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Office of the County Recorder
Ramsey County, Minnesota

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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

June 11, 2019

Alissa Gray
Pioneer Endicott LLC
141 E. 4th Street
Saint Paul, Minnesota 55101

RE: 930 Bradford St., 2304 Wycliff St., and 2281 Hampden Ave. Adjustment of Common Boundary
Zoning File #19-012-965 - Final Approval amended

Dear Ms. Gray:

The proposed adjustment of common boundary involving 0 Bradford Street (PIN 29-29-23-42-0024), 930 Bradford Street (PIN 29-29-23-42-0022), 2304 Wycliff Street (PIN 29-29-23-42-0023), and 2281 Hampden Avenue (PIN 29-29-23-42-0032) is hereby approved for compliance with the City of Saint Paul's subdivision regulations subject to rezoning the transferred portions of the C.G.W. Railway alley to respective industrial classifications of receiving parcels.


The Sewer Utility noted that a sewer easement remains in the former railroad alley parcel, and that the Sewer Utility would abandon their interest upon request. Please contact Richard Ekobena, Sewer Utility 651-266-6253.

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 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.

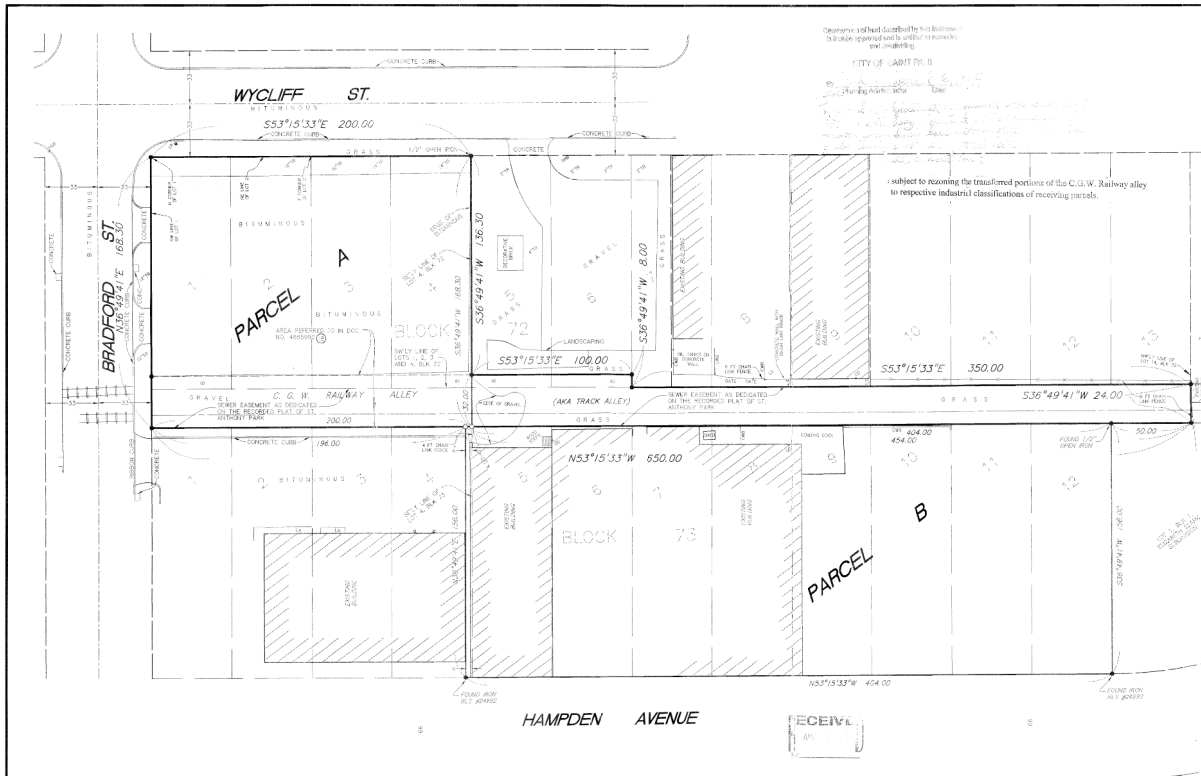
Call me at 651-266-6583 if you have any questions.

