



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

DEPARTMENT OF PLANNING &  
ECONOMIC DEVELOPMENT  
*Cecile Bedor, Director*



25 West Fourth Street  
Saint Paul, MN 55102

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

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Registrar of Titles, Ramsey County, MN  
Certificate# 563243 563244  
9.1.3 754856BB

December 19, 2012

Mr. Marvin Plakut  
Episcopal Corp For The Elderly/ Episcopal Church Home of Minnesota  
490 Lynnhurst Avenue East  
Saint Paul, Minnesota 55104-3449

Document# 4373272  
Recorded 12/27/2012 0900  
County Recorder, Ramsey County, MN  
9.1.3 754856BB

RE: Episcopal Homes Adjustment of Common Boundary Final Approval  
Zoning File #12-060005

Dear Mr. Plakut:

The proposed adjustment of common boundary for 490-502 Lynnhurst Avenue West and 1850-1880 University Avenue and 1879 Feronia Avenue has been approved for compliance with the City of Saint Paul's subdivision regulations.

The approval is made with the continued acknowledgment of the applicant that the entire campus is one zoning lot, as defined in the Zoning Code and as was the basis for a lot split approval for the property in 2003, despite its division into separate parcels for ownership purposes.

The enclosed stamped and signed survey as approved by the Planning Administrator is your record of subdivision 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 the Ramsey County Department of Property Records and Revenue.

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

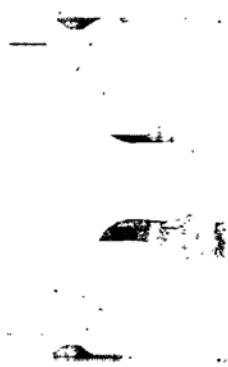
Call me at (651) 266-6583 if you have any further questions.

Sincerely,

Paul Dubruiel, on behalf of the Planning Administrator  
PED Zoning

cc: Mike Trossen  
Union Park District Council 13  
Jim Bloom and Wendy Lane, DSI  
Cory Karsten, Public Works  
Brent Peters, Surveyor  
Anca Sima, Sewer Utility

AN AFFIRMATIVE ACTION EQUAL OPPORTUNITY EMPLOYER



**ADJUSTMENT OF COMMON BOUNDARIES FOR:  
EPISCOPAL HOMES OF MINNESOTA**

**EXISTING LEGAL DESCRIPTIONS:**

**180 Lynnhurst Avenue East**  
Lots One Hundred Eighty-one (181), One Hundred Eighty-two (182), One Hundred Eighty-three (183), One Hundred Eighty-four (184), One Hundred Eighty-five (185), One Hundred Eighty-six (186), One Hundred Eighty-seven (187), Hecks 3rd Amendment to Union Park, Ramsey County, Minnesota.  
Together with that part of the northern half of the vested alley, dedicated in said Union Park, lying westerly of vested Denny Street, formerly Laura Avenue and Albin Avenue, and westerly of the westerly extension of the westerly line of said Lot 187.  
And together with that part of the west half of said Denny Street adjoining thereto, by reason of the vacation thereof, and  
Lots 86, 88 and 100, Union Park.  
Together with that part of the west half of the vested alley, dedicated in said Union Park, adjoining to said Lots by reason of the vacation thereof.  
And together with that part of the west half of the vested alley, dedicated in said Union Park, adjoining to Lots 87, 88, 90 and 92, by reason of vacation lying northerly of it and its westerly extension across it, right angles to the continuation of said vested alley from the southeast corner of said Lot 86.  
And together with that part of the south half of the vested alley, dedicated in said Union Park, lying west of Denny Street, formerly Laura Avenue and Albin Avenue, and east of a five foot alley at right angles to the center line of said vested alley, from a point on the northeast line of Lot 87, said Union Park, distant 27.45 feet northwest of the northeast corner thereof.  
And together with that part of the west half of said Denny Street adjoining to Lots 88, 90, 100, Union Park, and said south half of the vested alley adjoining thereto, by reason of the vacation thereof.  
**1900 University Avenue West & 307 Lynnhurst Avenue East**  
Lots 188, 189, 190, 191, 192, 193, Hecks 3rd Amendment to Union Park, Ramsey County, St. Paul, Minnesota, together with that portion of the vested alley that adjoins thereto by reason of the vacation thereof.  
And  
That part of Lot 87, Union Park, lying north of a horizontal line, beginning at a point on the west line of said Lot 88, 25.87 feet north of the southeast corner of said Lot 88, thence in an easterly direction 81.27 feet to a point distant at right angles to said line, 33.92 feet from the westerly line of Lot 87, thence in an easterly direction 38.22 feet to a point on the northerly line of said Lot 27, 27.45 feet northerly from the northeast corner of said Lot 86, thence easterly 27.45 feet to the northeast corner of said Lot 86, together with that portion of the vested alley that adjoins thereto by reason of the vacation thereof.  
**1879 Fenoma Avenue**  
Part of Lot 87, Union Park, Ramsey County, Minnesota, lying westerly of the following described line:  
Beginning at a point on the west line of said Lot 87, 25.87 feet from the southeast corner thereof, thence westerly 81.27 feet to a point 33.92 feet at right angles from the westerly line of said Lot 88, thence westerly 38.22 feet to a point on the northerly line of said Lot 27, 27.45 feet from the northeast corner of said Lot 86.  
And  
Lots 88, 89, 90, 91, 92, 93, 94, 95, 96 and 97, Union Park, Ramsey County, Minnesota.  
Together with that part of the west half of vested Denny Street, formerly Laura Avenue and Albin Avenue, adjoining to said Lots 95, 96 and 97 by reason of the vacation thereof.  
And  
Together with that part of the vested alley, dedicated in said Union Park, lying westerly of a line and its westerly extension across it, right angles to the continuation of said alley from the southeast corner of said Lot 86.

