



Doc No **A04822501**

Certified, filed and/or recorded on
Jul 16, 2020 3:18 PM

Office of the County Recorder
Ramsey County, Minnesota

Tara J Bach, County Recorder

Christopher A. Samuel, County Auditor and Treasurer

Deputy 313

Pkg ID 1372449E

Document Recording Fee Abstract	\$46.00
---------------------------------	---------

Document Total	\$46.00
-----------------------	----------------

LOT SPLIT

Survey Made For:
Mr. Nate Fritz
1592 Race Street
St. Paul, MN 55102

LAKE AND LAND SURVEYING, INC.
1200 Centre Pointe Curve, Suite 275
Mendota Heights, Minnesota 55120
Phone: 651-776-6211

Current Legal Description: (1588 Race Street)

Lot 5, Block 9, BIRMINGHAM'S 4TH ADDITION
Lot 6, Block 9, BIRMINGHAM'S 4TH ADDITION, except the West 20 feet
Ramsey County, Minnesota.
(Certificate Number: 592442)

Proposed Legal Description Parcel A: (1588 Race Street)

Lot 5, and that part of Lot 6, lying Northeasterly of the Southwesterly 5 feet thereof, Block 9, BIRMINGHAM'S 4TH ADDITION, according to the record plat thereof,
Ramsey County, Minnesota.

Current Legal Description: (1592 Race Street)

The Southwesterly 20 feet of Lot 6, and ALL of Lot 7, Block 9, BIRMINGHAM'S FOURTH ADDITION TO THE CITY OF SAINT PAUL, Ramsey County, Minnesota.
(Deed Doc No. 2651120)

Proposed Legal Description Parcel B: (1592 Race Street)

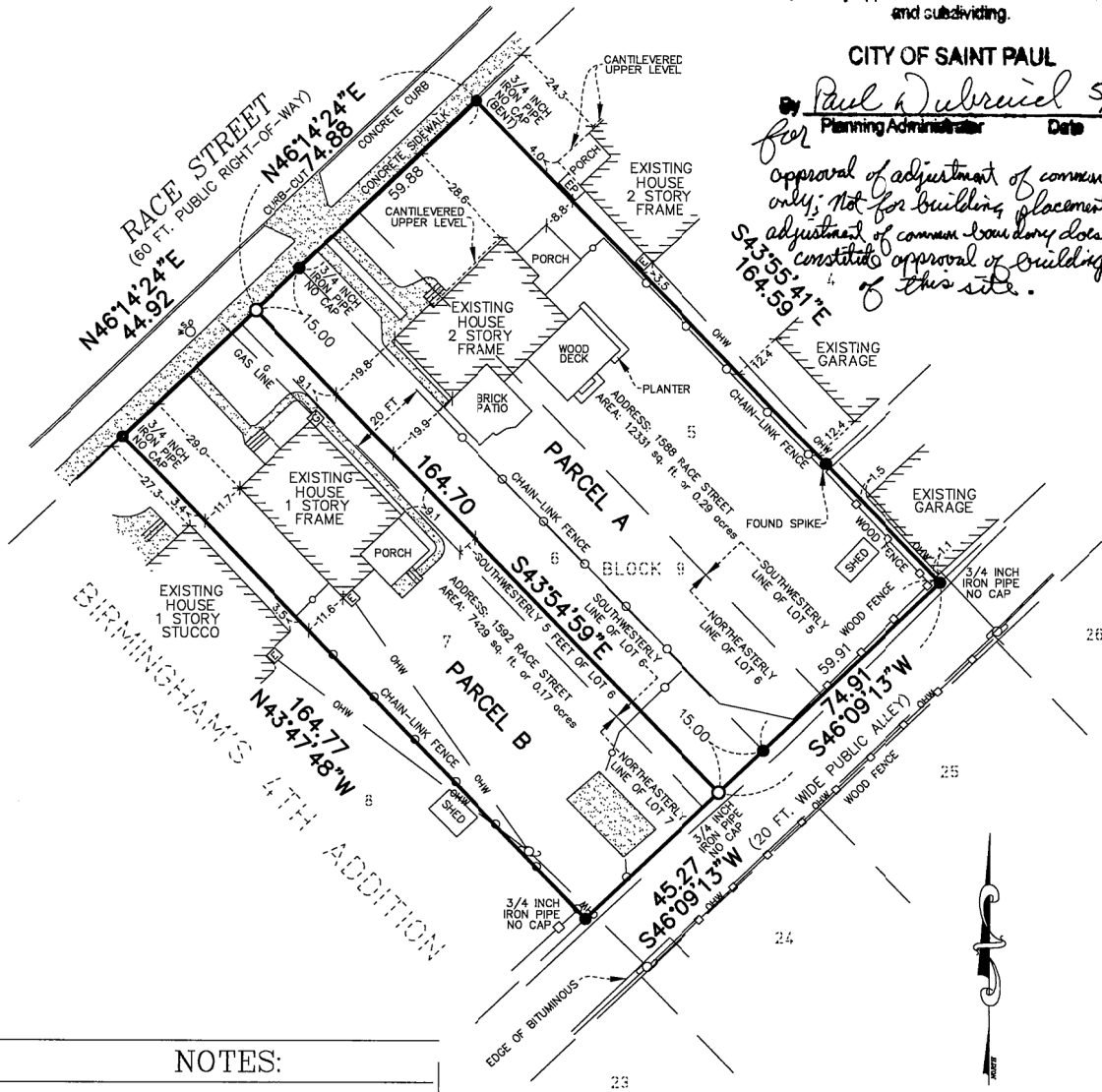
The Southwesterly 5 feet of Lot 6, and Lot 7, Block 9, BIRMINGHAM'S 4TH ADDITION, Ramsey County, Minnesota.

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

CITY OF SAINT PAUL

By Paul Dubreuil 5/27/20
for Planning Administrator Date

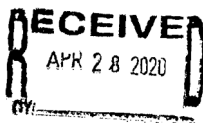
Approval of adjustment of common boundary only; Not for building placement. This adjustment of common boundary does not constitute approval of buildings or uses of this site.



NOTES:

- Denotes 12 Inch Common Spike set with washer stamped RLS 16464 or as noted, to be set after Lot Split approval.
- Denotes Iron Monument found size, type, & R.L.S. as noted.
- ⊠ Denotes Gas Meter
- ⊞ Denotes Electric Meter
- Denotes Utility Pole
- ⊞ Denotes Water Shut-off valve
- OHW— Denotes Overhead Utility Wires
- Denotes Chain Link Fence
- ▨ Denotes Concrete Surface

BASIS OF BEARINGS: ASSUMED
LAKE & LAND SURVEYING JOB NO. 2020.039 JK



GRAPHIC SCALE
1 inch = 30 ft.

I 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.

Jonathan L. Foraci March 23, 2020
Jonathan L. Foraci
Registered Land Surveyor & Registered Engineer
Minnesota Registration No. 16464



CITY OF SAINT PAUL
Melvin Carter, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

May 27, 2020

Nate Fritz
1588 Race Street
Saint Paul, Minnesota 55102

RE: 1588-1592 Race Street Adjustment of Common Boundary – Final Approval
Zoning File #20-024-024

Dear Mr. Fritz:

The proposed adjustment of common boundary between 1588 Race Street (PIN 14-28-23-22-0087) and 1592 Race Street (PIN 14-28-23-22-0088) 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 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: Roger Heil, 1592 Race Street
West Seventh / Fort Road Federation
Matt Graybar, Dept. of Safety & Inspections
Jim Brown, Dept. of Public Works
Jon Faraci, Lake and Land Surveying