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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

July 22, 2019

Scott Limback
1253 Juno Avenue
Saint Paul, Minnesota 55116

RE: 1253-1257 Juno Avenue Adjustment of Common Boundary – Final Approval (amended)
Zoning File #19-033-123

Dear Mr. Limback:

The proposed adjustment of common boundary between 1253 Juno Avenue (PIN 10-28-23-42-0022) and 1257 Juno Avenue (PIN 10-28-23-42-0228) is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

The enclosed stamped and signed survey as approved by the Planning Administrator is your record of the 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 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,



Paul Dubruiel, on behalf of the Planning Administrator
PED Zoning

cc: Highland District Council
Ashley Skarda, Dept. of Safety & Inspections
Jim Brown, Dept. of Public Works
Aaron Hofstedt, Surveyor

CERTIFICATE OF SURVEY

RECEIVED
JUL 22 2019
BY: _____

REARINGS ARE ASSUMED

PARCEL A

EXISTING LEGAL DESCRIPTION (per Warranty Deed Document No. 3319669, recorded April 10, 2020).
Lots Twenty-one (21) and Twenty-two (22) Block Two (2), Davern's Rearrangement of Blocks Four (4), Five (5), and Six (6), Lexington Park, Plat Ten (10), Records of Ramsey County, Minnesota.

Abstract Property.

PROPOSED LEGAL DESCRIPTION:

Lots 21 and 22, Block 2, DAVERN'S REARRANGEMENT OF BLOCKS 4, 5 & 6 OF LEXINGTON PARK PLAT 10, except the easterly nineteen (19) feet thereof, Ramsey County, Minnesota.

PARCEL A NOTES:

- 1) The address of the property is: 1267 Juno Avenue, St. Paul, Minnesota 55115.
- 2) The Property ID Number is: 10-28-23-42-0228.
- 3) The property is zoned R4 (One-Family Residential) by the City of Saint Paul.
- 4) The minimum yard setback requirements are as follows:
Front = 25 Feet
Side = 4 Feet
Rear = 25 Feet
- 5) The existing two-story house does not comply with the current minimum front yard setback requirements.
- 6) The current property area is approximately 9,891 square feet (227.227 acres).
- 7) The proposed property area is approximately 7,539 square feet (173.173 acres).
- 8) The property is located within Zone X, an area of minimal flood hazard, per FEMA Flood Insurance Rate Map Number 27123000220, dated June 4, 2010.

PARCEL B

EXISTING LEGAL DESCRIPTION (per Certificate of Title No. 524688, dated May 23, 2013).
Lot 23, Block 2, Davern's Rearrangement of Blocks 4, 5 & 6 of Lexington Park Plat 10.

PROPOSED LEGAL DESCRIPTION:

Lot 23 and the easterly nineteen (19) feet of Lot 22, Block 2, DAVERN'S REARRANGEMENT OF BLOCKS 4, 5 & 6 OF LEXINGTON PARK PLAT 10, Ramsey County, Minnesota.

