



Doc No **A04736592**

Certified, filed and/or recorded on  
Nov 28, 2018 10:47 AM

Office of the County Recorder  
Ramsey County, Minnesota  
Susan R Roth, County Recorder  
Christopher A. Samuel, County Auditor and Treasurer  
Deputy 703 Pkg ID 1276097C

Document Recording Fee Abstract	\$46.00
<b><i>Document Total</i></b>	<b>\$46.00</b>

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**CITY OF SAINT PAUL**

*Melvin Carter, Mayor*

25 West Fourth Street  
Saint Paul, MN 55102

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

August 29, 2018

Cesar Banderas  
Everest LLC  
2284 West 7<sup>th</sup> Street  
Saint Paul, Minnesota 55116

RE: 685 Minnehaha Avenue East Lot Split - Final Approval  
Zoning File #17-081-580

Dear Mr. Banderas:

The proposed lot split for 685 Minnehaha Avenue East (PIN 29-29-22-43-0142) is hereby approved for compliance with the City of Saint Paul's subdivision regulations. The Sewer Utility noted in their comments that obsolete sanitary sewers A5333, A8020½ (636), and A5321 need to be removed under permits from the Sewer Utility. Please contact Anca Sima, Public Works Sewer Utility, at 651-266-6237.

The enclosed stamped and signed survey as approved by the Planning Administrator is your record of lot split approval by the City of Saint Paul, which is required in order to record a lot split. It is the responsibility of the property owner to record the lot split 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 lot split, unless the Planning Administrator (at your request) has granted an extension not to exceed one year as provided in Zoning 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 Dubruiel, on behalf of the Planning Administrator  
PED Zoning

- cc: Dan Kuckler, Everest LLC
- Dayton's Bluff Community Council
- Karen Zacho, DSI
- Jim Brown, Public Works
- Anca Sima, Public Works Sewer Utility
- Chris Ambourn, Surveyor

# EXISTING CONDITIONS

**RECEIVED**  
 JUN 28 2018  
 BY: \_\_\_\_\_

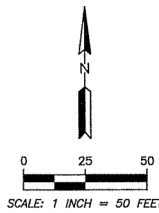
## LEGEND

- SET 3/4"X15" IRON PIPE MARKED LS 43055 (NO MONUMENTS PLACED WHERE BOUNDARY LIES ON BUILDING LINE)
- FOUND MONUMENT AS NOTED
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ STORM SEWER INLET
- ⊙ STORM SEWER INLET
- △ FLARED END SECTION
- ⊙ CURB STOP VALVE
- ⊙ HYDRANT
- ⊙ WATER GATE VALVE
- ⊙ GAS VALVE
- ⊙ TRAFFIC SIGN
- BOLLARD/POST
- ⊙ UTILITY POLE
- ⊙ ANCHOR CABLE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND GAS LINE
- COM UNDERGROUND COMMUNICATION LINE
- UE UNDERGROUND ELECTRIC LINE
- ▨ BUILDING

