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Jun 30, 2023 10:30 AM

Office of the Registrar of Titles  
Ramsey County, Minnesota  
Todd J. Jecker, Registrar of Titles  
Tracy M. West, County Auditor and Treasurer

Deputy 408

Pkg ID 1578216C

Document Recording Fee Torrens	\$46.00
Memorial Entry - Additional Certificates	\$140.00
<b>Document Total</b>	<b>\$186.00</b>

**Existing Certs**

199992, 205168, 199990, 209633, 209632, 191127, 632831, 533572

# CERTIFICATE OF SURVEY PROPOSED PROPERTY SUBDIVISION FOR: EASTERN HEIGHTS LUTHERAN CHURCH

**ZONING:**

Primary: R3 | One-Family Residential

MAY 07 2023

**PROPERTY AREA:**

Existing Property = 134,827 SF or 3.10 Acres

Proposed #616 Ruth St. N  
Eastern Heights Lutheran Church Property = 127,911 SF or 2.94 Acres

Proposed #2037 5th St. E  
One-Family Residential Property = 6,916 SF or 0.16 Acres

**EXISTING PROPERTY DESCRIPTION:**

**Parcel 1:**  
The South half of Lot 9, Block 3, Robert L. Ware's Eastern Heights Acre Lots, except the North 54 feet, Ramsey County, Minnesota. COT 199992

**Parcel 2:**  
Lot 11, Block 3, Robert L. Ware's Eastern Heights Acre Lots, Ramsey County, Minnesota. COT 205168

**Parcel 3:**  
The South half of Lot 8, Block 3, Robert L. Ware's Eastern Heights Acre Lots, Ramsey County, Minnesota. COT 199990

**Parcel 4:**  
Lot 12, Block 3, Robert L. Ware's Eastern Heights Acre Lots, except the East 50 feet thereof, Ramsey County, Minnesota. COT 209633

**Parcel 5:**  
The Southerly 93.33 feet of Lot 10, Block 3, Robert L. Ware's Eastern Heights Acre Lots, Ramsey County, Minnesota. COT 209632

**Parcel 6:**  
The East 50 feet of Lot 12, Block 3, Robert L. Ware's Eastern Heights Acre Lots, except the South 133 feet thereof, Ramsey County, Minnesota. COT 191127

**Parcel 7:**  
Lot 7, Block 3, Robert L. Ware's Eastern Heights Acre Lots, except the Northerly 131 feet thereof and also except the Westerly 20 feet of the Northerly 146.4 feet, Ramsey County, Minnesota. COT 632831

**Parcel 8:**  
The South 133 feet of the East 50 feet of Lot 12, Block 3, Robert L. Ware's Eastern Heights Acre Lots, Ramsey County, Minnesota. COT 533572

**#616 RUTH ST. N  
PROPOSED PROPERTY DESCRIPTION  
EASTERN HEIGHTS LUTHERAN CHURCH PROPERTY:**

The South half of Lot 9, except the North 54 feet thereof, Block 3, ROBERT L. WARE'S EASTERN HEIGHTS ACRE LOTS, Ramsey County, Minnesota.

AND

Lot 11, Block 3, ROBERT L. WARE'S EASTERN HEIGHTS ACRE LOTS, Ramsey County, Minnesota.

AND

The South half of Lot 8, Block 3, ROBERT L. WARE'S EASTERN HEIGHTS ACRE LOTS, Ramsey County, Minnesota.

AND

Lot 12, except the South 134 feet of the East 52 feet thereof, Block 3, ROBERT L. WARE'S EASTERN HEIGHTS ACRE LOTS, Ramsey County, Minnesota.

AND

The Southerly 93.33 feet of Lot 10, Block 3, ROBERT L. WARE'S EASTERN HEIGHTS ACRE LOTS, Ramsey County, Minnesota.

AND

Lot 7, except the Northerly 131 feet thereof and also except the Westerly 20 feet of the Northerly 146.4 feet thereof, Block 3, ROBERT L. WARE'S EASTERN HEIGHTS ACRE LOTS, Ramsey County, Minnesota.

