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Ramsey County, Minnesota
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<i>Document Total</i>	\$46.00

Maplewood

November 1, 2019

Mr. Nate LaBatt
Mr. Dave Zins
John Matthew Builders LLC
4335 France Avenue South
Minneapolis, MN 55410

"CONVEYANCE OF LAND DESCRIBED BY THIS INSTRUMENT IS HEREBY APPROVED AND IS ENTITLED TO RECORDING AND SUBDIVIDING.


SHANN FINWALL, COMMUNITY DEVELOPMENT
CITY OF MAPLEWOOD"

Re: 2200 English Street Lot Division Approval

Dear Mr. LaBatt and Mr. Zins:

The City of Maplewood has approved your lot division request to subdivide 2200 English Street into two lots, with one lot on McAfee Circle and the other on English Street as shown on the enclosed draft survey. Approval of the lot division is subject to your complying with the following conditions:

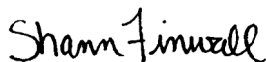
Conditions of Approval

1. Survey: Submit a final survey showing the lot division as proposed. The survey must be signed by a licensed land surveyor. Once the conditions below are met, the City will stamp the survey and you can record the survey with the County.
2. Easement Documents: The applicant must submit drainage and utility easement documents for each lot. The easement documents must identify the drainage and utility easement legal descriptions as shown on the survey. The easement documents should be forwarded to the City for review and approval. Once approved and signed, the City of Maplewood will record the easement documents with the County.
3. Demolition Permit: A demolition permit will be required for the demolition of the existing house.
4. Development of New Lots: Development of the new lots must comply with the City's tree preservation ordinance. A tree survey showing all significant trees on the site will be required during grading and building permit review. The survey must show which significant trees will be removed and which will be preserved. Tree replacement may be required depending on the tree preservation ordinance tree replacement calculation.

The City's engineering department researched the sanitary sewer and watermain cash connection charges for the new McAfee Circle lot. It appears there was an agreement between the lot owner and the developer to install services and grading during construction of the street. Therefore, the existing sanitary sewer and watermain services are ready to connect at the McAfee Circle property line. There will be sanitary sewer, water, and park access charges that will be collected during the building permit process as normal.

This lot division approval is valid for one year according to City ordinance. After one year, the lot division application process must be repeated.

Sincerely,



Shann Finwall, AICP
Shann.finwall@maplewoodmn.gov
(651) 249-2304

Enclosure:

1. Draft Lot Division Survey for 2200 English Street

City of Maplewood

Community Development Department
1902 County Road B East
Maplewood, MN 55109

Office 651-249-2300
Fax 651-249-2309
www.maplewoodmn.gov

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Shann Finwall
SHANN FINWALL, COMMUNITY DEVELOPMENT
CITY OF MAPLEWOOD

LOT SPLIT FOR:
NATE LABATT

PROPERTY ADDRESS

2200 English Street North
Maplewood, Minnesota 55109

EXISTING PARCEL:

Lots 15, 16, 17, 18, 19, and 20, Block 12, SABIN ADDITION TO GLADSTONE, Ramsey County, Minnesota. Together with that part of the vacated alley on the North and that part of the vacated Sandhurst Avenue on the South accruing thereto by reason of the vacation thereof per Ramsey County Document No. 2322318.

