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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

March 1, 2019

Barry and Kitty Farrell  
631 Upland Avenue  
Saint Paul, Minnesota 55119

RE: 559-567 Burlington Road, 2015 Oakridge Str., & 631 Upland Ave. Adjustment of Common Boundary  
Zoning File #19-002-066 - Final Approval

Dear Mr. and Ms. Farrell:

The proposed adjustment of common boundary for 559-567 Burlington Road, 2015 Oakridge Street, and 631 Upland Avenue, PINs 11-28-22-43-0041 (559 Burlington Road), 11-28-22-43-0100 (563 Burlington Road), 11-28-22-43-0101 (567 Burlington Road), 11-28-22-43-0104 (631 Upland Avenue) and 11-28-22-43-0105 (2015 Oakridge Street), is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

The Department of Public Works noted that the existing house on Parcel A with will retain the 559 Burlington Road address; vacant Parcel B (a combination two vacant parcels currently addressed as 563 & 567 Burlington Road) will be assigned the new address of 565 Burlington Road; the existing house on Parcel C with will retain the 631 Upland Avenue address; and vacant Parcel D will remain as 2015 Oakridge Street.

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 the 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,

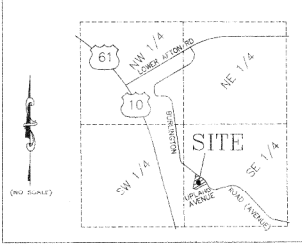
A handwritten signature in black ink that reads "Paul Dubruel".

Paul Dubruel, on behalf of the Planning Administrator

cc: Joseph and Cortney Juvland, 559 Burlington Road  
District 1 Community Council  
Karen Zacho, Dept. of Safety & Inspections  
James Brown, Dept. of Public Works  
Jonathan Faraci, Surveyor

VICINITY MAP

SECTION 11, T. 28N, R. 22W



PROPOSED LOT SPLIT

Cast Iron Monument, Center of Section 11, Township 28 North, Range 22 West Ramsey County, Minnesota.

Barry M. Farrell and Kitty Farrell  
Site Address: 561 Burlington Road, St Paul MN 55119

Current Legal Description:

Lots 1, 2, 5 and 6, Block 1, HUMMINGBIRD HILL ADDITION, according to the record plat thereof, Ramsey County, Minnesota.

VACATION OF THE DRAINAGE AND UTILITY EASEMENTS AS DEDICATED IN THE PLAT OF HUMMINGBIRD ADDITION

Lots 1, 2, 5 and 6, Block 1, HUMMINGBIRD HILL ADDITION, according to the record plat thereof, Ramsey County, Minnesota.

Proposed Legal Description Parcel B:

All of Lot 2, and that part of Lot 1, Block 1, HUMMINGBIRD HILL ADDITION, according to the record plat thereof, Ramsey County, Minnesota lying easterly of the following described line:

Commencing at the southwest corner of Lot 6, of said Block 1, HUMMINGBIRD HILL ADDITION, which is marked by a 2 inch Diameter Brass Judicial Landmark; thence North 08 degrees 46 minutes 26 seconds East, basis of bearings as per said plat of HUMMINGBIRD HILL ADDITION, along the westerly line of said Lot 6 and along the westerly line of Lot 5, a distance of 123.42 feet; thence South 82 degrees 40 minutes 48 seconds East a distance of 23.24 feet; thence North 19 degrees 48 minutes 47 seconds East a distance of 130.65 feet to the point of beginning of the line to be described; thence continuing North 13 degrees 48 minutes 47 seconds East, a distance of 101.59 feet to the northerly line of said Lot 2 and said line there terminating.

Joseph J. Juwland and Courtney D. Juwland  
Site Address: 559 Burlington Road, St Paul MN 55119  
AREA: 36,956 SQ. FT. OR 0.80 ACRES

Current Legal Description:

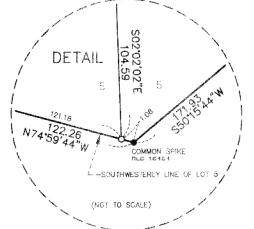
All that part of Lots 1, 5, 6, 7, 19, 20, 21 and 22, Block 10, Burlington Heights Division No. 2, lying West of a line bearing North 8 degrees 56 minutes East and running thru the Northerly line of Oakridge Street at a point distant 126.7 feet southeasterly of the intersection of the Northerly line of Oakridge Street and the North and South 1/4 line of Section 11, Township 28, Range 22, and lying East of a line bearing North 18 degrees, 24 minutes East and running thru the Northerly line of Oakridge Street at a point distant 8.7 feet southeasterly of the intersection of the Northerly line of Oakridge Street and the North and South 1/4 line of Section 11, Township 28, Range 22, including any alley adjacent to aforesaid property vacated or to be vacated, according to the recorded plat thereof, Ramsey County, Minnesota.