**#2037 5TH ST. E  
PROPOSED PROPERTY DESCRIPTION  
ONE-FAMILY RESIDENTIAL PROPERTY:**

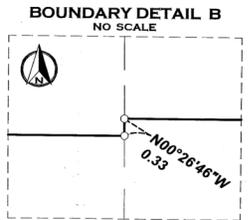
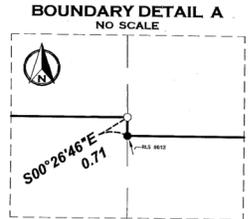
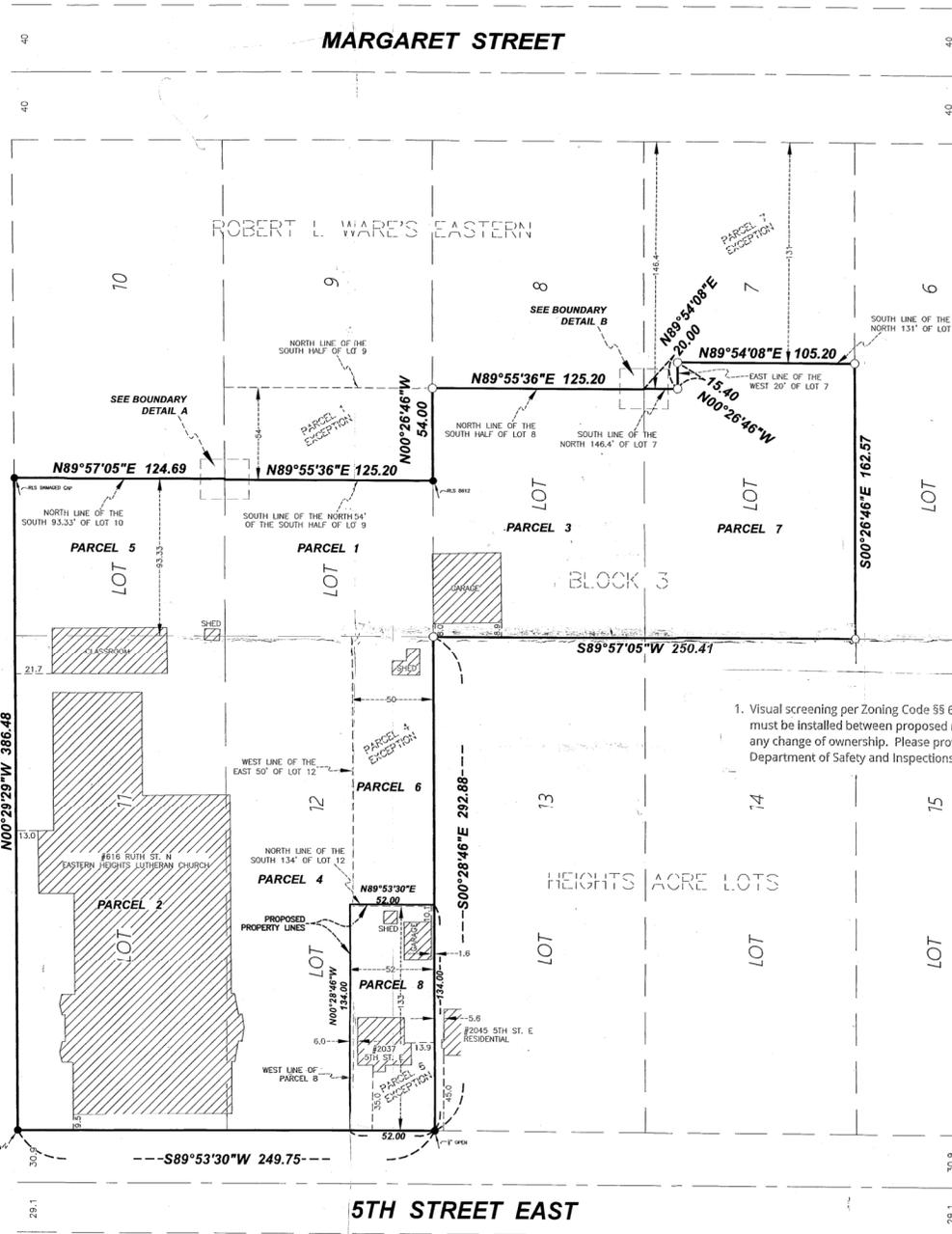
The South 134 feet of the East 52 feet of Lot 12, Block 3, ROBERT L. WARE'S EASTERN HEIGHTS ACRE LOTS, Ramsey County, Minnesota.

**GENERAL NOTES:**

-Existing building dimensions are measured to siding and not building foundation.

-No title commitment was provided and no research was performed for any easements not shown on this survey.

