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Office of the County Recorder
Ramsey County, Minnesota

Tara J Bach, County Recorder

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Deputy 312

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Document Recording Fee Abstract	\$46.00
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Document Total	\$46.00
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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*

May 18, 2020

Ben Johnson
Frogtown Entrepreneur Center, LLC
663 University Avenue West
Saint Paul, Minnesota 55104

RE: 489-501 N Dale & 625 University Adjustment of Common Boundary – Final Approval
Zoning File #20-025-905

Dear Mr. Johnson:

The proposed adjustment of common boundary for 489 N Dale St. (PIN 35-29-23-14-0229), 501 N Dale St. (PIN 35-29-23-14-0207), and 625 University Ave. (PIN 35-29-23-14-0228) is hereby approved for compliance with the City of Saint Paul's subdivision regulations subject to the following condition.

An easement over the north 15 feet of Parcels B and C stating that no structure may be constructed in the easement area without prior approval of the City Building Official for conformance with the building code shall be recorded on the deeds of both parcels, and copies of the recorded easements shall be filed with the Department of Safety and Inspections (contact James Williamette, 651-266-9077).

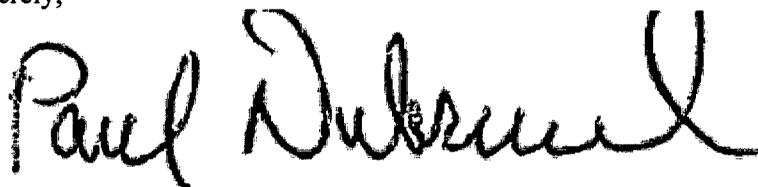
The Department of Public Works noted that Parcel C (PIN 35-29-23-14-0229) has a provisional address of 495 Dale Street North for a pending mixed-use building development.

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 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 Dubruel, on behalf of the Planning Administrator

cc: Frogtown Neighborhood Association
Bonnie O'Malley, Fredrikson & Byron P.A.
Joanne Matzen, Winthrop & Weinstine
Jim Brown, Dept. of Public Works
James Williamette, Matt Graybar, Tia Anderson, & Steve Ubl, Dept. of Safety & Inspections
Daniel Ekrem, Alliant Engineering

VEY

EXISTING LEGAL DESCRIPTION - PARCEL A (PID: 352923140207)

All that part of Lots 1 and 2, Block 1, Syndicate No. 1 Addition, Ramsey County, Minnesota, lying South of a line running from a point on the East line of said Lot 1, distant 55.12 feet South of the Northeast corner thereof to a point on the West line of said Lot 2, distant 55.4 feet South of the Northwest corner thereof, according to the recorded plat thereof;

Together with that part of the north half of the vacated public alley (registered document number and date pending) said Block 1, Syndicate No. 1 Addition, which accrued to said Lots 1 and 2.

EXISTING LEGAL DESCRIPTION - PARCEL B (PID: 352923140228)

Lot 29, Block 1, Syndicate No. 1 Addition, Ramsey County, Minnesota;

Together with that part of the south half of the said vacated public alley in said Block 1, Syndicate No. 1 Addition, which accrued to said Lot 29.

EXISTING LEGAL DESCRIPTION - PARCEL C (PID: 352923140229)

Lot 30, Block 1, Syndicate No. 1 Addition, Ramsey County, Minnesota;

Together with that part of the south half of the said vacated public alley in said Block 1, Syndicate No. 1 Addition, which accrued to said Lot 30.

PROPOSED LEGAL DESCRIPTION - PARCEL A (PID: 352923140207)

All that part of Lots 1 and 2, Block 1, Syndicate No. 1 Addition, Ramsey County, Minnesota, lying South of a line running from a point on the East line of said Lot 1, distant 55.12 feet South of the Northeast corner thereof to a point on the West line of said Lot 2, distant 55.4 feet South of the Northwest corner thereof, according to the recorded plat thereof.

PROPOSED LEGAL DESCRIPTION - PARCEL B (PID: 352923140228)

Lot 29, Block 1, Syndicate No. 1 Addition, Ramsey County, Minnesota;

Together with that part of the south half of the said vacated public alley in said Block 1, Syndicate No. 1 Addition, which accrued to said Lot 29;

Also together with that part of the north half of the said vacated public alley said Block 1, Syndicate No. 1 Addition, which accrued to Lot 2, said Block 1, Syndicate No. 1 Addition.

PROPOSED LEGAL DESCRIPTION - PARCEL C (PID: 352923140229)

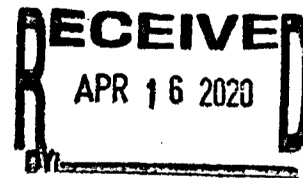
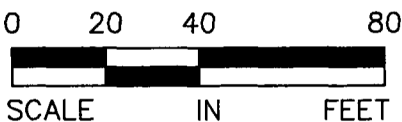
Lot 30, Block 1, Syndicate No. 1 Addition, Ramsey County, Minnesota;

Together with that part of the south half of the said vacated public alley in said Block 1, Syndicate No. 1 Addition, which accrued to said Lot 30;

Also together with that part of the north half of the said vacated public alley said Block 1, Syndicate No. 1 Addition, which accrued to Lot 1, said Block 1, Syndicate No. 1 Addition.

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RAMSEY COUNTY COORDINATE SYSTEM, NAD 83, 86 ADJUSTMENT.

- Denotes found monument as noted
- ⊕ Denotes found scribed 'X'
- ⊙ Denotes found mag nail w/ brass disc
- ⊙ Denotes set mag nail w/ brass disc marked by license no. 44110
- [] Denotes plat dimension
- ⊔ Denotes boundary line



see reverse for City Approval

Design File: 180149	Checked By: PG	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. PETER GODIS Print Name Signature APRIL 14, 2020 44110 Date License Number
Scale: 1" = 40'	Drawn By: DPE	
Date: 4/14/2020	Field: PG	

ADJUSTMENT OF COMMON BOUNDARY
CLIENT: NEIGHBORHOOD DEVELOPMENT CENTER
ST. PAUL, MINNESOTA



Alliant Engineering, Inc.
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

COR. 1

--33--

COR. 0.1 FT OF R

COR. 0.9 FT OF R

EAST LINE OF THE NE 1/4 OF SEC. 35, T. 29, R. 23

DALE STREET

--33--

N

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

CITY OF SAINT PAUL

By Paul Dubruin 5/18/20
for Planning Administrator Date
see condition:

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.

subject to the following condition.

An easement over the north 15 feet of Parcels B and C stating that no structure may be constructed in the easement area without prior approval of the City Building Official for conformance with the building code shall be recorded on the deeds of both parcels, and copies of the recorded easements shall be filed with the Department of Safety and Inspections (contact James Williamette, 651-266-9077).