Proposed Legal Description Parcel A:

All that part of Lots 1, 5, 6, 7, 19, 20, 21 and 22, Block 10, Burlington Heights Division No. 2, lying West of a line bearing North 8 degrees 56 minutes East and running thru the Northerly line of Oakridge Street at a point distant 126.7 feet southeasterly of the intersection of the Northerly line of Oakridge Street and the North and South 1/4 line of Section 11, Township 28, Range 22, and lying East of a line bearing North 18 degrees, 24 minutes East and running thru the Northerly line of Oakridge Street at a point distant 8.7 feet southeasterly of the intersection of the Northerly line of Oakridge Street and the North and South 1/4 line of Section 11, Township 28, Range 22, including any alley adjacent to aforesaid property vacated or to be vacated, according to the recorded plat thereof, Ramsey County, Minnesota.

And  
Those parts of Lots 1 and 5, Block 1, HUMMINGBIRD HILL ADDITION, according to the record plat thereof, Ramsey County, Minnesota, lying northeasterly and northerly of the following described line:

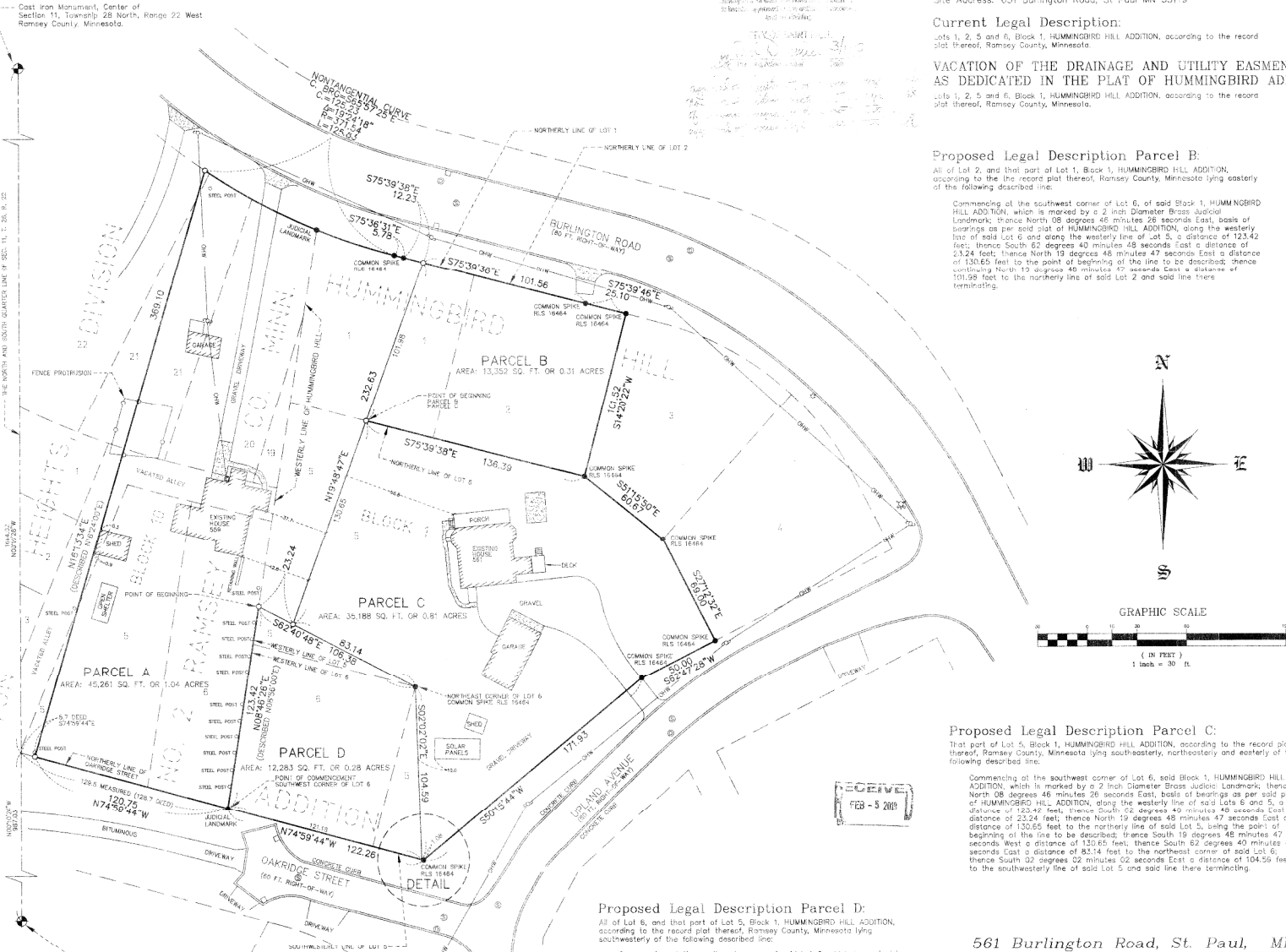
Commencing at the southwest corner of Lot 6, of said Block 1, HUMMINGBIRD HILL ADDITION, which is marked by a 2 inch Diameter Brass Judicial Landmark; thence North 08 degrees 46 minutes 26 seconds East, basis of bearings as per said plat of HUMMINGBIRD HILL ADDITION, along the westerly line of said Lots 6 and 5, a distance of 123.42 feet to the point of beginning of the line to be described; thence South 82 degrees 40 minutes 48 seconds East a distance of 23.24 feet thence North 19 degrees 48 minutes 47 seconds East a distance of 232.63 feet to the northerly line of said Lot 1 and said line there terminating.



