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Office of the County Recorder  
Ramsey County, Minnesota  
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<b><i>Document Total</i></b>	<b>\$46.00</b>



November 11, 2017

Dorothy and John Brannon  
1622 West Innsbruck Parkway  
Columbia Heights, MN 55421

"CONVEYANCE OF LAND DESCRIBED BY THIS  
INSTRUMENT IS HEREBY APPROVED AND IS  
ENTITLED TO RECORDING AND SUBDIVIDING.

  
SHANN FINWALL, COMMUNITY DEVELOPMENT  
CITY OF MAPLEWOOD"

### LOT DIVISION APPROVAL FOR 824 MCKNIGHT ROAD SOUTH

The city has approved your lot division request to subdivide the 2.37 acre lot at 824 McKnight Road South in Maplewood, MN. The subdivision will create two buildable lots for single family homes with access onto McKnight Road South, and one smaller lot that will be purchased by the adjacent property owner at 829 Dorland Road South and combined to their lot (September 7, 2017, survey enclosed).

There is a Manage A wetland located on the southwest corner of the lot. City code requires a 75-foot minimum, and 100-foot average buffer around the wetland. In 2015 the single family house on the property was demolished. The driveway still remains and is shown on the attached survey. The person purchasing Parcel A has worked with the survey company to show the placement of the proposed house meeting the wetland buffer requirements. The existing driveway will be used for access to the new house on Parcel A. The existing driveway is located in the wetland buffer – which is a pre-existing encroachment.

The previous house on the lot maintained a front yard setback of 118 feet from the right-of-way. The new front yard setbacks for the houses built on Parcel A and B would be in line with the house to the north, 30 feet from the right of way. The City can allow a different front yard setback during the building permit process if the setback: 1) would not adversely affect the drainage of surrounding properties; 2) would not affect the privacy of adjacent homes; 3) would save significant natural features; and 4) is necessary to meet city, state, or federal regulations, such as the pipeline setback or noise regulations.

I am including a report by the city's staff engineer, Jon Jarosch, regarding his review of your requested lot division. Approval of this lot division is subject to your complying with the following conditions:

1. Submit a revised survey showing the following: a) Increase the lot width of Parcel A from 111 feet to 147 feet; and decrease the width of Parcel B from 111 feet to 75 feet (minimum width allowed). This adjustment will allow the Parcel A house to be shifted as far away from the wetland as possible. b) Location of the house proposed for Parcel A to ensure it meets the wetland buffer requirements.

City of Maplewood  
Environmental & Economic Development  
1902 County Road B East  
Maplewood, MN 55109

Office 651-249-2300  
Fax 651-249-2309  
[www.maplewoodmn.gov](http://www.maplewoodmn.gov)

Page Two  
November 20, 2017

2. Parcel A can only be accessed from the existing driveway. A new or expanded driveway would require a variance to the City's wetland buffer ordinance;
3. Parcel C must be combined with 829 Dorland Road;
4. Development of the lots must comply with the City's tree preservation and wetland buffer ordinances.
5. Comply with all conditions outlined in the enclosed engineering plan review dated November 15, 2017.

This lot division approval is valid for one year according to city ordinance. After one year, the lot division application process must be repeated. You may appeal any of these conditions to the city council by writing me within ten days of the date of this letter. Your letter should state what you are appealing and why.

Please call me at 651-249-2304 if you have any questions. You may also email me at [shann.finwall@maplewoodmn.gov](mailto:shann.finwall@maplewoodmn.gov).

*Shann Finwall*

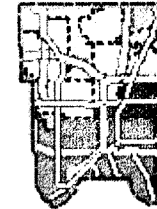
**Shann Finwall, AICP, Environmental Planner**

Enclosures:

1. Location Map
2. September 7, 2017, Survey
3. Wetland Buffer and Front Yard Setback Map
4. Engineering Report dated November 15, 2017



**Legend**



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries
- Streets (<=16K)
  - Other Local Road
  - Interstate
  - US or MN Highway
  - Ramp
  - County Road
  - Local Street
  - Local Park Road
  - Frontage Road
  - Privately Maintained Public Road
  - Transit Way
  - Alleyway

**Notes**

Enter Map Description

400.0 0 200.00 400.0 Feet

NAD\_1983\_HARN\_Adj\_MN\_Ramsey\_Feet  
 © Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

FOR Dorothy Brannon

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.

