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***Document Total***      \$46.00

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

25 West Fourth Street  
Saint Paul, MN 55102

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

March 16, 2016

Robert M. Rosenberg, P.A.  
900 IDS Center  
80 South Eighth Street  
Minneapolis, Minnesota 55402

RE: 1082 Summit Avenue - 1071 Grand Avenue Adjustment of Common Boundary  
Zoning File # 14-294-245 - Period of Decision Extension

Dear Mr. Rosenberg:

In response to your March 14, 2016 request on behalf of the property owners, this letter extends the expiration date for the September 4, 2014 City approval of the adjustment of common boundary between 1082 Summit Avenue and 1071 Grand Avenue for one year, from September 4, 2016 to September 4, 2017. This is done under the provisions of Zoning Code § 61.105, *Period of decision*, that no zoning approval by the Planning Commission "shall be valid for more than two years . . . unless the . . . planning administrator grants an extension not to exceed one year."

Other than the expiration date, no other conditions of the approval are changed.

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

Sincerely,

Donna Drummond  
Planning Administrator

cc: Matthew Layman and Julie Switzer, 1082 Summit Avenue  
Neil Davis, US Bank, 1071 Grand Avenue  
Wendy Lane, DSI

**ADVANCE SURVEYING & ENGINEERING CO.**

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474-7964 Fax (952) 474-8267

SURVEY FOR: **MATT LAYMAN**

SURVEYED: April, 2013 DRAFTED: April 9, 2013 REVISED: October 17, 2013  
 REVISED: March 6, 2014, to add topography on the south side of the property.  
 REVISED: August 11, 2014, to revise drawing per city's corrections.  
 REVISED: August 18, 2014, to revise drawing per city's corrections.

**ORIGINAL LEGAL DESCRIPTION OF 1082 SUMMIT PROPERTY:**

The Easterly 1/2 of Lot 12, Block 39, Summit Park Addition to St. Paul, Ramsey County, Minnesota

AND

Lots 9, 10, and 11, Block 39, Summit Park Addition to St. Paul, except that part described as follows: The South 40 feet of Lots 9 and 10, and all that part of the South 40 feet of Lot 11, lying Easterly of a line described as follows: Beginning at the Southwest corner of said Lot 11; thence Northeasterly in a straight line to a point that lies 40 feet North of the South line of said Lot 11 and 7.6 feet Easterly of the West line of said Lot 11, all in Block 39, Summit Park Addition, Ramsey County, Minnesota.

**ORIGINAL LEGAL DESCRIPTION OF PARKING LOT PROPERTY:**

That part of Lots 9, 10, and 11, Block 39, Summit Park Addition to St. Paul, described as follows: The South 40 feet of Lots 9 and 10, and all that part of the South 40 feet of Lot 11, lying Easterly of a line described as follows: Beginning at the Southwest corner of said Lot 11; thence Northeasterly in a straight line to a point that lies 40 feet North of the South line of said Lot 11 and 7.6 feet Easterly of the West line of said Lot 11, all in Block 39, Summit Park Addition, Ramsey County, Minnesota.

**LEGAL DESCRIPTION OF TRANSFER PARCEL:**

That part of the southerly 40 feet of Lots 9, 10, and 11, Block 39, Summit Park Addition to St. Paul, which lies northerly of the following described Line "A" and easterly of the following described Line "B":

Line "A": Commencing at the Southwest corner of said Lot 11; thence Northeasterly along a straight line, which, if extended, would pass through a point that lies 40 feet North of the South line of said Lot 11 and 7.6 feet Easterly of the West line of said Lot 11, a distance of 30.27 feet, to the point of beginning of the line to be described; thence easterly on a straight line to a point on the East line of said Lot 9 that lies a distance of 26.89 feet northerly of the Southeast corner of said Lot 9 and there terminating.

Line "B": Beginning at the Southwest corner of said Lot 11; thence Northeasterly in a straight line to a point that lies 40 feet North of the South line of said Lot 11 and 7.6 feet Easterly of the West line of said Lot 11 and there terminating.

**PROPOSED LEGAL DESCRIPTION OF 1082 SUMMIT PARCEL:**

The Easterly 1/2 of Lot 12, Block 39, Summit Park Addition to St. Paul, Ramsey County, Minnesota

AND

Lots 9, 10, and 11, in said Block 39, except that portion thereof described as follows:

Beginning at the Southwest corner of said Lot 11; thence Northeasterly along a straight line, which, if extended, would pass through a point that lies 40 feet North of the South line of said Lot 11 and 7.6 feet Easterly of the West line of said Lot 11, a distance of 30.27 feet; thence easterly on a straight line to a point on the East line of said Lot 9 that lies a distance of 26.89 feet northerly of the Southeast corner of said Lot 9; thence southerly to the Southeast corner of said Lot 9; thence westerly to the point of beginning.

**PROPOSED LEGAL DESCRIPTION OF PARKING LOT PARCEL:**

That part of Lots 9, 10, and 11, Block 39, Summit Park Addition to St. Paul, Ramsey County, Minnesota described as beginning at the Southwest corner of said Lot 11; thence Northeasterly along a straight line, which, if extended, would pass through a point that lies 40 feet North of the South line of said Lot 11 and 7.6 feet Easterly of the West line of said Lot 11, a distance of 30.27 feet; thence easterly on a straight line to a point on the East line of said Lot 9 that lies a distance of 26.89 feet northerly of the Southeast corner of said Lot 9; thence southerly to the Southeast corner of said Lot 9; thence westerly to the point of beginning.