-Location of utilities shown are from observed evidence in the field and/or plans furnished by others and are considered approximate. Gopher State One Call or a private utility locator should be contacted to locate utilities on site before excavation.



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

CITY OF SAINT PAUL  
By Paul W. Brown 5/15/23  
for Planning Administrator  
see condition 1

subject to the following condition.

1. Visual screening per Zoning Code §§ 63.114 and 63.313 (may consist of plant materials or a fence) must be installed between proposed new Parcel 8 and the parking lot on Parcel 4 within six months of any change of ownership. Please provide proof of installation to Matt Graybar, 651-266-9080, Department of Safety and Inspections.

THE WEST LINE OF LOT 11 HAS AN ASSUMED BEARING OF N00°29'29"W

**LEGEND**

- Found Iron Monument
- Set Iron Monument
- 1/2" X 14" Pipe
- Inscribed R.L.S 15230



<b>JOB NO.</b>	<b>SCALE</b>
38-23	1 INCH = 50 FEET
<b>BOOK/PAGE</b>	<b>DRAWN</b>
183/27	CME
<b>SHEET</b>	<b>REFERENCE</b>
1 of 1 18x24	

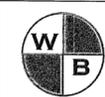
**SITE ADDRESS**  
616 Ruth St. N & 2037 5TH ST. E  
St. Paul, MN 55119

REVISIONS	
DATE	REMARKS
04-14-2023	ADD COT'S AND GRAPHIC UPDATES PER CITY REQUEST
04-21-2023	ADJUST LOT LINE 1 FOOT NORTH REVISE LEGAL DESCRIPTIONS

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

**W. BROWN LAND SURVEYING, INC.**

*Woodrow A. Brown*  
DATED: 03-23-2023  
WOODROW A. BROWN, R.L.S., MN REG 15230



**W. BROWN LAND SURVEYING, INC.**  
8030 OLD CEDAR AVENUE SO., SUITE 228  
BLOOMINGTON, MN 55425  
PH: (952) 854-4055  
WBROWNLANDSURVEYING.COM  
EMAIL: INFO@WBROWNLANDSURVEYING.COM

# DETAIL OF PROPOSED PROPERTY SUBDIVISION FOR: EASTERN HEIGHTS LUTHERAN CHURCH



### LEGEND

- OE ----- Overhead Electric
- SAN ----- Sanitary Sewer Line
- WTR ----- Water Main
- GAS ----- Gas Line
- Water Shutoff
- ⊙ Sanitary Manhole
- ⊙ Gas Meter
- ⊙ Power Pole
- ×900.0 Existing Elevation
- ×900.0TC Top of Curb Elevation
- Found Iron Monument
- Set Iron Monument
- Inscribed R.L.S 15230

#2037 5TH ST. E  
AREA OF PROPOSED ONE-FAMILY  
RESIDENTIAL PROPERTY = 6,968 SF

EXISTING BUILDING COVERAGE:  
House = 872 SF  
Detached Garage = 362 SF  
Shed = 60 SF  
Total = 1,294 SF  
Building Coverage = 18.5%

Rear Yard Area = 3,475 SF  
Accessory Building Coverage = 12.1%

EXISTING IMPERVIOUS SURFACE:  
House = 872 SF  
Detached Garage = 362 SF  
Shed = 60 SF  
Walks, Stoops = 378 SF  
Driveway = 1,336 SF  
Total = 3,008 SF  
Impervious Surface = 43.1%

### GENERAL NOTES:

- Existing building dimensions are measured to siding and not building foundation.
- No title commitment was provided and no research was performed for any easements not shown on this survey.
- Location of utilities shown are from observed evidence in the field and/or plans furnished by others and are considered approximate. Gopher State One Call or a private utility locator should be contacted to locate utilities on site before excavation.