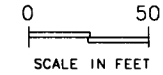
Randy L. Kurth, L.L.S. No. 20270  
Russell J. Kurth, L.L.S. No. 16113

# CERTIFICATE OF SURVEY

(MEASUREMENTS SHOWN IN FEET AND DECIMALS OF A FOOT)

## PROPOSED LOT SPLIT

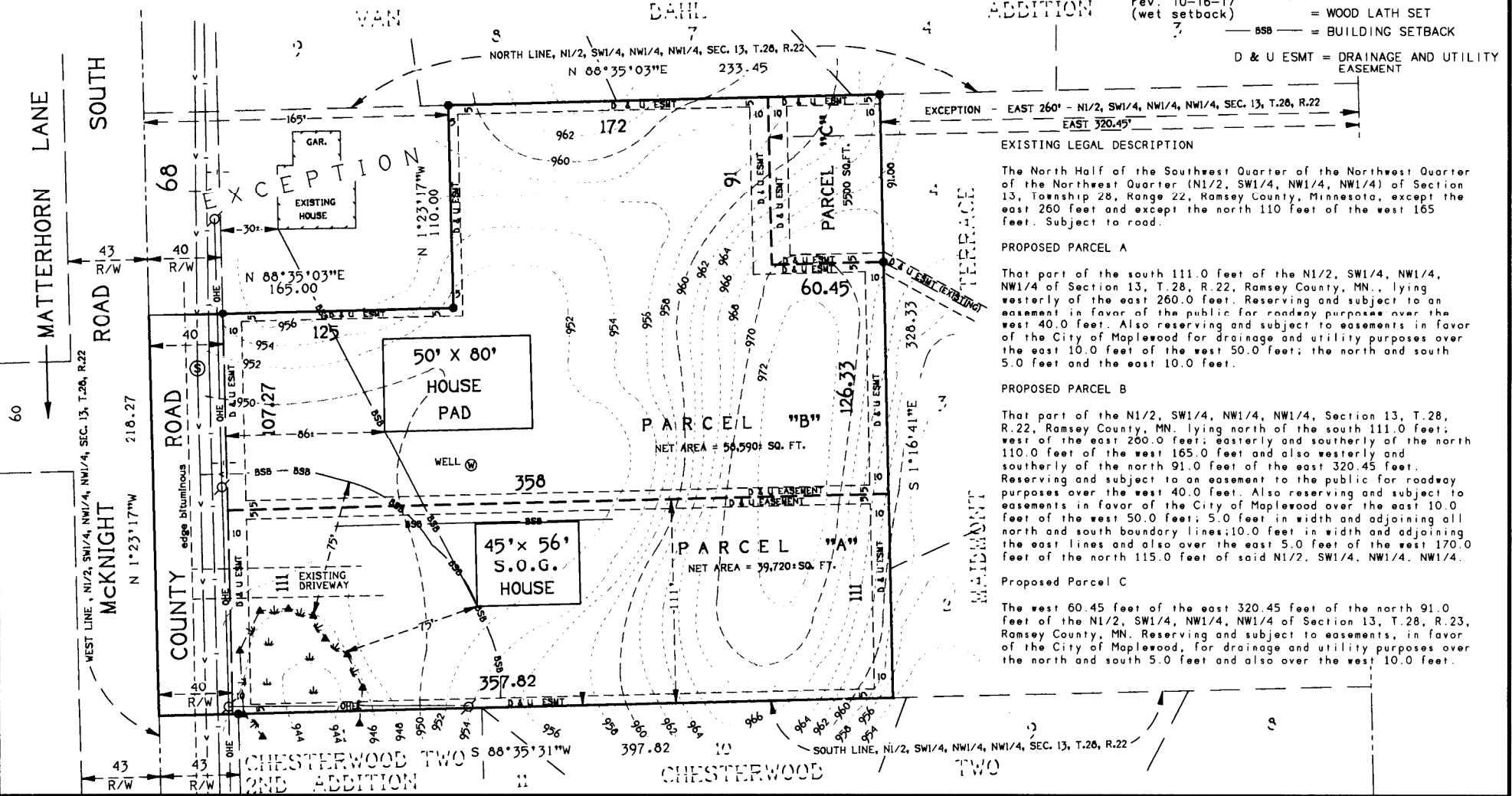
NOTE: NET AREA EXCLUDES ALL ROAD RIGHT OF WAYS  
CONTOURS & EX. HOUSE SKETCHED FROM RAMSEY COUNTY MAPPING.