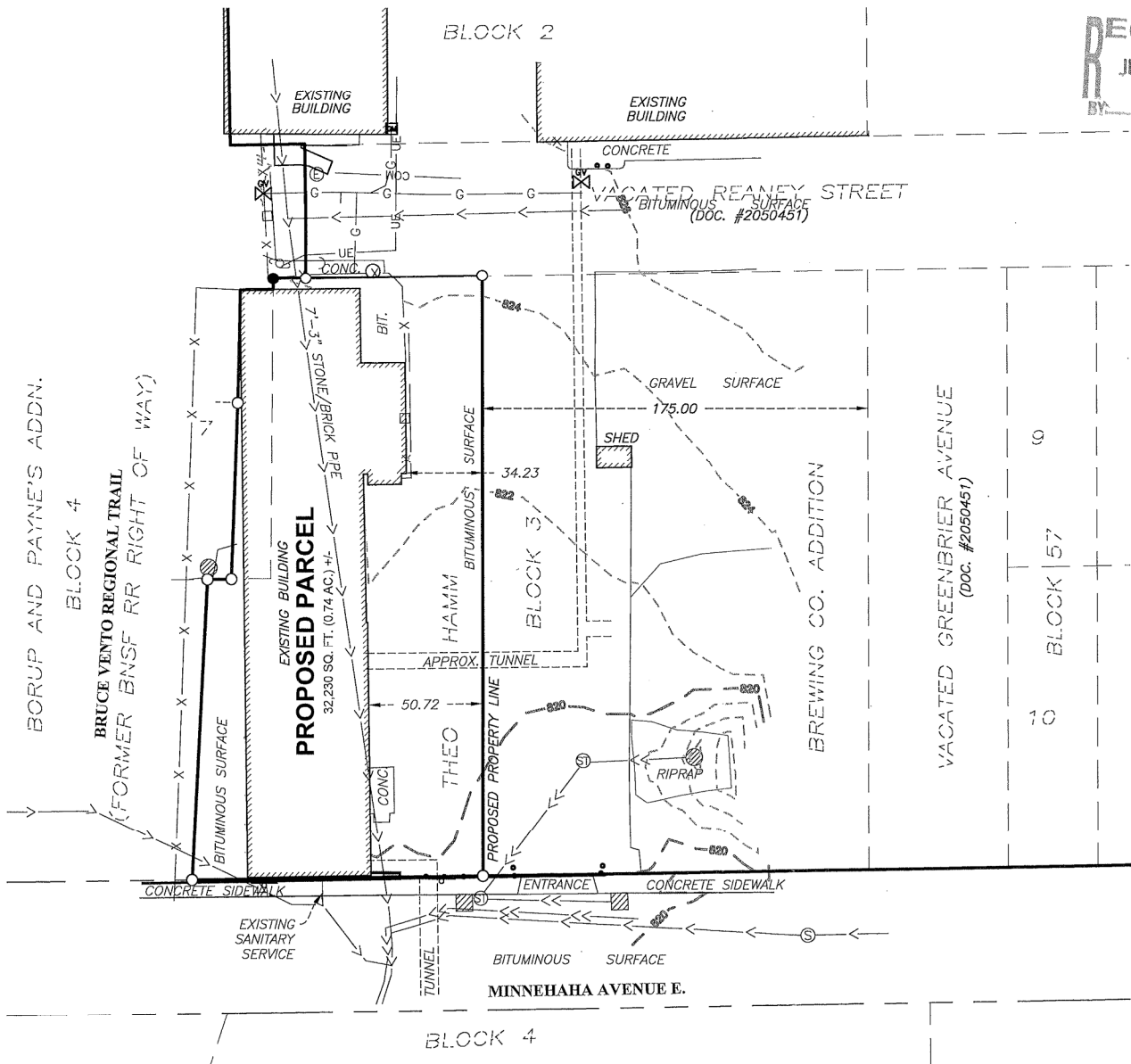
Conveyance of land described by this instrument is hereby approved and is entitled to recording and subdividing.