**LEGEND**

- MARKER
- CLEAR CUT
- CATCH BASIN
- ROOF DRAIN (DUMPS)
- GATE VALVE
- W/TE SPRINKLER
- MET
- GAS METER
- LIGHT BASE (NO LIGHT)
- LIGHT
- W/TE POLE
- W/TE WIRE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC BULB POST
- GAS CONDUIT
- COMMUNICATION BOX
- SIGN
- BILLBOARD
- BRIDGE
- TRASH RECEPTACLE
- PAVED/PAVING SPACE
- FENCE
- WOOD FENCE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- HILL
- COSE OF SHADYNESS
- SPOT ELEVATION
- ELEVATION CONTROL LINE
- SCHEDULE 40 W/TE PIPE
- SCHEDULE 80 W/TE PIPE
- SCHEDULE 12 W/TE PIPE
- SCHEDULE 40 W/TE PIPE
- SCHEDULE 80 W/TE PIPE
- SCHEDULE 12 W/TE PIPE
- COARSE F. SURFACE
- FINE F. SURFACE

**PROPOSED LEGAL DESCRIPTIONS:**

**PARCEL 1 (Episcopal Homes University Avenue DMA Development)**

All that part of Lot 181 through 185, Hecks 3rd Amendment to Union Park, Ramsey County, Minnesota, Lots 87 and 88, Union Park, and the vested alley as dedicated in said Union Park, bounded and described as follows:  
Beginning at the southeast corner of said Lot 87, thence northerly, along the westerly line of said Lot 87, to the intersection of the westerly extension of the westerly line of said Lot 181, thence northerly, along said extension, and the westerly line of said Lot 181, a distance of 145.52 feet to the northerly corner of said Lot 181, thence southerly, along the northerly line of said Lot 181, a distance of 145.52 feet to the southeast corner of said Lot 181, thence southerly, along the westerly line of said Lot 181, a distance of 85.00 feet, thence easterly along said line of Lot 181 to a point on the northerly line of said Lot 181, a distance of 120.50 feet, thence southerly, along the northerly line of said Lot 181, a distance of 120.50 feet, to a point on the westerly line of said Lot 87, distant 22.81 feet north of the southeast corner thereof, thence southerly, along the westerly line of said Lot 87, a distance of 33.81 feet, thence northerly, a distance of 146.51 feet to said point of beginning.

**PARCEL 2 (The Park Commons 2 - Assisted Living)**

All that part of Lots 191, 192 and 193, Hecks 3rd Amendment to Union Park, Ramsey County, Minnesota, Lots 98 and 100, Union Park, the west half of vested Denny Street, formerly Laura Avenue and Albin Avenue, and the vested alley, as dedicated in said Union Park, bounded and described as follows:  
Commencing at the southeast corner of said Lot 98, thence southerly, at a right angle to the westerly line of Lot 91, said Union Park, a distance of 14.00 feet to said westerly line, thence southerly, along said line, a distance of 37.91 feet to the southeast corner thereof, thence southerly, along the westerly line of said Lot 98, a distance of 112.2 feet, thence easterly, a distance of 149.79 feet, thence north, to a point on the west line of the west half of said vested Denny Street, said point being at the intersection of said west line, with a line drawn westerly to said west line, from the southeast corner of said Lot 98, thence northerly, along said west line, a distance of 20.25 feet to the westerly extension of the westerly line of said Lot 191, thence northerly, along said extension, a distance of 30.23 feet to the northeast corner of said Lot 191, thence northerly, along the westerly line of said Lot 191, a distance of 85.00 feet, thence easterly along said west line of Lot 191, a distance of 21.68 feet along a horizontal line, to the northeast corner of said Lot 191, a distance of 114.14 feet, thence southerly, along the westerly line of said Lot 191, a distance of 132.25 feet, to a point on the westerly line of said Lot 91, distant 72.81 feet from the southeast corner thereof, thence southerly, along the westerly line of said Lot 91, a distance of 146.79 feet, to the southeast corner thereof, thence southerly, along the westerly line of said Lot 91, a distance of 10.25 feet to said point of beginning.