KURTH SURVEYING, INC.  
4002 JEFFERSON ST. NE  
COLUMBIA HEIGHTS, MN 55421  
PHONE (763) 788-9769 FAX (763) 788-7602  
E-MAIL: KURTHSURVEY@AOL.COM

DATE Sept. 7, 2017  
○ = IRON MONUMENT SET  
● = IRON MONUMENT FOUND  
⊗ = REBAR SET  
= WOOD LATH SET  
— BSB — = BUILDING SETBACK

rev. 9-11-17 (city comments)  
rev. 10-11-17 (par. a & b)  
rev. 10-16-17 (wet setback)



EXISTING LEGAL DESCRIPTION  
The North Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter (N1/2, SW1/4, NW1/4, NW1/4) of Section 13, Township 28, Range 22, Ramsey County, Minnesota, except the east 260 feet and except the north 110 feet of the west 165 feet. Subject to road.

PROPOSED PARCEL A  
That part of the south 111.0 feet of the N1/2, SW1/4, NW1/4, NW1/4 of Section 13, T. 28, R. 22, Ramsey County, MN., lying westerly of the east 260.0 feet. Reserving and subject to an easement in favor of the public for roadway purposes over the west 40.0 feet. Also reserving and subject to easements in favor of the City of Maplewood for drainage and utility purposes over the east 10.0 feet of the west 50.0 feet; the north and south 5.0 feet and the east 10.0 feet.

PROPOSED PARCEL B  
That part of the N1/2, SW1/4, NW1/4, NW1/4, Section 13, T. 28, R. 22, Ramsey County, MN. lying north of the south 111.0 feet; west of the east 260.0 feet; easterly and southerly of the north 110.0 feet of the west 165.0 feet and also westerly and southerly of the north 91.0 feet of the east 320.45 feet. Reserving and subject to an easement to the public for roadway purposes over the west 40.0 feet. Also reserving and subject to easements in favor of the City of Maplewood over the east 10.0 feet of the west 50.0 feet; 5.0 feet in width and adjoining all north and south boundary lines; 10.0 feet in width and adjoining the east lines and also over the east 5.0 feet of the east 170.0 feet of the north 115.0 feet of said N1/2, SW1/4, NW1/4, NW1/4.

Proposed Parcel C  
The west 60.45 feet of the east 320.45 feet of the north 91.0 feet of the N1/2, SW1/4, NW1/4, NW1/4 of Section 13, T. 28, R. 23, Ramsey County, MN. Reserving and subject to easements, in favor of the City of Maplewood, for drainage and utility purposes over the north and south 5.0 feet and also over the west 10.0 feet.

FOR Dorothy Brannon

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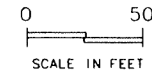
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## PROPOSED LOT SPLIT