- NOTES:
- DENOTES 1/2 INCH COMMON SPIKE SET WITH WAGNER STAMPED RLS 16484 OR AS NOTED
  - DENOTES IRON MONUMENT FOUND SIZE, TYPE, AND RLS AS NOTED.
  - DENOTES CHAIN LINK FENCE
  - ⊕ DENOTES UTILITY POLE
  - ⊙ DENOTES LIGHT
  - ⊗ DENOTES LEACH BASIN
  - ⊕ DENOTES SANITARY MANHOLE
  - ⊕ DENOTES STORM DRAINAGE MANHOLE
  - ⊕ DENOTES GAS METER
  - ⊕ DENOTES ELECTRIC METER
  - DENOTES CONCRETE SURFACE

Cornia Monument, South Quarter Corner of Section 11, Township 28 North, Range 22 West Ramsey County, Minnesota.

BASIS OF BEARINGS: RAMSEY COUNTY COORDINATE SYSTEM, NAD83, 1985 ADJUSTMENT.



Proposed Legal Description Parcel D:

All of Lot 6, and that part of Lot 5, Block 1, HUMMINGBIRD HILL ADDITION, according to the record plat thereof, Ramsey County, Minnesota lying southwesterly of the following described line:

Commencing at the southwest corner of said Lot 6, which is marked by a 2 inch Diameter Brass Judicial Landmark; thence North 08 degrees 46 minutes 26 seconds East, basis of bearings as per said plat of HUMMINGBIRD HILL ADDITION, along the westerly line of said Lots 6 and 5, a distance of 123.42 feet to the point of beginning of the line to be described; thence South 82 degrees 40 minutes 48 seconds East a distance of 101.59 feet to the northerly line of said Lot 5; thence South 02 degrees 02 minutes 02 seconds East a distance of 104.59 feet to the southwesterly line of said Lot 5 and said line there terminating.

Proposed Legal Description Parcel C:

That part of Lot 5, Block 1, HUMMINGBIRD HILL ADDITION, according to the record plat thereof, Ramsey County, Minnesota lying southeasterly, northeasterly and easterly of the following described line:

Commencing at the southwest corner of Lot 6, of said Block 1, HUMMINGBIRD HILL ADDITION, which is marked by a 2 inch Diameter Brass Judicial Landmark; thence North 08 degrees 46 minutes 26 seconds East, basis of bearings as per said plat of HUMMINGBIRD HILL ADDITION, along the westerly line of said Lots 6 and 5, a distance of 123.42 feet; thence South 82 degrees 40 minutes 48 seconds East a distance of 23.24 feet; thence North 19 degrees 48 minutes 47 seconds East a distance of 130.65 feet to the northerly line of said Lot 5, being the point of beginning of the line to be described; thence South 19 degrees 48 minutes 47 seconds West a distance of 130.65 feet; thence South 82 degrees 40 minutes 48 seconds East a distance of 83.14 feet to the northeast corner of said Lot 6; thence South 02 degrees 02 minutes 02 seconds East a distance of 104.59 feet to the southwesterly line of said Lot 5 and said line there terminating.

561 Burlington Road, St. Paul, MN

Client:	Barry Farrell 561 Burlington Road St. Paul, MN 55119 912-789-2155	Design by:	JP	Original date:	1-2-2019	I have prepared this plat in compliance with the laws of the State of Minnesota and I am a duly Licensed Professional Engineer in the State of Minnesota. My License No. is 15484.
Drawn by:	RF/LE	Revisions:	1-25-19 2-5-19	Scale:	As Shown	
Surveyed by:	RF/LE	Survey book No.:		SAP number:	2019-309	Page title: Certificate of Survey
DATE AND LAND SURVEYING, INC. SURVEYING/ENGINEERING 1200 KENNESA PARKWAY, SUITE 275 ST. PAUL, MN 55107 PHONE (612) 776-1811 E-MAIL: ZONTANAW@GMAIL.COM						Sheet number 1 of 1

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