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Office of the County Recorder  
Ramsey County, Minnesota

Tara J Bach, County Recorder

Christopher A. Samuel, County Auditor and Treasurer

Deputy 406

Pkg ID 1368483D

Document Recording Fee Abstract	\$46.00
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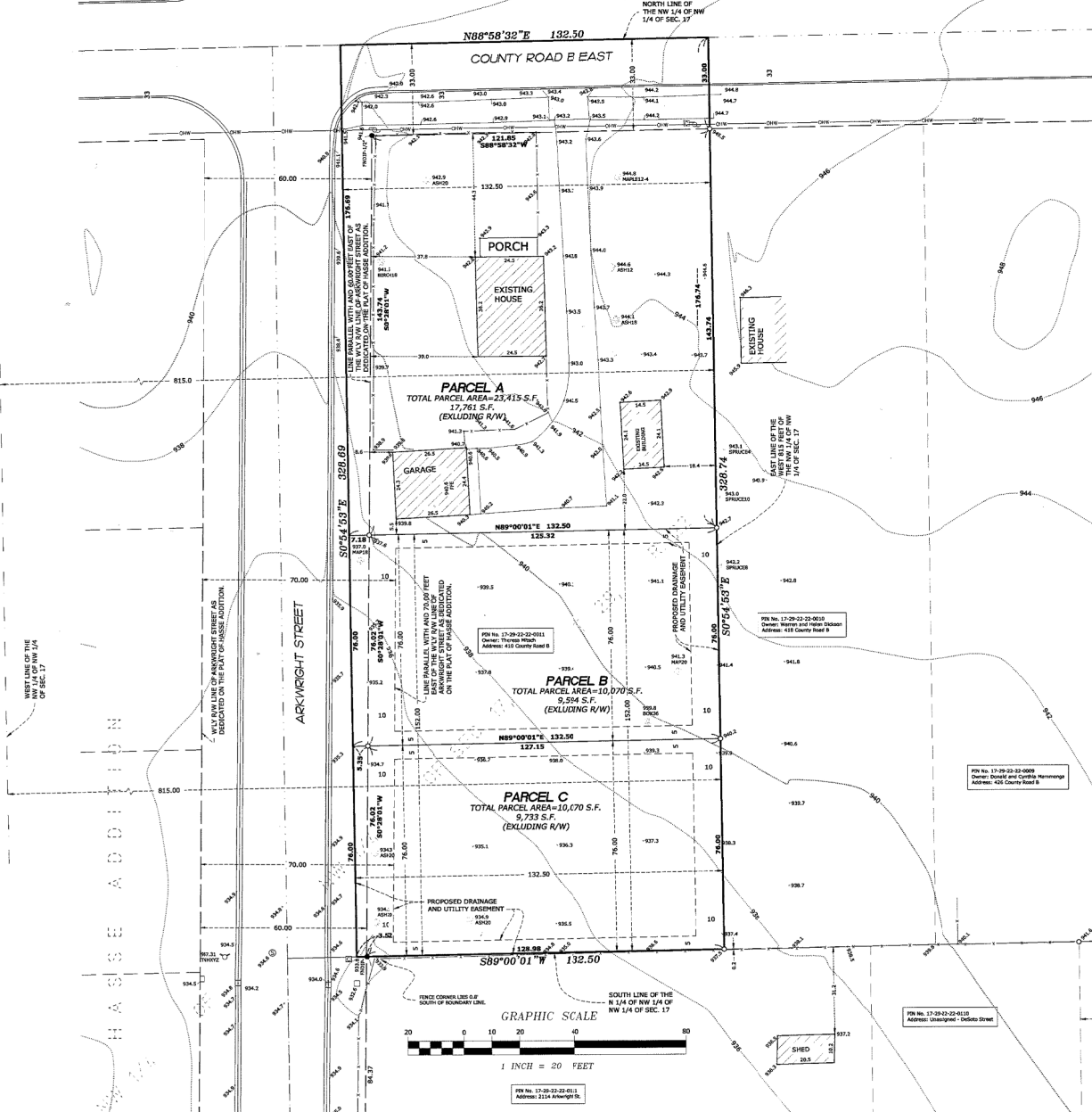
<b>Document Total</b>	<b>\$46.00</b>
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# LOT DIVISION

~for~ DARIN MOXNESS  
~of~ 410 COUNTY ROAD B EAST

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

*Shann Finwall* 6/22/20  
SHANN FINWALL, COMMUNITY DEVELOPMENT  
CITY OF MAPLEWOOD



## EXISTING LEGAL DESCRIPTION

(Per Commitment for Title Insurance issued by Stewart Title Guaranty Company, File No. 601232, dated effective October 29, 2019 at 7:00 A.M.)