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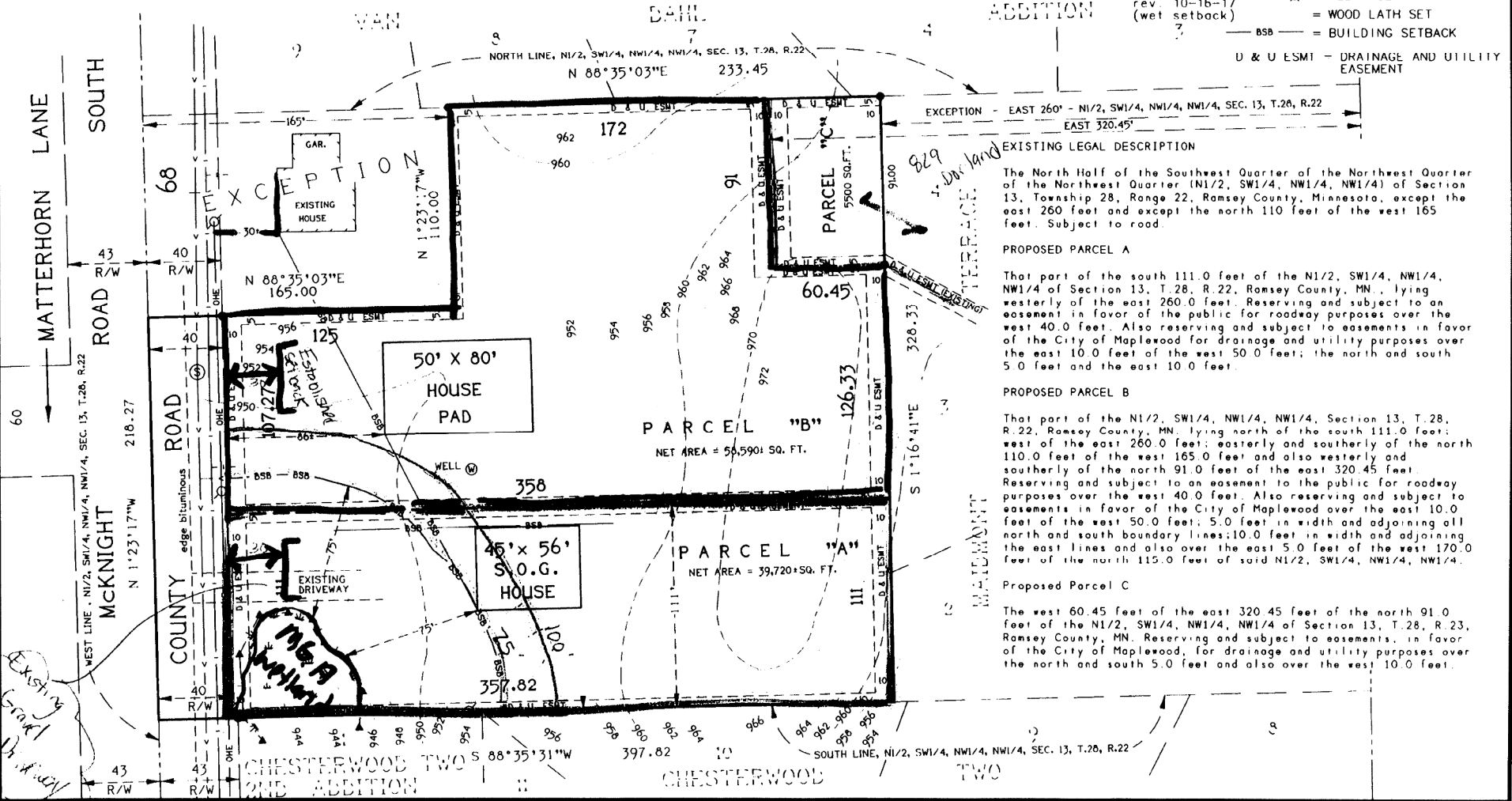


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DATE Sept. 7, 2017

rev. 9-11-17  
(city comments)  
rev. 10-11-17  
(par. a & b)  
rev. 10-16-17  
(wet setback)

- = IRON MONUMENT SET
- = IRON MONUMENT FOUND
- ⊗ = REBAR SET
- ⊞ = WOOD LATH SET
- BSB — = BUILDING SETBACK
- U & U ESMI = DRAINAGE AND UTILITY EASEMENT



EXISTING LEGAL DESCRIPTION  
The North Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter (N1/2, SW1/4, NW1/4, NW1/4) of Section 13, Township 28, Range 22, Ramsey County, Minnesota, except the east 260 feet and except the north 110 feet of the west 165 feet. Subject to road.

PROPOSED PARCEL A  
That part of the south 111.0 feet of the N1/2, SW1/4, NW1/4, NW1/4 of Section 13, T.28, R.22, Ramsey County, MN. lying westerly of the east 260.0 feet. Reserving and subject to an easement in favor of the public for roadway purposes over the west 40.0 feet. Also reserving and subject to easements in favor of the City of Maplewood for drainage and utility purposes over the east 10.0 feet of the west 50.0 feet; the north and south 5.0 feet and the east 10.0 feet.

PROPOSED PARCEL B  
That part of the N1/2, SW1/4, NW1/4, NW1/4, Section 13, T.28, R.22, Ramsey County, MN. lying north of the south 111.0 feet; west of the east 260.0 feet; easterly and southerly of the north 110.0 feet of the west 165.0 feet and also westerly and southerly of the north 91.0 feet of the east 320.45 feet. Reserving and subject to an easement to the public for roadway purposes over the west 40.0 feet. Also reserving and subject to easements in favor of the City of Maplewood over the east 10.0 feet of the west 50.0 feet; 5.0 feet in width and adjoining all north and south boundary lines; 10.0 feet in width and adjoining the east lines and also over the east 5.0 feet of the west 170.0 feet of the north 115.0 feet of said N1/2, SW1/4, NW1/4, NW1/4.