Sincerely,



Paul Dubruiel, on behalf of the Planning Administrator

cc: Saint Anthony Park Community Council
Jim Brown, Dept. of Public Works
James Williamette, Dept. of Safety & Inspections.
Ashley Skarda, Dept. of Safety & Inspections
Sue Tarasar, Surveyor



EXISTING PROPERTY DESCRIPTIONS

Parcel A:
P.L.S. 292923420022, 292923420023 and 292923420024
Lots 1, 2, 3 and 4, Block 72, St. Anthony Park, except the southerly 3 feet thereof, according to the recorded plat thereof, Ramsey County, Minnesota. (Abstract)

AND

All the land known and marked as Track Alley on the plat of St. Anthony Park, (also known as "Private Railroad Alley"), according to the recorded plat thereof, and situate in Ramsey County, Minnesota between Blocks 72 & 73 which lies (northwesterly) of the southerly extension of the northwesterly line of Lot 14 in said Block 72 along with the South 8 feet of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, Block 72, St. Anthony Park, according to the recorded plat thereof, and situate in Ramsey County, Minnesota. (Abstract)

Parcel B:
P.L.S. 292923420032
Lots 5, 11 and 12, Block 73, St. Anthony Park. (Abstract, Certificate of Title No. 626022)

AND

The southerly 4 feet of Lot 4 and all of Lots 6, 7, 8, 9, and 10, Block 73, according to the recorded plat thereof, Ramsey County, Minnesota. (Abstract)

ADJUSTMENT OF COMMON BOUNDARY DESCRIPTION OF PARCEL A

Lot 1, 2, 3 and 4, Block 72, St. Anthony Park, according to the recorded plat thereof, Ramsey County, Minnesota. (Abstract)

AND

All the land known and marked as Track Alley on the plat of St. Anthony Park, (also known as "Private Railroad Alley"), according to the recorded plat thereof, Ramsey County, Minnesota, between Blocks 72 and 73, which lies northwesterly of the southerly extension of the northwesterly line of Lot 14, said Block 72. (Abstract)

ADJUSTMENT OF COMMON BOUNDARY DESCRIPTION OF PARCEL B

Lots 5, 11 and 12, Block 73, St. Anthony Park. (Abstract, Certificate of Title No. 626022)

AND

The southerly 4 feet of Lot 4 and all of Lots 6, 7, 8, 9, and 10, Block 73, St. Anthony Park, according to the recorded plat thereof, Ramsey County, Minnesota. (Abstract)

AND

The southerly 6 feet of Lots 5 and 6, Block 72, St. Anthony Park, according to the recorded plat thereof, Ramsey County, Minnesota. (Abstract)

AND

All the land known and marked as "Private Railroad Alley" on the plat of St. Anthony Park, according to the recorded plat thereof, Ramsey County, Minnesota, between Blocks 72 and 73, which lies northwesterly of the southerly extension of the northwesterly line of Lot 14, said Block 72, and lies southerly of the southerly extension of the southerly line of said Lot 4, said Block 72. (Abstract)

PLAT RECORDING INFORMATION

The plat of St. Anthony Park was filed for record on April 30, 1865, in Book 6 of Plats, page 3.

THE PURPOSE OF THIS SURVEY IS AN ADJUSTMENT OF COMMON BOUNDARY

I hereby certify that this survey, plat, 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.

Dated this 15th day of January, 2019

SUNDE LAND SURVEYING, LLC
By: *Edward F. Colten*
Edward F. Colten, P.L.S., Minn. Lic. No. 44590

- LEGEND**
- Denotes found iron monument marked with P.L.S. No. 44590, unless otherwise noted.
 - Denotes 1/2" iron monument set required with P.L.S. No. 44590
 - WB Denotes concrete wall base
 - LA Denotes landscaping
 - LD Denotes loading dock
 - OD Denotes overhead door
 - SB Denotes shrub
 - TR Denotes deciduous tree

GENERAL NOTE

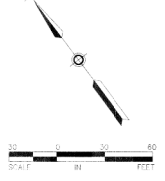
1.) Survey coordinates and bearing base: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)

ZONING NOTE

1.) Zoning information shown hereon is from the City of Saint Paul website on January 15, 2019. The properties at 2314 and 2304 Wycliff Street are located in an I2 general industrial district. The property located at 2 Bradford Street is split between two zoning districts, I2 and I1. The property at 2285 Hampden Avenue is located in an I1 light industrial district.

AREAS

Parcel A:
Gross = 35,660 square feet or 0.773 acres
Area being added to Parcel B = 11,600 square feet or 0.266 acres



1) Use city comments	SMF	01/02/2019
2) Revis parcel descriptions	SMF	01/03/2019
3) Adjustment of Common Boundary	SMF	01/15/2019
4) Other	SMF	01/15/2019
5) Other	SMF	01/15/2019

Survey originally dated August 24, 2018

CERTIFICATE OF SURVEY FOR PAK PROPERTIES
2304 and 2314 Wycliff Street,
0 Bradford Street and 2285 Hampden Avenue

SUNDE LAND SURVEYING
100 Westwood Parkway, Suite 114
Minneapolis, Minnesota 55425-1211
612-681-0200 Fax: 612-681-0241
www.sunde.com

Project No. 1919 Date: 01/15/2019
Drawing: 29 Page: 27 Section: 25
Date: 201901150202.dwg Sheet: 1 of 1