The East 132.5 feet of the West 815.0 feet of the North One-Quarter (N 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 17, Township 29, Range 22, subject to County Road B, Ramsey County, Minnesota.

Abstract Property

## PROPOSED LEGAL DESCRIPTIONS

**PARCEL A**  
The east 132.5 feet of the west 815.0 feet of the North Quarter of the Northwest Quarter of the Northwest Quarter of Section 17, Range 22, Ramsey County, Minnesota. Except the south 152.00 feet thereof.

**PARCEL B**  
The north 76.00 feet of the south 152.00 feet of the east 132.50 feet of the West 815.00 feet of the North Quarter of the Northwest Quarter of the Northwest Quarter of Section 17, Township 29, Range 22, Ramsey County, Minnesota.

**PARCEL C**  
The south 76.00 feet of the east 132.50 feet of the west 815.00 feet of the North Quarter of the Northwest Quarter of the Northwest Quarter of Section 17, Township 29, Range 22, Ramsey County, Minnesota.

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 11/6/19.
- Bearings shown are on Ramsey County datum.
- Parcel ID Number: 17-29-22-001-1.
- Curb shots are taken at the top and back of curb.
- This survey is based on the Commitment for Title Insurance issued by Stewart Title Guaranty Company, File No. 601232, dated effective October 29, 2019 at 7:00 A.M.

**E.G. RUD & SONS, INC.**  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel (651) 361-8200 Fax (651) 361-8701

## PROPOSED EASEMENT DESCRIPTIONS

### PROPOSED RIGHT OF WAY DESCRIPTION FOR OVERALL SITE

A perpetual easement for right of way purposes over, under and across the north 33.00 feet of the following described parcel:

The East 132.5 feet of the West 815.0 feet of the North One-Quarter (N 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 17, Township 29, Range 22, subject to County Road B, Ramsey County, Minnesota.

AND

A perpetual easement for right of way purposes over, under and across that part of the aforementioned parcel, which lies west of a line drawn parallel with and 60.00 feet east of the westerly right of way line of Arkwright Street as dedicated on the recorded plat of HASSE ADDITION, Ramsey County, Minnesota.

**PROPOSED DRAINAGE AND UTILITY EASEMENT DESCRIPTION FOR PARCEL B**  
A perpetual easement for drainage and utility purposes over, under and across the north 5.00 feet; the south 5.00 feet and the east 10.00 feet of the following described parcel:

The north 76.00 feet of the south 152.00 feet of the east 132.50 feet of the west 815.00 feet of the North Quarter of the Northwest Quarter of the Northwest Quarter of Section 17, Township 29, Range 22, Ramsey County, Minnesota.

AND

A perpetual easement for drainage and utility purposes over, under and across that part of the aforementioned parcel which lies west of a line drawn parallel with and 70.00 feet east of the westerly right of way line of Arkwright Street as dedicated on the recorded plat of HASSE ADDITION, Ramsey County, Minnesota.

**PROPOSED DRAINAGE AND UTILITY EASEMENT DESCRIPTION FOR PARCEL C**  
A perpetual easement for drainage and utility purposes over, under and across the north 5.00 feet; the south 5.00 feet and the east 10.00 feet of the following described parcel:

The south 76.00 feet of the east 132.50 feet of the west 815.00 feet of the North Quarter of the Northwest Quarter of the Northwest Quarter of Section 17, Township 29, Range 22, Ramsey County, Minnesota.

AND

A perpetual easement for drainage and utility purposes over, under and across that part of the aforementioned parcel, which lies west of a line drawn parallel with and 70.00 feet east of the westerly right of way line of Arkwright Street as dedicated on the recorded plat of HASSE ADDITION, Ramsey County, Minnesota.