Proposed Parcel C  
The west 60.45 feet of the east 320.45 feet of the north 91.0 feet of the N1/2, SW1/4, NW1/4, NW1/4 of Section 13, T.28, R.23, Ramsey County, MN. Reserving and subject to easements, in favor of the City of Maplewood, for drainage and utility purposes over the north and south 5.0 feet and also over the west 10.0 feet.

**Engineering Plan Review**

**PROJECT:** 824 McKnight Road South – Lot Division

**PROJECT NO:** 17-27

**COMMENTS BY:** Jon Jarosch, P.E. – Staff Engineer

**DATE:** 11-15-2017

**PLAN SET:** Lot Split Drawing dated 9-7-2017

The applicant is proposing to divide the existing lot at 824 McKnight Road South into 3 lots.

This review covers the proposed lot division only and does not consist of a final review for any future development of the proposed lot(s). Further plans and construction documents will need to be submitted for review prior to any future development.

The following are engineering review comments and act as conditions prior to approvals:

- 1) The proposed lots shall include 10-foot front and rear easements, 5-foot side easements, and an easement covering the existing wetland up to the 100-year high-water-level, dedicated to the public for drainage and utility purposes. Should the lot division be approved, the applicant shall provide signed easement documents to the City for recording prior to receiving a final stamped copy of the lot division. The City can assist in preparing these documents.
- 2) Plans shall be submitted for any future improvements (e.g., utility work, site grading, etc.) to the lot(s).

- END COMMENTS -

FOR Dorothy Brannon

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Shann Finwall  
SHANN FINWALL, COMMUNITY DEVELOPMENT  
CITY OF MAPLEWOOD

rev. 3-21-18  
(trees & split)

☉ = EVERGREEN & SIZE

☉ = DECIDUOUS & SIZE

WO=WHITE OAK; E=ELM  
P=POPLAR/ASPEN; A=ASH  
B=RIVER BIRCH; RO=RED OAK  
BC=BLACK CHERRY; W=WILLOW

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## PROPOSED LOT SPLIT

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REVISED 8-22-18 (CORNERS SET)  
REVISED 9-04-18 (EASEMENTS)  
REVISED 9-17-18 (TRACT B EASEMENTS)  
REVISED 9-19-18 (TRACT A & B EASEMENTS)

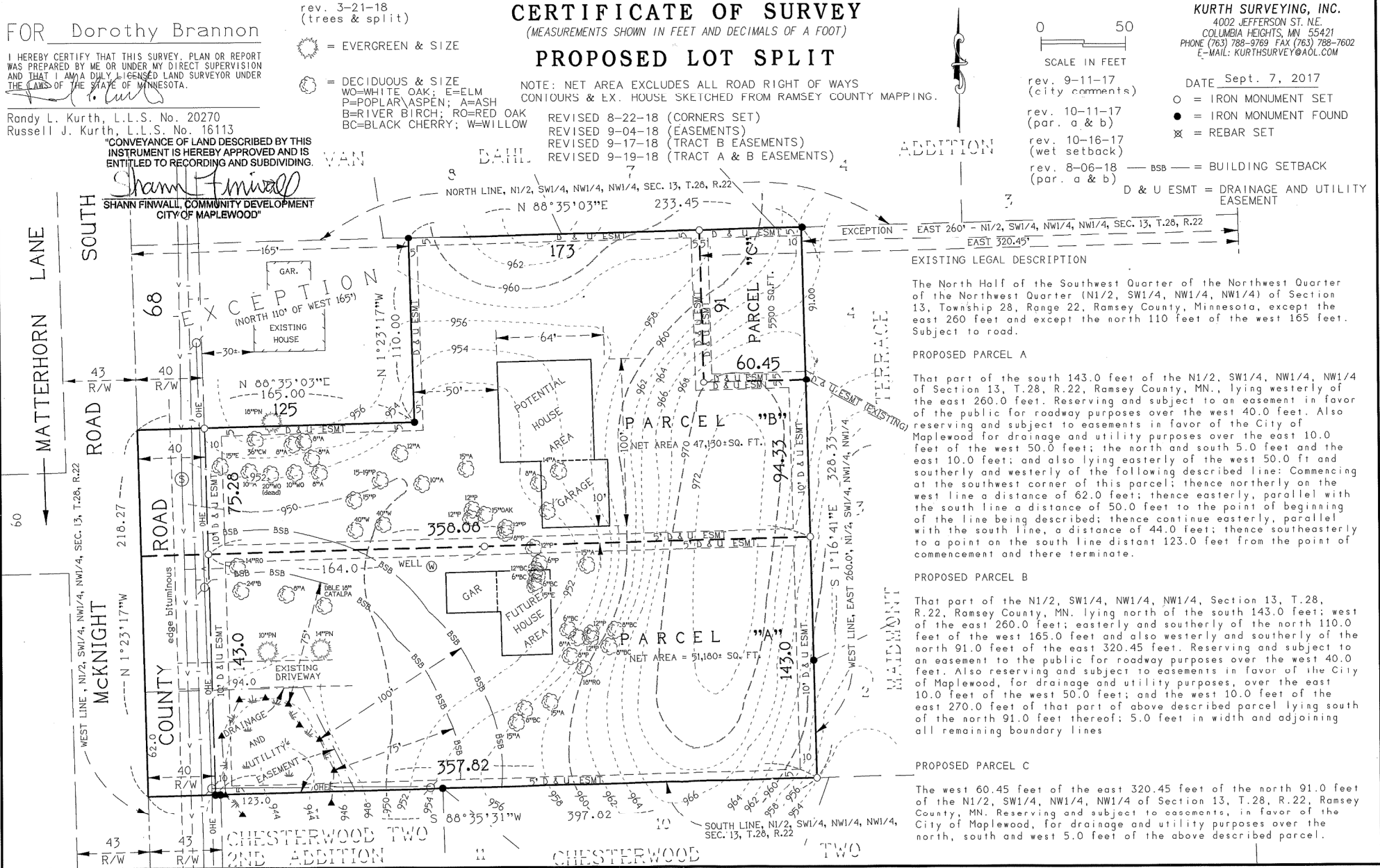
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0 50  
SCALE IN FEET