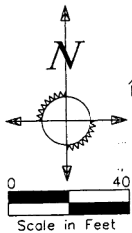
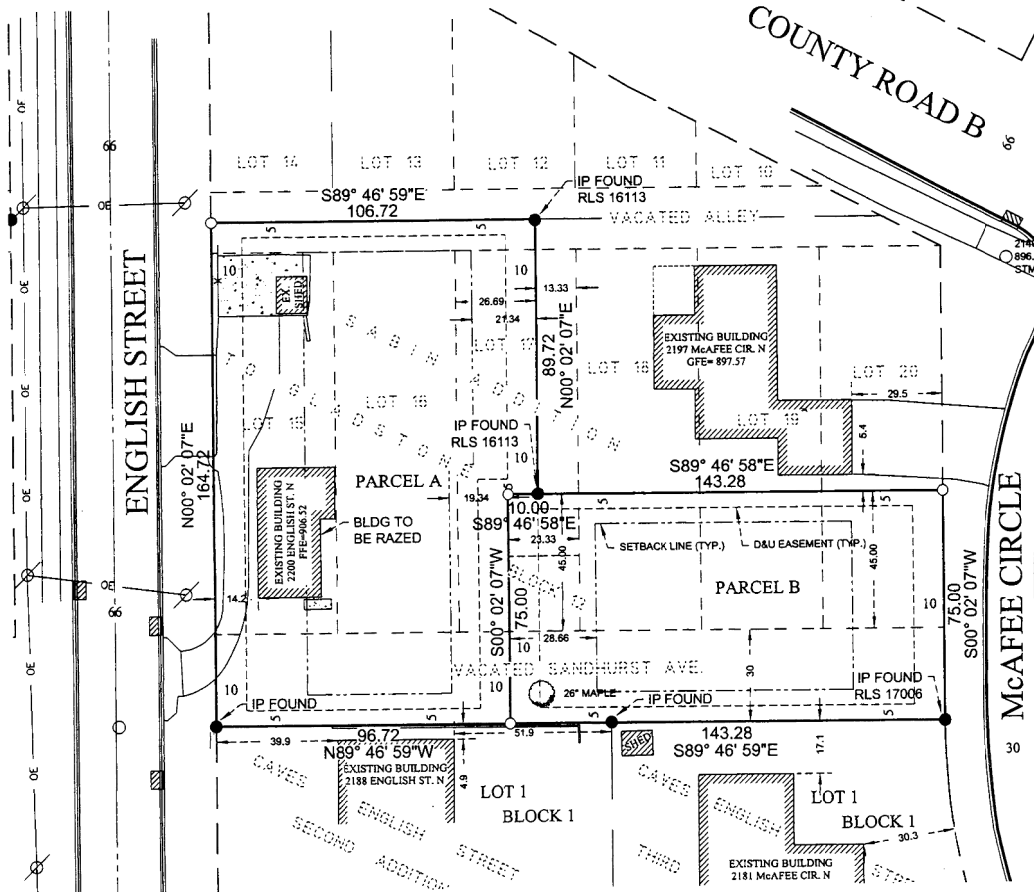
Except that part described as follows:
That part of Lots 18, 19, and 20, Block 12, lying North of the South 45 feet and the East 13.33 feet of that part of Lot 17, Block 12, lying North of the South 45 feet. Together with that part of the vacated alley on the North accruing thereto.
All in SABIN ADDITION TO GLADSTONE, Ramsey County, Minnesota.
Subject to easements of record, if any.

PARCEL A

Lots 15, 16 and the westerly 26.69 feet of Lot 17, except the westerly 10.00 foot of the easterly 23.33 feet of the southerly 45.00 feet of said Lot 17, SABIN ADDITION TO GLADSTONE, Ramsey County, Minnesota. Together with that part of the vacated alley on the North and that part of the vacated Sandhurst Avenue on the south accruing thereto by reason of the vacation thereof per Ramsey County document No. 2322318. Subject to drainage and utility easement over, under, and across the westerly 10 feet, the easterly 10 feet, the northerly 5 feet and the southerly 5 feet adjoining thereof.

PARCEL B

The easterly 23.33 feet of the southerly 45.00 feet of Lot 17 and the southerly 45.00 feet of Lots 18, 19, and 20, Block 12 SABIN ADDITION TO GLADSTONE, Ramsey County, Minnesota. Together with that part of the vacated Sandhurst Avenue on the South accruing thereto by reason of the vacation thereof per Ramsey County Document No. 2322318. Subject to drainage and utility easement over, under, and across the westerly 10 feet, the easterly 10 feet, the northerly 5 feet and the southerly 5 feet adjoining thereof.



LEGEND

- Iron Monument Found
- Iron Monument Set
- ⊙ Power Pole
- ☒ Catch Basin

NOTES

Horiz. Datum: Ramsey Co. PLSS

ZONING

Zone R1
Lot Area: 10,000 s.f. min.
Lot Width: 75 ft. (at front setback)

Setbacks
Front: 30 ft. min./35 ft. max
Side: 10 ft.
Rear: 20% of lot depth
Bldg. Cover: 30% max.

SURVEYORS NOTE

The existing parcel description per Deed of Sale Doc. No. 4728506 is missing the portion of the vacated Sandhurst Ave. which was assigned to abutting properties per Vacation Doc. No. 2322318. The Existing Parcel as described above includes said missing portion of vacated Sandhurst Avenue shown as underlined text.

CALCULATIONS

Existing Parcel
Lot Area: 27,575 s.f.
Building: 960 s.f.
Paving: 600 s.f.

Bldg. Cover: 960/27575=3.5%
Total Impervious: (960+600)/27575=5.7%

Parcel A
Lot Area: 16,828 s.f.
Lot Width: 165 ft.
Rear Setback: VARIES

Parcel B
Lot Area: 10,746 s.f.
Lot Width: 75 ft.
Rear Setback: 28.66 ft.

Allen C. Schlipp
DATE 11/5/19 LIC. NO. MN 21292



1440 Arcade St. Suite 250
Saint Paul, MN 55106
Phone: 651-766-0112
Fax: 651-776-0206
E-mail: info@mpasso.com