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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



November 27, 2019

Shannon Hoagland  
Hoagland Law  
P.O. Box 692514  
Orlando, FL 32869

RE: 452-460 Page Street Lot Split - Final Approval  
Zoning File # 19-076-287

Dear Ms. Hoagland:

The proposed lot split for 452 Page Street (PIN 08-28-22-41-0035) and 460 Page Street (PIN 08-28-22-41-0034) is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

The Department of Public Works noted the three new parcels will be issued the following addresses:

- Parcel A - 460 Page Street East
- Parcel B - 456 Page Street East
- Parcel C - 452 Page Street East

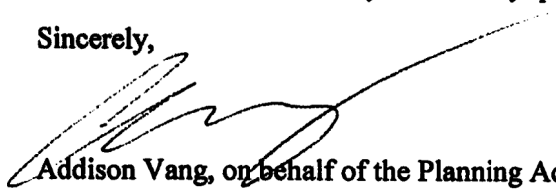
All grading and new construction on each lot must be designed to protect neighboring property from surface water drainage.

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 651-266-6646 if you have any questions.

Sincerely,

  
Addison Vang, on behalf of the Planning Administrator

cc: Change Inc., Guadalupe Area Project  
Janet Krause, 370 Ramsey Street  
District 3 Planning Council  
Jim Brown, Dept. of Public Works  
Ashley Skarda, Dept. of Safety & Inspections  
Dan Hanson, Carlson McCain, Inc.

1-3

# Existing Conditions:

TROWBRIDGES ADDITION

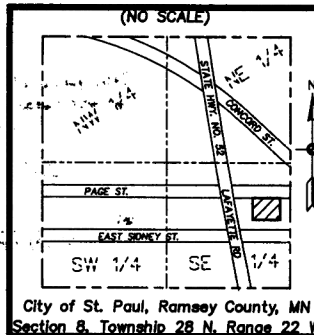
BROWN AND JACKSON'S ADDITION

TROWBRIDGES ADDITION

Located in the SE 1/4 of Sec. 8, Twp. 28, Rge. 22

## VICINITY MAP

(NO SCALE)



City of St. Paul, Ramsey County, MN  
Section 8, Township 28 N, Range 22 W

### EXISTING PARCEL DESCRIPTIONS (PER RAMSEY COUNTY TAX RECORDS):

Lot 11 and Lot 12, Block 26, THE WEST ST. PAUL REAL ESTATE AND IMPROVEMENT SYNDICATE ADDITION NO. 2, according to the recorded plat thereof, Ramsey County, Minnesota, Except the West 35.00 feet of said Lot 12.

Lot 13 and the West 35.00 feet of Lot 12, Block 26, THE WEST ST. PAUL REAL ESTATE AND IMPROVEMENT SYNDICATE ADDITION NO. 2, according to the recorded plat thereof, Ramsey County, Minnesota.

Subject to all easements of record, if any.

### PROPOSED PARCEL DESCRIPTIONS:

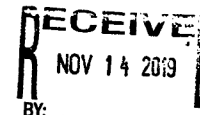
**PARCEL A**  
Lot 11, Block 26, THE WEST ST. PAUL REAL ESTATE AND IMPROVEMENT SYNDICATE ADDITION NO. 2, according to the recorded plat thereof, Ramsey County, Minnesota.

**PARCEL B**  
Lot 12, Block 26, THE WEST ST. PAUL REAL ESTATE AND IMPROVEMENT SYNDICATE ADDITION NO. 2, according to the recorded plat thereof, Ramsey County, Minnesota.

**PARCEL C**  
Lot 13, Block 26, THE WEST ST. PAUL REAL ESTATE AND IMPROVEMENT SYNDICATE ADDITION NO. 2, according to the recorded plat thereof, Ramsey County, Minnesota.

Subject to all easements of record, if any.

Northeast corner of Lots 6, Block 26, THE WEST ST. PAUL REAL ESTATE AND IMPROVEMENT SYNDICATE ADDITION NO. 2



### GENERAL NOTES:

- Bearings shown hereon are based on Ramsey County Coordinate System, the East line of Lot 11, Block 26, THE WEST ST. PAUL REAL ESTATE AND IMPROVEMENT SYNDICATE ADDITION NO. 2, which is assumed to bear S00°00'16"E.
- Surveyed property address - 448, 452, 460 - Page Street, St. Paul, MN.
- Per FEMA Flood Insurance Rate Map Number 27123C0112G with an effective date of June 4th, 2010, surveyed property is located in Zone X, areas of minimal flooding. Areas determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance floodplains.
- Surveyed property contains ±19,733 Sq. Ft. (±0.45 acres).
- BEVONMARK: Minnesota Department of Transportation Geodetic GSID Station No. 24815 (MnDot Name 6245 A) - Elevation 830.92
- Current zoning classification per the City of St. Paul, the surveyed property is zoned "R4" One Family.
- Building setback or height restrictions per the City of St. Paul,  
Minimum Front Yard - 25 feet.  
Minimum Side Yard - 4 feet (For permitted and conditional uses allowed in residential districts other than residential uses, the side yard setback shall be a minimum of 9 feet).  
Minimum Rear Yard - 25 feet.
- At the time of this survey there were no buildings observed on the surveyed property.
- Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call. Ticket No. 191000115, dated 4/10/19 or were taken from utility plans provided by the City of St. Paul. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-434-0002). In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response.

### CERTIFICATION:

I hereby certify to Guadalupe Alternative Programs, that this survey, plan 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 13th day of November, 2019.

