



Doc No **A04691127**

Certified, filed and/or recorded on
Dec 20, 2017 2:08 PM

Office of the County Recorder
Ramsey County, Minnesota

Susan R Roth, County Recorder

Christopher A. Samuel, County Auditor and Treasurer

Deputy 703

Pkg ID 1225081C

Document Recording Fee Abstract \$46.00

Document Total \$46.00



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

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

December 4, 2017

Frank Zink and Catherine Resch
852 Lincoln Avenue
St. Paul, Minnesota 55105

RE: 846-852 Lincoln Avenue Adjustment of Common Boundary - Final Approval
Zoning File # 17-214-093

Dear Mr. Zink and Ms. Resch:

The proposed adjustment of common boundary you submitted for City review, involving 846 Lincoln Avenue (PIN 02-28-23-42-0218) and 852 Lincoln Avenue (PIN 02-28-23-42-0219), is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

The enclosed stamped and signed survey as approved by the Planning Administrator is your record of adjustment of common boundary 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 an adjustment of common boundary 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 adjustment of common boundary, unless the Planning Administrator (at your request) has granted an extension not to exceed one year as provided by 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.

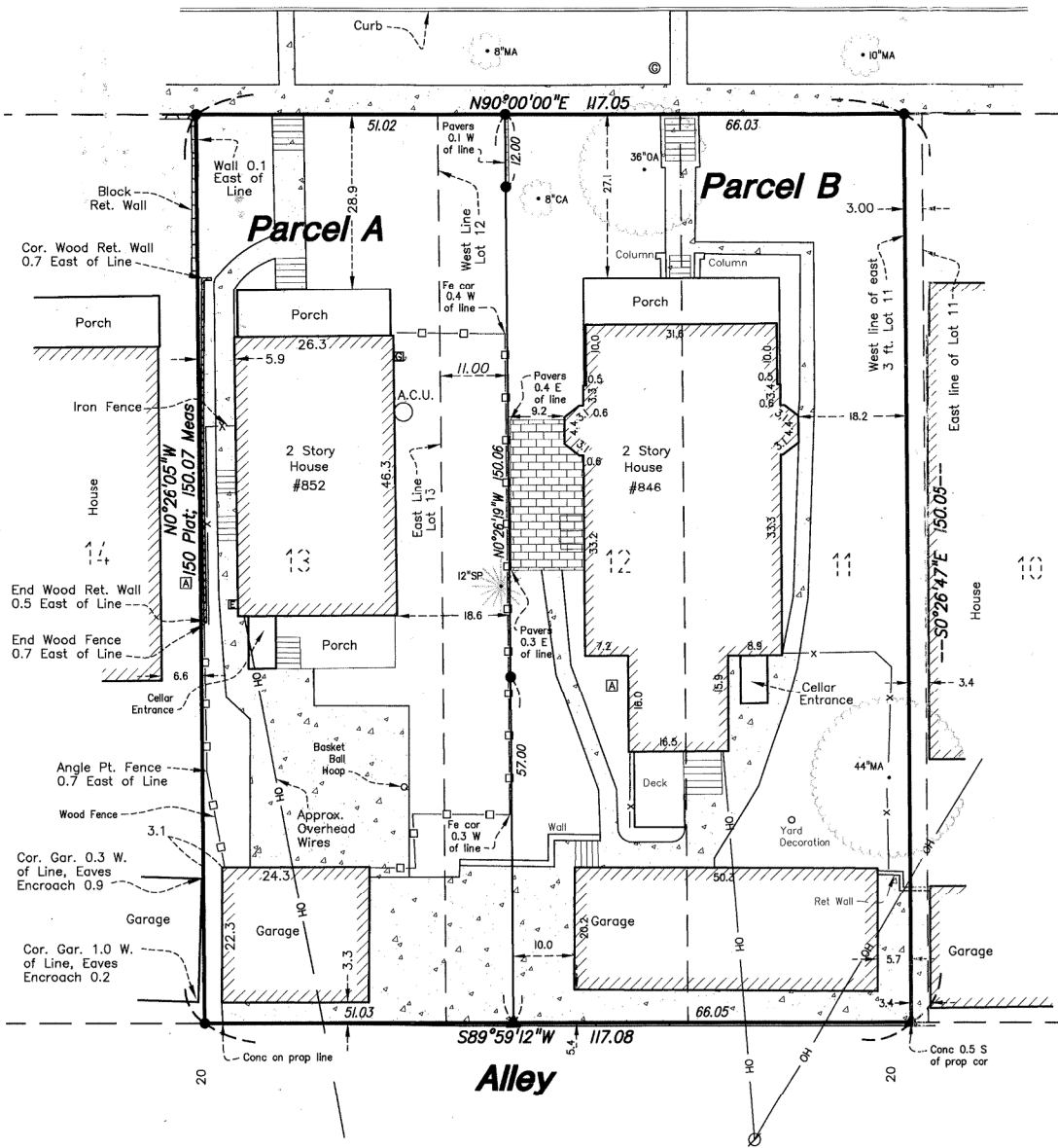
Sincerely,

Paul Dubruel, on behalf of the Planning Administrator
PED Zoning

cc: Summit Hill Association
Karen Zacho, DSI
Jim Brown, Public Works
Henry Nelson, Surveyor
Dooley Management LLC, 846 Lincoln Avenue

Metro Legal Services Box 5
EDIRET 1261186 A
2217632 OTH 662549

LINCOLN AVE



LEGAL DESCRIPTIONS

Existing West Parcel:

Lot 13, Block 16, Summit Park Addition to Saint Paul, according to the recorded plat thereof on file in the office of the County Recorder, Ramsey County, Minnesota.

Proposed Parcel A:

Lot 13 together with the west 11.00 feet of Lot 12, Block 16, Summit Park Addition to Saint Paul, Ramsey County, Minnesota.

Existing East Parcel:

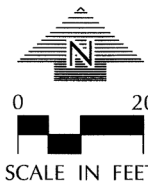