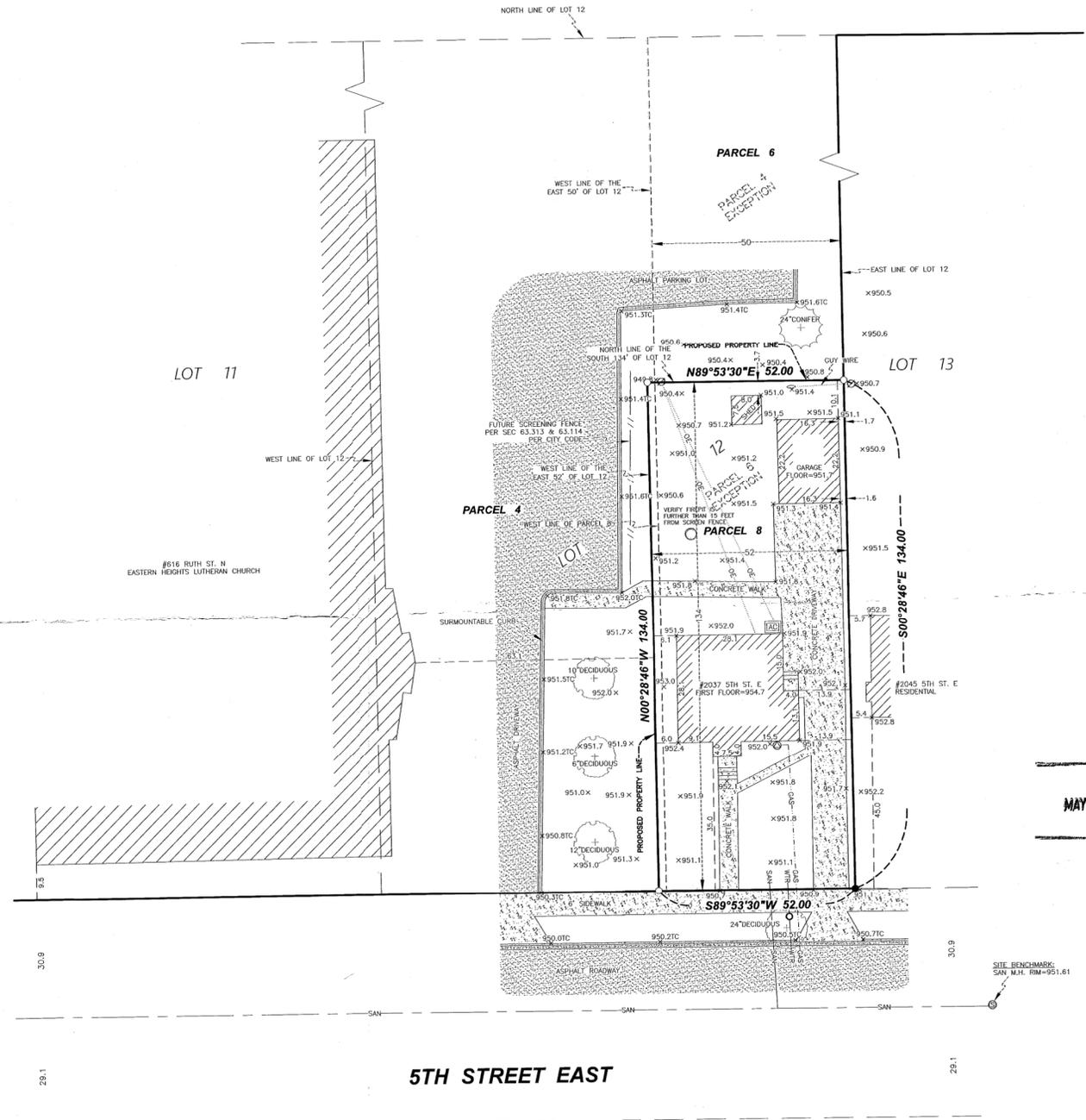
<b>JOB NO.</b> 38-23	<b>SCALE</b> 1" = 20'	<b>SITE ADDRESS</b> 616 Ruth St. N & 2037 5th St. E St. Paul, MN 55119	<b>DATE</b> 06/21/2023
<b>BOOK/PAGE</b> 183/27	<b>DRAWN</b> CME		<b>REVISIONS</b> REMARKS ADJUST PROPOSED LOT LINE (NORTH 1 FOOT)
<b>SHEET</b> 1 of 1 18x24	<b>REFERENCE</b>	<b>SITE BENCHMARK</b> Sanitary manhole rim on centerline at #2045 5th St. E. Elevation = 951.61.	

<b>REVISIONS</b>	
<b>DATE</b>	<b>REMARKS</b>
06/21/2023	ADJUST PROPOSED LOT LINE (NORTH 1 FOOT)

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

**W. BROWN LAND SURVEYING, INC.**  
  
 DATED: 03-23-202  
**WOODROW A. BROWN, R.L.S. MN REG 15230**

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 BLOOMINGTON, MN 55425  
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MAY 2 2023