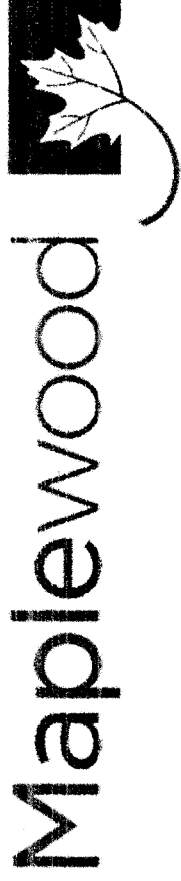


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September 25, 2018

Steve Poindexter
2786 Keller Parkway
Maplewood, MN 55109

LOT DIVISION APPROVAL FOR 2786 KELLER PARKWAY

The city has approved your lot division request to reconfigure the lot line with 2780 Keller Parkway. The lot reconfiguration will create two lots that meet the City's lot area, lot width, setback, and coverage requirements.

I am including a report by the city's staff engineer, Tyler Strong, regarding his review of your requested lot division. Approval of this lot division is subject to the following condition:

- Comply with all conditions outlined in the enclosed engineering plan review dated September 6, 2018.

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.

Shann Finwall, AICP, Environmental Planner

Enclosures:

1. Location Map
2. Survey
3. Engineering Report dated September 6, 2018

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

PARCEL A

Lot 5, Block 2, Lake Gervais View Addition, Ramsey County, Minnesota,
AND that part of Lot 1, Block 3, Lake Gervais View Addition, Ramsey County, Minnesota described as follows: Beginning at the most southerly corner of said Lot 1; thence $N24^{\circ}16'E$, along the easterly line of said Lot 1, a distance of 220.15 feet, to a corner of said Lot 1; thence $S65^{\circ}20'32''W$, along a line towards the most northerly corner of Lot 3, Block 2, said Lake Gervais View Addition, a distance of 110.00 feet; thence $S9^{\circ}27'07''W$, a distance of 141.94 feet to the most northerly corner of Lot 5, said Block 2; thence $S65^{\circ}44'E$, along the northeasterly line of said Lot 5, a distance of 35.98 feet to the point of beginning.

AND

all that part of Government Lot 1 Section 4, T29, R22 lying Southwesterly of the southwesterly line of Lot 5, Block 2, Lake Gervais View Addition, Ramsey County, Minnesota, and between the extensions of the southeasterly and the northwesterly lines of said Lot 5.

AND

That part of Government Lot 1, Section 4, T.29N R.22W described as follows: Beginning at the southeast corner of Lot 5, Block 2, LAKE GERVAIS VIEW ADDITION, Ramsey County, Minnesota; thence $N24^{\circ}16'E$ along the Easterly line of said Lot 5 a distance of 211.08 feet to the most Northeasterly corner of said Lot 5; thence $S65^{\circ}44'E$ a distance of 20.78 feet; thence $S29^{\circ}53'21''W$ a distance of 212.10 feet to the point of beginning.

PARCEL B

That part of Government Lot 1, Sec. 4 T.29N R.22W, City of Maplewood, Ramsey County, Minnesota described as follows: Beginning at a point on the East and West 1/4 line of said Section 4 distant 664.25 feet East of the West 1/4 corner thereof; thence South on a line drawn parallel to the West line of said Section 4 a distance of 537.0 feet; thence S50° 20'W a distance of 260.5 feet; thence S24° 16'W a distance of 220.15 feet, to a point beginning at the Northeastly corner of Lot 5, Block 2 LAKE GERVAIS VIEW ADDITION, and also being the actual point of beginning of the tract herein described; thence S65° 44'E a distance of 100.0 feet; thence S24° 16'W a distance of 226.22 feet, to a point on the Northerly line of Keller Parkway; thence N57° 07' 30"W along the said Northerly line of Keller Parkway a distance of 101.14 feet, to the Southeastly corner of Lot 5, Block 2, LAKE GERVAIS VIEW ADDITION; thence N24° 16'E along the Easterly line of said Lot 5, Block 2, LAKE GERVAIS VIEW ADDITION a distance of 211.08 feet to the point of beginning of the tract herein described,

AND

That part of Government Lot 1, Section 4, T.29N R.22W situated in Ramsey County, Minnesota lying Southwesterly of the 2780 Keller Parkway Parcel; lying Easterly of the Southwesterly extension to the shoreline of Lake Gervais of the Westerly line of the 2780 Keller Parkway Parcel; lying Westerly of the Southwesterly extension to the shoreline of Lake Gervais of the Easterly line of 2780 Keller Parkway Parcel; and lying Northeastly of the shoreline of Lake Gervais. Said 2780 Keller Parkway Parcel is described as follows: That part of Government Lot 1, Section 4 T.29N R.22W, City of Maplewood, Ramsey County, Minnesota described as follows: Beginning at a point on the East and West 1/4 line of said Section 4 distant 664.25 feet East of the West 1/4 corner thereof; thence South on a line drawn parallel to the West line of said Section 4 a distance of 537.0 feet; thence S50° 20'W a distance of 260.5 feet; thence S24° 16'W a distance of 220.15 feet to a point being the Northeastly corner of Lot 5, Block 2, LAKE GERVAIS VIEW ADDITION and also being the actual point of beginning of the tract herein described; thence S65° 44'E a distance of 100.0 feet; thence S24° 16'W a distance of 226.22 feet to a point on the Northerly line of Keller Parkway; thence N57° 07' 30"W along said Northerly line of Keller Parkway a distance of 101.14 feet to the Southeastly corner of Lot 5, Block 2, LAKE GERVAIS VIEW ADDITION; thence N24° 16'E along the Easterly line of said Lot 5, Block 2, LAKE GERVAIS VIEW ADDITION a distance of 211.08 feet to the point of beginning of the tract herein described,

EXCEPT

That part of Government Lot 1, Section 4, T.29N R.22W described as follows: Beginning at the southeast corner of Lot 5, Block 2, LAKE GERVAIS VIEW ADDITION, Ramsey County, Minnesota; thence N24° 16'E along the Easterly line of said Lot 5 a distance of 211.08 feet to the most Northeasterly corner of said Lot 5; thence S65° 44'E a distance of 20.78 feet; thence S29° 53' 21"W a distance of 212.10 feet to the point of beginning.