Lot 12 and that part of Lot 11 that lies west of the east 3.00 feet thereof, Block 16, Summit Park Addition to Saint Paul, according to the recorded plat thereof on file in the office of the County Recorder, Ramsey County, Minnesota.

Proposed Parcel B:

That part of Lot 12 lying East of the west 11.00 feet thereof, together with that part of Lot 11 lying west of the east 3.00 feet thereof, all in Block 16, Summit Park Addition to Saint Paul, Ramsey County, Minnesota.

AREAS

Proposed Parcel A 7,657 +/- square feet or 0.18 +/- acres.
 Proposed Parcel B 9,909 +/- square feet or 0.23 +/- acres.
 Total area 17,566 +/- square feet or 0.40 +/- acres.



THE NORTH LINE OF BLOCK 16, SUMMIT ADDITION TO SAINT PAUL IS ASSUMED TO BEAR NORTH 90°00'00" EAST

- ▲ DENOTES PK NAIL SET
- DENOTES IRON MONUMENT FOUND, MARKED "RLS 17255"

see reverse for City approval

SURVEY LEGEND

- | | | | |
|----|----------------|-------|------------------|
| CA | CATALPA | | CONIFEROUS TREE |
| MA | MAPLE | | DECIDUOUS TREE |
| OA | OAK | —OH— | OVERHEAD UTILITY |
| SP | SPRUCE | —X—X— | CHAIN LINK FENCE |
| ⊠ | A/C UNIT | ===== | CONCRETE CURB |
| ⊞ | ELECTRIC METER | ▬▬▬▬▬ | CONCRETE |
| ⊞ | GAS METER | —□—□— | WOOD FENCE |
| ⊘ | POWER POLE | | |
| ⊙ | HYDRANT | | |
| ⊙ | GAS VALVE | | |

846-852
 Lincoln Avenue
 St. Paul, Minnesota

FRANK ZHAO
LOUCKS
 PLANNING
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL
 7200 Hamlock Lane, Suite 300
 Maple Grove, MN 55369
 763.424.5565
 www.loucksinc.com

CADD QUALIFICATION
 I hereby certify that the information on this plan 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.

SUBMITTAL/REVISIONS

03-05-14	ORIGINAL ISSUE
05-09-14	ADDED BLDG'S WITHIN 25 FT OF PROPERTY
11-10-17	UPDATE TOPO

PROFESSIONAL SIGNATURE
 I hereby certify that this survey, plan or report 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.
Henry D. Nelson
 License No. 17255
 Date

QUALITY CONTROL

Loucks Project No.	03734A
Project Lead	PJM/HON
Drawn By	TMB
Checked By	Field Crew
	BS

Adjustment of
 Common
 Boundary
1 of 1

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

CITY OF SAINT PAUL

By Paul Delmuel 12-4-17
Planning Administrator Date

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