CITY OF SAINT PAUL

By Paul Dubuciel 8/29/18  
 for Planning Administrator Date

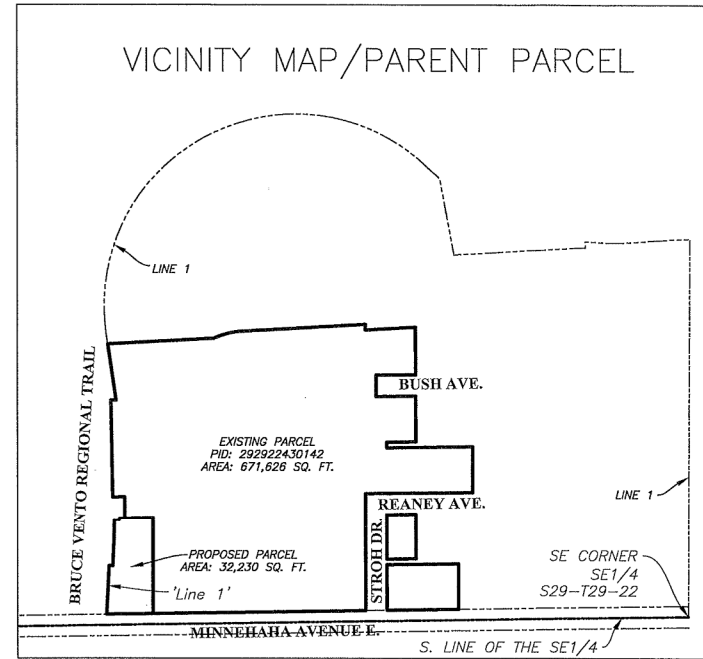
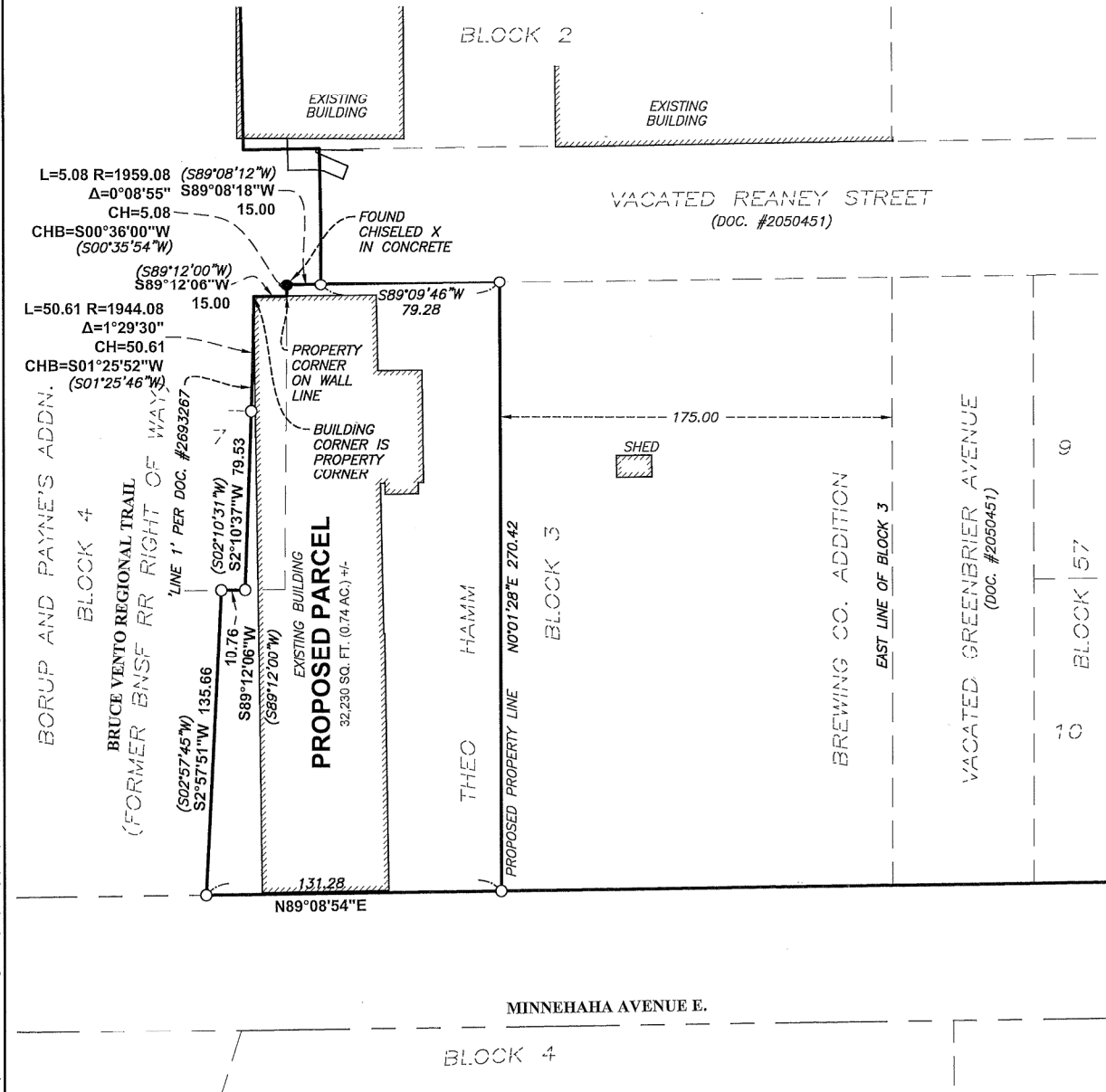