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- ⊗ DENOTES EXISTING SPOT ELEVATION
- DENOTES GUY WIRE
- ⊕ DENOTES HYDRANT
- ⊗ DENOTES MISCELLANEOUS MANHOLE
- ⊗ DENOTES POWER POLE
- ⊗ DENOTES SANITARY SEWER MANHOLE
- ⊗ DENOTES SIGN
- ⊗ DENOTES WATER VALVE
- ⊗ DENOTES FENCE
- ⊗ DENOTES WOOD FENCE
- ⊗ DENOTES OVERHEAD WIRE
- ⊗ DENOTES BITUMINOUS SURFACE
- ⊗ DENOTES CONCRETE SURFACE
- ⊗ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER RAMSEY COUNTY TAX INFORMATION)

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*Jason E. Blus*  
JASON E. BLUS  
Date: 4/21/2020 License No. 41578

DRAWN BY: BPN	JOB NO: 198897	DATE: 11/14/19
CHECK BY: JER	FIELD CREW: JAV/S	
1 2/7/2020	CITY COMMENTS	BPN
2 4/21/2020	ADD PROPOSED EASEMENT	BPN
NO. DATE DESCRIPTION	BY	

NORTH



March 30, 2020

CONVEYANCE OF LAND DESCRIBED BY THIS INSTRUMENT IS HEREBY APPROVED AND IS ENTITLED TO RECORDING AND SUBDIVIDING.  
*Shawn Finwall* 6/22/20  
SHAWN FINWALL, COMMUNITY DEVELOPMENT  
CITY OF MAPLEWOOD

RE: 410 County Road B East Lot Division and Administrative Variance Approval

The City of Maplewood has approved your lot division and administrative variance for a reduced lot area request for 410 County Road B East. A summary of the request is as follows:

Rick Schreier Jr., applicant, and Darin Moxness, owner, are proposing to subdivide the lot at 410 County Road B East into three lots. City code requires that single family lots be 10,000 square feet in area and that garages maintain a 5-foot setback from the side and rear property lines.

Parcel A will be 17,761 square feet in area and contain the existing single family house and garage with a setback of 5 feet to the new property line. Parcels B and C will be 9,594 and 9,733 square feet in area, respectively, and will be developed with new single family houses.

City code allows the City to process reduced lot areas with an administrative variance if the lot does not exceed a 5 percent deviation from the minimum requirement. Parcels B and C will meet that requirement at 9,594 and 9,733 square feet in area. The review procedure for administrative variances requires that the applicant submit a petition from the adjacent property owners with their written approval. The City also notifies the adjacent property owners via mail of the request, allowing for 10 days in which to receive comment before making a final decision on the administrative variance request. The City notified the adjacent property owners on March 16, 2020. No appeals were received from the adjacent property owners by the March 26, 2020, deadline. The City approved the reduced lot area administrative variance for Parcels B and C on March 27, 2020.

Approval of the lot division and administrative variance is subject to the following conditions:

1. A revised survey with the following additional information:
  - a. Right-of-way easements and legal descriptions for all portions of Parcels A, B, and C that extend into the existing County Road B and Arkwright Street right-of-ways.
  - b. Drainage and utility easements and legal descriptions for Parcels A, B, and C as follows: 10-foot front and rear yard and 5-foot side yard drainage and utility easements.
  - c. Correctly identify the street on the north side of Parcel A as County Road B, not County Road E.

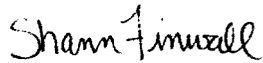
City of Maplewood  
Community Development Department  
1902 County Road B East  
Maplewood, MN 55109

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

2. Right-of-way and utility and drainage easement documents for Parcels A, B, and C. The City will assist in preparing the easement documents after receiving the appropriate easement legal descriptions. Once the easement documents are signed by the applicant, the City will record the easement documents with Ramsey County.
3. Future development of Parcels B and C must comply with the following:
  - a. Engineering plans shall be submitted for any future improvements to Parcels B and C (e.g., utility extensions, site grading, etc.).
  - b. The development of Parcels B and C must comply with the City's Tree Preservation Ordinance.

Once the conditions outlined in items 1 and 2 above, the City of Maplewood will stamp the final survey with our approval. That survey should then be delivered to Ramsey County Property Records for recording. The City of Maplewood will record the final easement documents with Ramsey County. The 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](mailto:Shann.finwall@maplewoodmn.gov)  
(651) 249-2304

Enclosure: Lot Division Survey for 410 County Road B East dated November 14, 2019