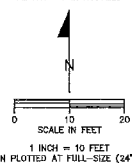
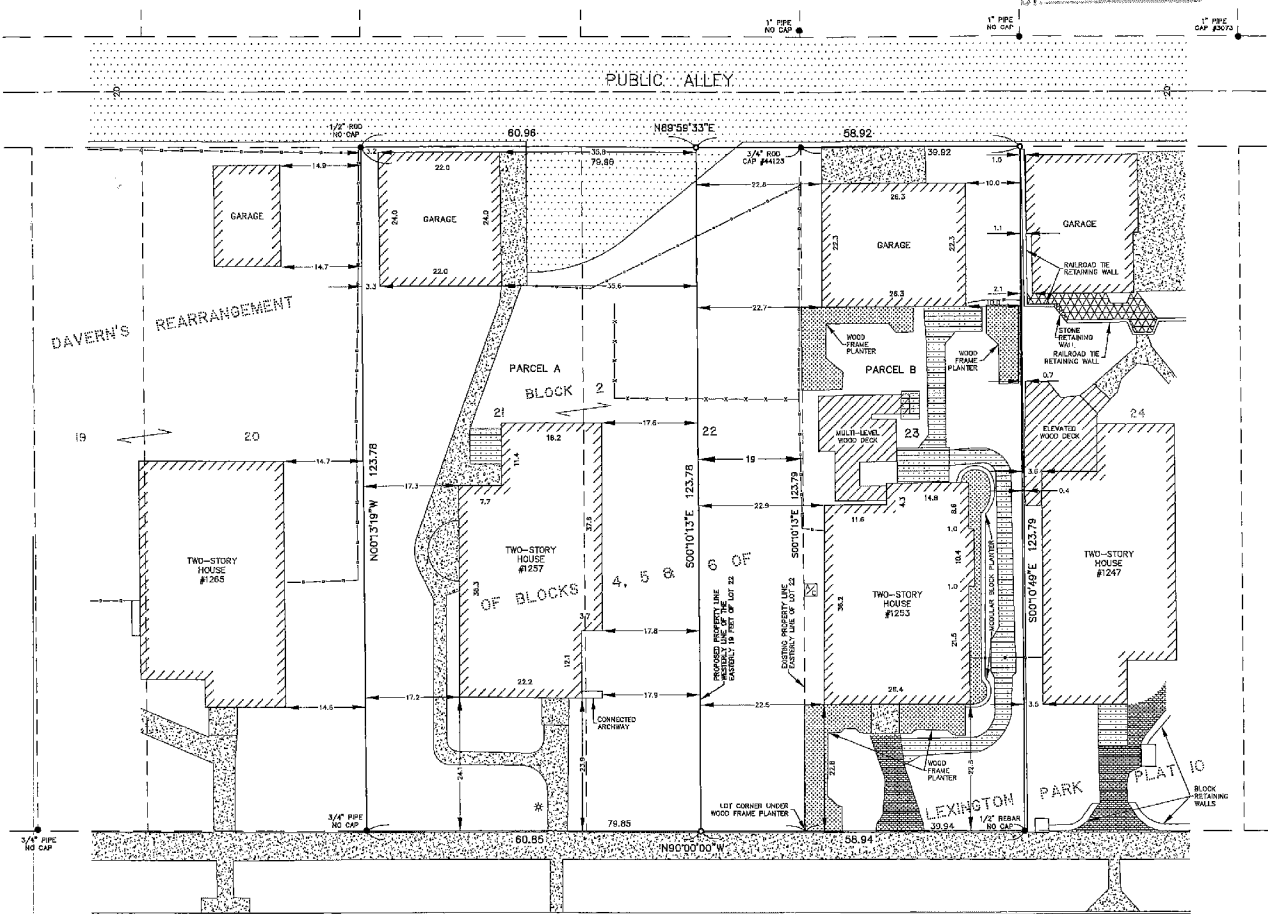
PARCEL B NOTES:

- 1) The address of the property is: 1253 Juno Avenue, St. Paul, Minnesota 55115.
- 2) The Property ID Number is: 10-28-23-42-0222.
- 3) The property is zoned R4 (One-Family Residential) by the City of Saint Paul.
- 4) The minimum yard setback requirements are as follows:
Front = 25 Feet
Side = 4 Feet
Rear = 25 Feet
- 5) The existing two-story house does not comply with the current minimum front yard setback requirements.
- 6) The current property area is approximately 4,942 square feet (113.113 acres).
- 7) The proposed property area is approximately 7,294 square feet (167.167 acres).
- 8) The property is located within Zone X, an area of minimal flood hazard, per FEMA Flood Insurance Rate Map Number 27123000220, dated June 4, 2010.

SURVEYOR'S CERTIFICATION:

I hereby certify 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.

Signature: A. C. Hofstad
Typed or Printed Name: Aaron C. Hofstad
Date: 7-22-2019 License Number: 45773



SYMBOL LEGEND:

- FOUND IRON MONUMENT
- 1/2" x 18" REBAR TO BE SET AND MARKED "NLS 43773"
- ▨ AIR CONDITIONING UNIT
- * LIGHT POLE
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE
- CONCRETE CURB & GUTTER
- ▨ BITUMINOUS SURFACE
- ▨ BRICK SURFACE
- ▨ CONCRETE SURFACE
- ▨ CONCRETE PAVERS
- ▨ LANDSCAPED AREA
- ▨ WOOD SURFACE

GENERAL NOTES:

- 1) The purpose of this survey is for the conveyance of property and not intended for obtaining any type of building permit. No proposed conditions are shown.
- 2) This survey was prepared without the benefit of any title commitments. There may be easements, assessments, leases, restrictions, and/or other such encumbrances of record which affect the subject properties that are not shown on this survey.

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

CITY OF SAINT PAUL

Paul Dubruel 7/22/19
for Planning Administrator Date

approval of adjustment of common boundary only. Not for building placement. This adjustment of common boundary does not constitute approval of buildings or uses of this site.

Copy Only
Not For Recording

Project: 190302.0		Drawn By: BRP & AGH	
Date: July 22, 2019		Checked By: AGH	
Date	Revision	By	