*Approval of lot split only; Not for building placement. This lot split approval does not constitute approval of buildings or uses of this site.*



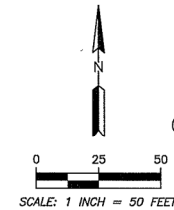
<p>Responsive partner. Exceptional outcomes.</p>	1802 Woodside Dr. Woodbury, MN 55125 Ph: 651-395-5212 Fax: 651-226-1909		PROJECT TITLE <b>CERTIFICATE OF SURVEY                  LOT SPLIT                  707 MINNEHAHA AVE. E.</b>		
	CLIENT NAME EVEREST LLC	DWN BY CNA	CHK'D XXX	APP'D XXX	DWG DATE SCALE 1" = 50'

# PROPERTY BOUNDARY INFORMATION



## LEGEND

- SET 3/4"X15" IRON PIPE MARKED LS 43055 (NO MONUMENTS PLACED WHERE BOUNDARY LIES ON BUILDING LINE)
- FOUND MONUMENT AS NOTED
- (XXX.XX) INDICATES DIMENSION OF RECORD



		1802 Woodside Dr. Woodbury, MN 55125 Ph: 651-395-5212 Fax: 651-228-1989		PROJECT TITLE CERTIFICATE OF SURVEY LOT SPLIT 707 MINNEHAHA AVE. E.	
		Responsive partner. Exceptional outcomes.		CLIENT NAME EVEREST LLC	
DWN	BM	CHK'D	APP'D	DWG DATE	SEE DRAWING
CNA	XXX	XXX	XXX	SCALE	1" = 50'
PROJECT NO.			SHEET NO.		
6680-0001			2 OF 3		

**EXISTING PARCEL DESCRIPTION:**

Block 3, THEO HAMM BREWING COMPANY ADDITION TO ST. PAUL, the same being part of those lands described as Parcel 9 in that certain Warranty Deed dated March 27, 1998 and recorded as Document Number 3049808 in the office of the County Recorder for Ramsey County, Minnesota.

Together with that part of Lots 6 and 7, Block 4, BORUP AND PAYNE'S ADDITION TO ST. PAUL, contained in that certain "Order for Judgement" dated March 15, 2018 and recorded as Document number A04702926, the same being more particularly described below.

**PROPOSED PARCEL DESCRIPTION:**

That part of Block 3, THEO. HAMM BREWING COMPANY ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, lying westerly of the east 175.00 feet thereof.

AND:

That part of Lots 6 and 7, Block 4, BORUP AND PAYNES ADDITION TO ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, lying westerly of the west line of Block 3, THEO HAMM BREWING CO. ADDITION, according to the recorded plat thereof, and lying southerly and easterly of Line 1 described on Pages 11 and 12 of that Quit Claim Deed recorded as Document Number 2693267 in the office of the Ramsey County Recorder; said Line 1 being transcribed as follows:

