21, 2019, preliminary approval letter for this lot split with regard to minimizing grading of steep slopes and protecting neighboring property from surface water drainage.

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 Zoning 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.

If you have any questions, please contact me at (651) 266-6583 or [paul.dubruiel@ci.stpaul.mn.us](mailto:paul.dubruiel@ci.stpaul.mn.us).

Sincerely,

Paul Dubruiel, on behalf of the Planning Administrator

cc: Highland District Council  
Jim Brown, Department of Public Works  
David Eide, Sean Enright, Ashley Skarda, & Larry Soderholm, Dept. of Safety and Inspections  
Anca Sima, Sewer Utility  
Dan McGibbon, McGibbon Land Surveying

CITY OF SAINT PAUL  
MELVIN CARTER, MAYOR

AN AFFIRMATIVE ACTION &  
EQUAL OPPORTUNITY EMPLOYER

STPAUL.GOV

Need this translated? Call us at 651-266-6565.  
Necesita esta traducción? Comuníquese con nosotros al 651-266-6565.  
Ma o ba thau loy la jama khat Naga sau wac 651 266 6565.  
Xav tau qhov no txhais los! Hu rau pob ntawm 651-266-6565.

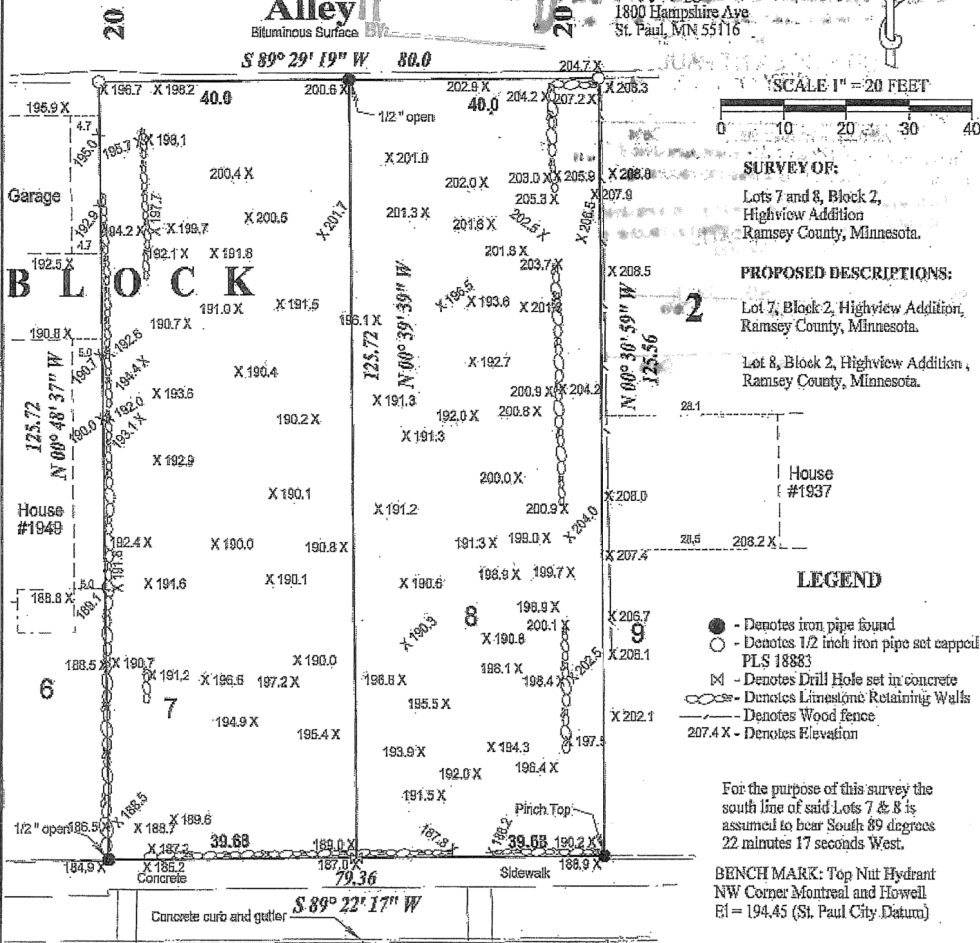
# McGibbon Land Surveying Certificate of Survey

2214 Tower Ct.  
Woodbury, MN 55125  
(651) 442-9823

Proposed Lot Division

RECEIVED  
JUN 01 2021

FOR:  
Jeffrey Crage  
1800 Hampshire Ave  
St. Paul, MN 55116



**Rome Ave**

**NOTE:**  
There was no Title work provided to determine if there are any easements or encumbrances on this property.

I hereby certify that this survey, plan or report was prepared by me and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Daniel R. McGibbon*  
**Daniel R. McGibbon P.L.S.**  
Minnesota License No. 18883  
This 24<sup>th</sup> Day of May, 2021  
Elevations revised Project 1912B

Official Drawing is signed in Blue ink

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

CITY OF SAINT PAUL

By Paul Dubuciel 6-9-21  
for Planning Administrator