rev. 9-11-17  
(city comments)  
rev. 10-11-17  
(par. a & b)  
rev. 10-16-17  
(wet setback)  
rev. 8-06-18  
(par. a & b)

DATE Sept. 7, 2017  
○ = IRON MONUMENT SET  
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D & U ESMT = DRAINAGE AND UTILITY EASEMENT



ADDITION

EXISTING LEGAL DESCRIPTION  
The North Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter (N1/2, SW1/4, NW1/4, NW1/4) of Section 13, Township 28, Range 22, Ramsey County, Minnesota, except the east 260 feet and except the north 110 feet of the west 165 feet. Subject to road.

PROPOSED PARCEL A  
That part of the south 143.0 feet of the N1/2, SW1/4, NW1/4, NW1/4 of Section 13, T.28, R.22, Ramsey County, MN., lying westerly of the east 260.0 feet. Reserving and subject to an easement in favor of the public for roadway purposes over the west 40.0 feet. Also reserving and subject to easements in favor of the City of Maplewood for drainage and utility purposes over the east 10.0 feet of the west 50.0 feet; the north and south 5.0 feet and the east 10.0 feet; and also lying easterly of the west 50.0 feet and southerly and westerly of the following described line: Commencing at the southwest corner of this parcel; thence northerly on the west line a distance of 62.0 feet; thence easterly, parallel with the south line a distance of 50.0 feet to the point of beginning of the line being described; thence continue easterly, parallel with the south line, a distance of 44.0 feet; thence southeasterly to a point on the south line distant 123.0 feet from the point of commencement and there terminate.

PROPOSED PARCEL B  
That part of the N1/2, SW1/4, NW1/4, NW1/4, Section 13, T.28, R.22, Ramsey County, MN. lying north of the south 143.0 feet; west of the east 260.0 feet; easterly and southerly of the north 110.0 feet of the west 165.0 feet and also westerly and southerly of the north 91.0 feet of the east 320.45 feet. Reserving and subject to an easement to the public for roadway purposes over the west 40.0 feet. Also reserving and subject to easements in favor of the City of Maplewood, for drainage and utility purposes, over the east 10.0 feet of the west 50.0 feet; and the west 10.0 feet of the east 270.0 feet of that part of above described parcel lying south of the north 91.0 feet thereof; 5.0 feet in width and adjoining all remaining boundary lines

PROPOSED PARCEL C  
The west 60.45 feet of the east 320.45 feet of the north 91.0 feet of the N1/2, SW1/4, NW1/4, NW1/4 of Section 13, T.28, R.22, Ramsey County, MN. Reserving and subject to easements, in favor of the City of Maplewood, for drainage and utility purposes over the north, south and west 5.0 feet of the above described parcel.