Commencing at the southeast corner of the Southeast Quarter of Section 29, Township 29, Range 22, said Ramsey County, Minnesota; thence North 0 degrees 12 minutes 04 seconds East along the east line of said Southeast Quarter a distance of 1064.35 feet to the beginning of the line to be described; thence westerly a distance of 74.25 feet along a non-tangential curve concave to the south having a radius of 1325.40 feet, a central angle of 3 degrees 12 minutes 35 seconds and a chord bearing of South 87 degrees 07 minutes 48 seconds West; thence South 85 degrees 31 minutes 31 seconds West, tangent to the last described curve, a distance of 73.64 feet; thence westerly a distance of 145.81 feet along a tangential curve, concave to the north, having a radius of 775.84 feet and a central angle of 10 degrees 46 minutes 06 seconds; thence South 3 degrees 10 minutes 10 seconds East, not tangent to the last described curve, a distance of 17.63 feet; thence South 86 degrees 49 minutes 50 seconds West a distance of 373.22 feet; thence North 10 degrees 47 minutes 02 seconds West a distance of 217.92 feet; thence northwesterly a distance of 53.60 feet along a non-tangential curve, concave to the northeast, having a radius of 775.84 feet, a central angle of 3 degrees 57 minutes 29 seconds and a chord bearing of North 48 degrees 08 minutes 14 seconds West; thence northwesterly a distance of 254.72 feet along a tangential curve, concave to the southwest, having a radius of 509.69 feet and a central angle of 28 degrees 38 minutes 00 seconds; thence North 74 degrees 47 minutes 29 seconds West, tangent to the last described curve, a distance of 4.00 feet; thence westerly southwesterly and southerly a distance of 1071.04 feet along a tangential curve, concave to the southeast, having a radius of 539.80 feet and a central angle of 113 degrees 41 minutes 00 seconds; thence South 8 degrees 28 minutes 29 seconds East, tangent to the last described curve, a distance of 187.67 feet; thence South 89 degrees 08 minutes 47 seconds West a distance of 14.14 feet; thence South 0 degrees 56 minutes 33 seconds East a distance of 271.12 feet; thence North 89 degrees 03 minutes 27 seconds East a distance of 34.13 feet; thence southerly a distance of 60.46 feet along a non-tangential curve, concave to the west, having a radius of 1974.08 feet, a central angle of 1 degree 45 minutes 17 seconds and a chord bearing of South 0 degrees 21 minutes 51 seconds East; thence South 89 degrees 08 minutes 12 seconds West, not tangent to the last described curve, a distance of 15.00 feet; thence southerly a distance of 5.08 feet along a non-tangential curve, concave to the west, having a radius of 1959.08 feet, a central angle of 0 degrees 08 minutes 55 seconds and a chord bearing of South 0 degrees 35 minutes 54 seconds West; thence South 89 degrees 12 minutes 00 seconds West, not tangent to the last described curve, a distance of 15.00 feet; thence southerly a distance of 50.61 feet along a non-tangential curve, concave to the west, having a radius of 1944.08 feet, a central angle of 1 degree 29 minutes 30 seconds and a chord bearing of South 1 degree 25 minutes 46 seconds West; thence South 2 degrees 10 minutes 31 seconds West, tangent to the last described curve, a distance of 79.53 feet; thence South 8 9 degrees 12 minutes 00 seconds West a distance of 10.76 feet; thence South 2 degrees 57 minutes 45 seconds West a distance of 135.32 feet; thence North 89 degrees 15 minutes 47 seconds East a distance of 40.44 feet; thence southerly a distance of 30.63 feet along a non-tangential curve, concave to the west, having a radius of 701.27 feet, a central angle of 2 degrees 30 minutes 10 seconds and a chord bearing of South 7 degrees 59 minutes 23 seconds West to a point on the south line of said Southeast Quarter distant 1604.07 feet west of the southeast corner of said Southeast Quarter and said line there terminating.

**REMAINDER PARCEL DESCRIPTION**

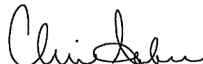
The east 175.00 feet of Block 3, THEO HAMM BREWING COMPANY ADDITION TO ST PAUL, the same being part of those lands described as Parcel 9 in that certain Warranty Deed dated March 27, 1998 and recorded as Document Number 3049808 in the office of the County Recorder for Ramsey County, Minnesota.

**SURVEYORS NOTES:**

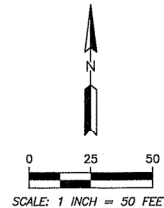
1. This survey was prepared based on a cursory title review, the surveyor does not guarantee that all or any adverse interests, easements or other encumbrances are shown or that the owner listed has fee title to the property.
2. Utilities shown hereon are based on markings and maps provided as a result of a Gopher State One Call utility locate request. The surveyor makes to warranty as to the accuracy or completeness of the utility lines shown hereon.


**SURVEYORS CERTIFICATION:**

I hereby certify that this survey was completed by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

  
 Chris Ambourn      4/20/2018  
 LS 43055              Date

REVISED 5-15-18... ADDRESSED 5-7-18 CITY COMMENTS  
 REVISED 5-21-18... ADJUSTED BEARING ON NORTH LINE OF PROPOSED PARCEL  
 REVISED 6-28-18... ADDED SET MONUMENT ON NORTH LINE



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		Responsive partner. Exceptional outcomes.		DWG DATE CNA    XXX    XXX	SEE DRAWING SCALE    1" = 50'
CLIENT NAME EVEREST LLC				PROJECT NO. SHEET NO.	
				6680-0001      3 OF 3	