**PARCEL 3 (The Park Commons 1-Assisted Living & Episcopal Church Home - Sited Core)**

Lots 88, 89, 91, 92, 93, 94, 95, 96 and 97, Union Park, Ramsey County, Minnesota  
Together with that part of the west half of vested Denny Street, formerly Laura Avenue and Albin Avenue, adjoining to said Lots 95, 96 and 97 by reason of the vacation thereof.  
And together with that part of the vested alley, dedicated in said Union Park, adjoining to said Lots 88, 89, 94, 95, 96 and 97.  
And together with that part of Lot 98, said Union Park, the west half of said vested Denny Street, adjoining to said Lot 98, and the vested alley, dedicated in said Union Park, adjoining to said Lot 98, and Lot 91, said Union Park, made by reason of the following description:  
Commencing at the southeast corner of said Lot 98, thence southerly, at a right angle to the westerly line of said Lot 91, a distance of 14.00 feet to the westerly line of said Lot 98, thence southerly, along said line, a distance of 37.91 feet to the southeast corner thereof, thence southerly, along the westerly line of said Lot 98, a distance of 112.2 feet, thence easterly, a distance of 149.79 feet, to the northeast corner thereof, thence southerly, along the westerly line of said Lot 98, a distance of 21.68 feet, to a point on the westerly line of said Lot 91, distant 72.81 feet from the southeast corner thereof, thence southerly, along the westerly line of said Lot 91, a distance of 146.79 feet, to the southeast corner thereof, thence southerly, along the westerly line of said Lot 91, a distance of 10.25 feet to said point of beginning.

**PROPOSED AREAS:**

- PARCEL 1 = 36.83 Square Feet or 1.3048 Acres
- PARCEL 2 = 77,124 Square Feet or 0.8273 Acres
- PARCEL 3 = 113,368 Square Feet or 2.6029 Acres

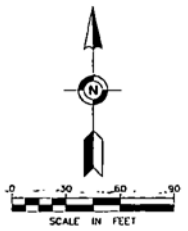
**NOTES:**

1. The establishment of this bearing system is based on Ramsey County Coordinate Grid (NAD 83-86 Adjustment).

**CERTIFICATION:**

I hereby certify that this plan, report or specification 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.  
Date of survey September 12, 2012  
Egan, Field & Nowak, Inc.  
Brian E. Petrus  
Minnesota License No. 44123

RECEIVED  
OCT 1 1912  
By \_\_\_\_\_



- FOUND IRON MONUMENT
- FOUND "X" IN CONCRETE
- DIMENSIONS 1/2 INCH BY 14 INCH IRON MONUMENTS SET AND MARKED BY LICENSE NO. 44123
- DIMENSIONS 3/4 INCH BY 14 INCH IRON MONUMENTS SET BY LICENSE NO. 44123

City of Saint Paul  
Paul Delmonico 12-19-12

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

| FIELD BOOK                    | PAGE | FIELDWORK DATE     | REVISIONS         |
|-------------------------------|------|--------------------|-------------------|
| 2588                          | 14   | 10-26-12           | Add set monuments |
| DRAWING NAME:<br>33962 SURVEY |      | CHECKED BY:<br>BBP | DESCRIPTION       |
| JOB NO. 33962                 |      | CHECKED BY:<br>BBP |                   |
| FILE NO. 2595                 |      |                    |                   |

ADJUSTMENT OF COMMON BOUNDARIES

SURVEY FOR:  
**EPISCOPAL HOMES OF MINNESOTA**

PROPERTY ADDRESS:  
490 & 502 Lynnhurst Avenue East  
1879 Fenoma Avenue  
1890 University Avenue West  
St. Paul, Minnesota 55104



1229 Tyler Street NE, Suite 100  
Minneapolis, Minnesota 55413  
PHONE: (612) 466-3300  
FAX: (612) 466-3363  
WWW.EFNSURVEY.COM