



Doc No **A04753439**

Certified, filed and/or recorded on  
Apr 17, 2019 1:33 PM

Office of the County Recorder  
Ramsey County, Minnesota  
Susan R Roth, County Recorder  
Christopher A. Samuel, County Auditor and Treasurer

Deputy 706

Pkg ID 1294809C

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

**ORIGINAL LEGAL DESCRIPTION:**

Lots 7 & 8, except the West 44.66 feet and All of Lots 9 & 10, Hammer's Rearrangement, Ramsey County, Minnesota.

**PROPOSED LEGAL DESCRIPTION PARCEL 1:**

That part of Lot 8 lying East of the West line of Lot 9 extended northerly, except the North 16.00 feet, and all of Lot 9, Hammer's Rearrangement, Ramsey County, Minnesota.

**PROPOSED LEGAL DESCRIPTION PARCEL 2:**

That part of Lot 8 lying West of the East line of Lot 10 extended northerly, except the West 44.66 feet and except the North 16.00 feet, and all of Lot 10, Hammer's Rearrangement, Ramsey County, Minnesota.

**PROPOSED LEGAL DESCRIPTION PARCEL 3:**

Lot 7, except the West 44.66 feet and the North 16 feet of Lot 8, except the West 44.66 feet, Hammer's Rearrangement, Ramsey County, Minnesota.

**SCOPE OF WORK & LIMITATIONS:**

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- Existing building dimensions and setbacks measured to outside of siding or stucco.
- This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
- We show a proposed division of the property per your instructions. Please review the proposed division to verify that it is what you intended. We suggest you submit this survey to the governmental agencies that have jurisdiction over it to obtain their approvals, if you can, before making any decisions regarding the property.

**STANDARD SYMBOLS & CONVENTIONS:**

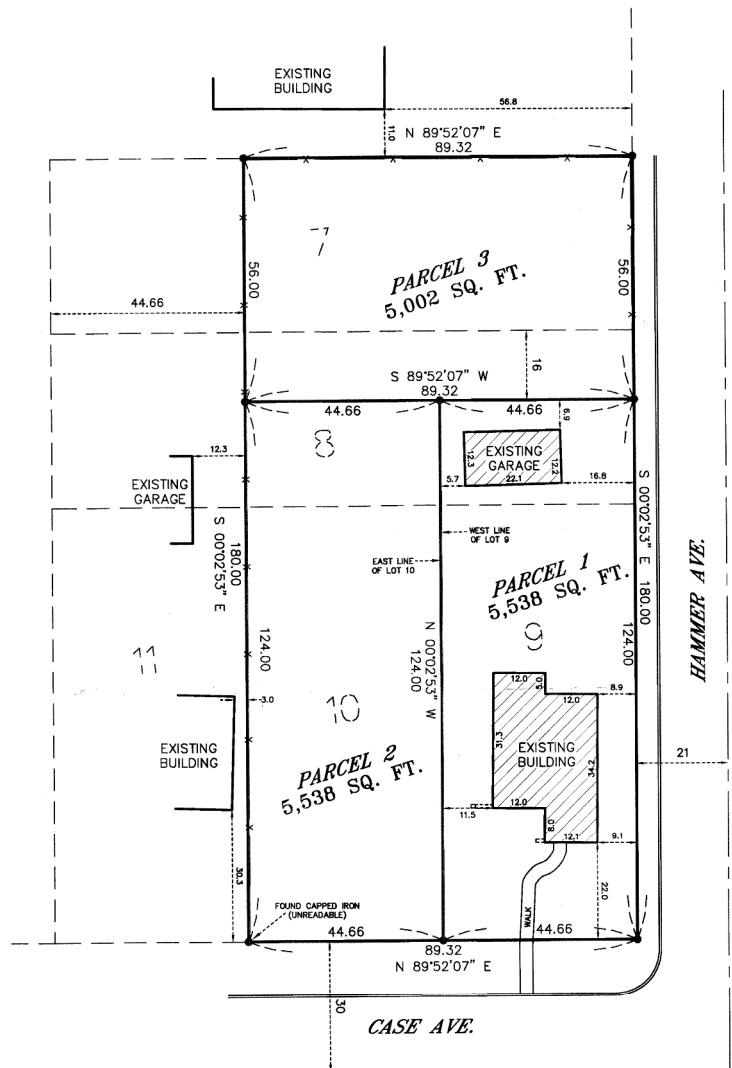
"●" Denotes 1/4" iron survey marker with RLS No. 43503 cap, to be set, upon approval of lot subdivision.

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

CITY OF SAINT PAUL

By Paul Dubois 4/16/19  
 City 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.*



RECEIVED  
 MAR 26 2019

DATE	REVISION DESCRIPTION	DWG ORIENTATION	SCALE	CLIENT/JOB ADDRESS	ADVANCE SURVEYING & ENGINEERING, CO.	DATE SURVEYED:	SHEET TITLE	SHEET NO.
3/22/19	Revised to show lot split.			CEDAR INVESTMENTS, LLC 1565 CASE AVE. E. ST. PAUL, MN	Advance Surveying & Engineering, Co. 17517 Highway No. 7 Minnetonka, Minnesota 55345 Phone: (952) 474-7964 Web: www.advseur.com	MARCH 15, 2019	LOT SPLIT SURVEY	S1
					Wayne W. Priddy Wisconsin Professional #43503 LICENSE NO. MARCH 26, 2019 DATE	MARCH 19, 2019	SHEET SIZE: 17 X 22 DRAWING NUMBER 190117 WP	SHEET 1 OF 1



CITY OF SAINT PAUL  
*Melvin Carter, Mayor*

25 West Fourth Street  
Saint Paul, MN 55102

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

April 16, 2019

Jonathan Miller  
Cedar Investments, LLC  
684 Hay Lake Road North  
Eagan, Minnesota 55123

RE: 1565 Case Avenue Lot Split – Final Approval  
Zoning File #19-026-468

Dear Mr. Miller:

The proposed lot split for 1565 Case Avenue (PIN 27-29-22-13-0053) is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

The Department of Public Works noted that Parcel 1 will retain the existing address of 1565 Case Avenue, Parcel 2 will be issued the assigned address of 1561 Case Avenue, and Parcel 3 will be issued the assigned address of 971 Hammer Avenue.

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 § 61.105 of the Legislative Code. 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 Dubruiel".

Paul Dubruiel, on behalf of the Planning Administrator

cc: District 2 Community Council  
Ashley Skarda, Dept. of Safety & Inspections  
Jim Brown, Dept. of Public Works  
Wayne Preuhs, Surveyor