**SCOPE OF WORK:**

1. Showing proposed legal descriptions for your approval, for the approval of your clients and for approval by St. Paul.
2. Showing the location of existing improvements we deemed important.
3. Setting of monuments to mark the new dividing line is deferred until a few days after we have been notified by email that the deeds transferring ownership of the transfer parcel have been filed.
4. The new northerly parcel contains 31,641 sq. ft., the new parking lot parcel contains 3,326 sq. ft. and the transfer parcel contains 1,325 square feet.
5. Showing elevations on the site at selected locations to give some indication of the topography of the site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the map when determining other elevations for use on this site.

**STANDARD SYMBOLS & CONVENTIONS:**

"●" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

**CERTIFICATION:**

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

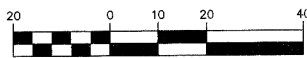
Signature: *James H. Parker*

Typed Name: *James H. Parker*

Date: *August 18, 2014*

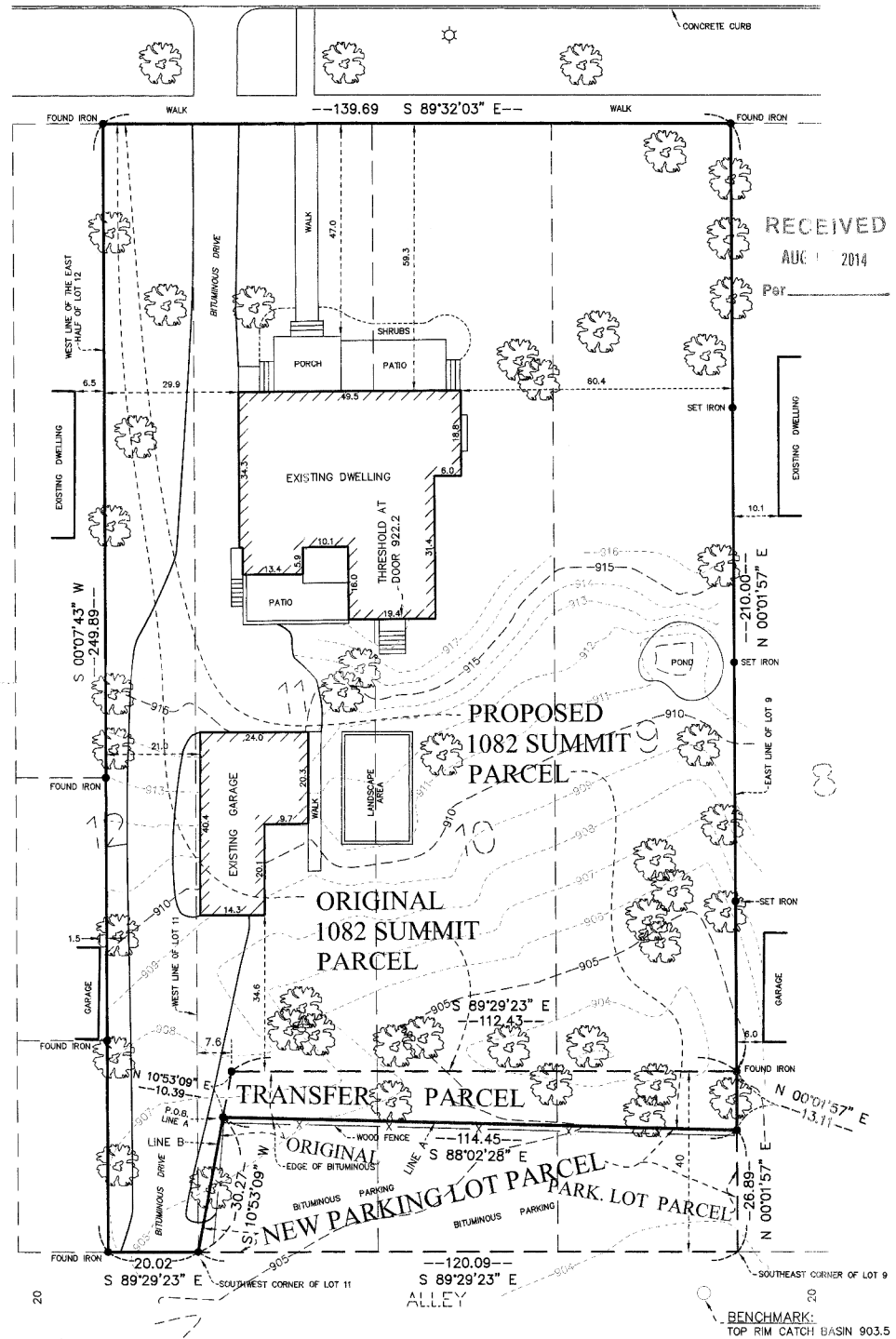
Reg. No. *9235*

GRAPHIC SCALE



( IN FEET )

**SUMMIT AVENUE**



RECEIVED  
AUG 1 2014

Per \_\_\_\_\_

By *Paul Schubert 9-11-14*  
CITY OF SAINT PAUL  
Planning Administrator

*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.*

Consent of land described by this instrument is hereby approved and is applied to recording and recording.

BENCHMARK:  
TOP RIM CATCH BASIN 903.5