Southeast corner of Lots 6, Block 26, THE WEST ST. PAUL REAL ESTATE AND IMPROVEMENT SYNDICATE ADDITION NO. 2

*See reverse for City Approval.*

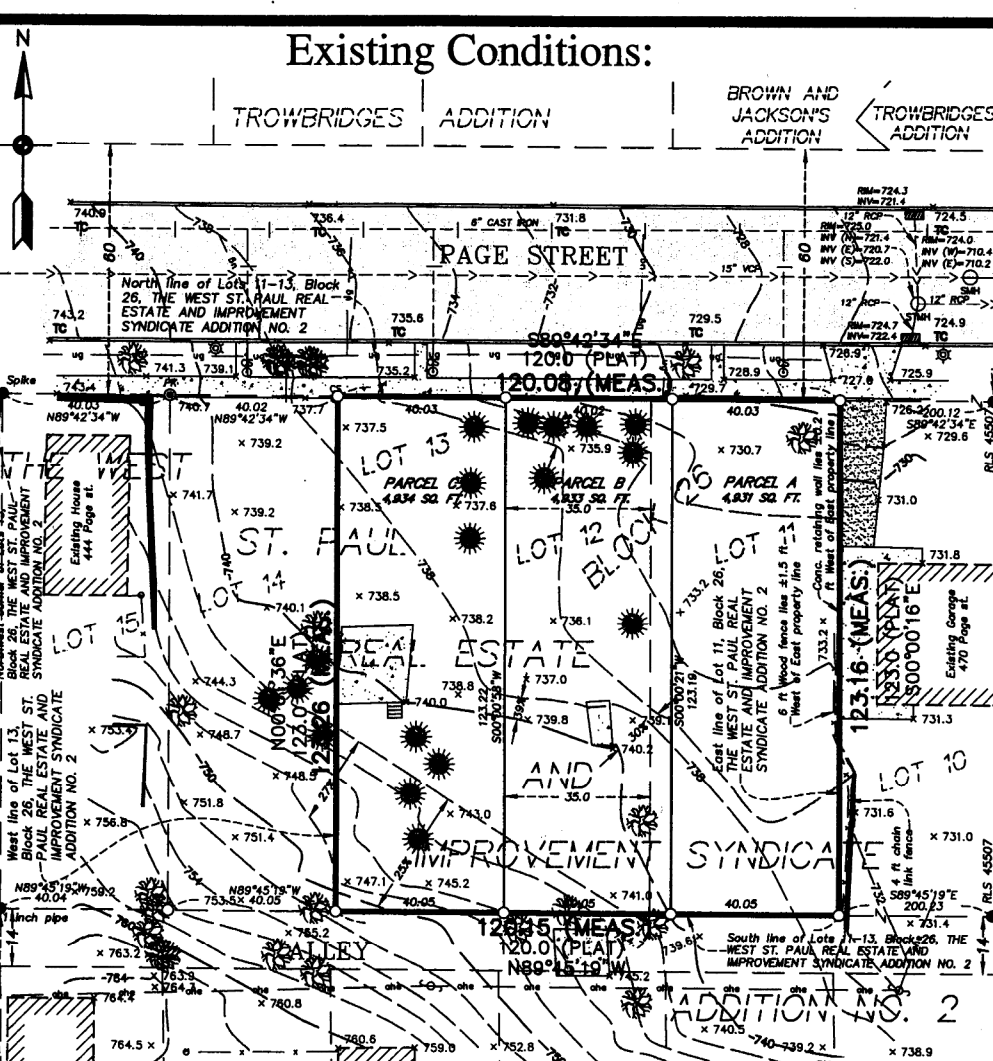
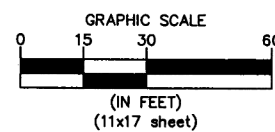
Signed: Carlson McCain, Inc.

By: *Daniel S. Hanson*  
Daniel S. Hanson, L.S.  
Minnesota License No. 52140  
dhanson@carlsonmccain.com

## LEGEND

- |   |  |   |                             |           |                                   |
|---|--|---|-----------------------------|-----------|-----------------------------------|
| ● | - Denotes Set PK Nail  | ▨ | - Denotes Catch Basin       | - - - - - | - Denotes Existing Fence as noted |
| ⊙ | - Denotes Found Iron Monument as noted                         | ⊠ | - Denotes Curb Stop         | ▨         | - Denotes Gravel Surface          |
| ○ | - Denotes set 5/8 inch by 14 inch rebar, marked with RLS 52140 | ⊡ | - Denotes Utility Pole      | ▨         | - Denotes Concrete Surface        |
| ⊙ | - Denotes Light Pole   | ⊡ | - Denotes Underground Gas   | ▨         | - Denotes Bituminous Surface      |
| ⊙ | - Denotes Existing Spot Elevation                              | ⊡ | - Denotes Overhead Electric | ▨         | - Denotes Existing 2 Ft. Contour  |
| ⊙ | - Denotes Existing Tree  | ⊡ | - Denotes Watermain         | ▨         | - Denotes Existing 10 Ft. Contour |
| ⊙ | - Denotes Sanitary Manhole                                     | ⊡ | - Denotes Sanitary Sewer    | ▨         |                                   |
| ⊙ | - Denotes Storm Manhole  | ⊡ | - Denotes Storm Sewer       | ▨         |                                   |

**Carlson McCain**  
ENVIRONMENTAL • ENGINEERING • SURVEYING  
3890 Pheasant Ridge Drive NE,  
Suite 100, Blaine, MN 55449  
Phone: 763-489-7900 Fax: 763-489-7959  
1928 8042\_split cert revised BJS



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

CITY OF SAINT PAUL

By    
for Planning Administrator

11/27/2019  
Date

Approval of lot split, not for  
building placement. This lot split  
does not constitute approval of  
building or uses of this site.