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Ramsey County, Minnesota  
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CITY OF SAINT PAUL  
*Melvin Carter, Mayor*

23 West Fourth Street  
Saint Paul, MN 55102

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

June 24, 2020

Shirzad Raimi  
Venture Capital LLC  
301 Concordia Place  
Burnsville, Minnesota 55337

RE: 1879 Ames Avenue Lot Split - Final Approval  
Zoning File #20-030-852

Dear Mr. Raimi:

The proposed lot split for 1879 Ames Avenue (PIN 26-29-22-23-0036) is hereby approved for compliance with the City of Saint Paul's subdivision regulations subject to the following condition.

1. The draft drainage easement that has been reviewed and approved by the Sewer Utility, for stormwater from Parcel A to flow across Parcel B, shall be recorded on the deeds of both parcels along with the lot split. A copy of the recorded easement shall be filed with the Sewer Utility. Contact Anca Sima, Sewer Utility, 651-266-6237.

The Dept. of Public Works noted that Parcel B will be assigned the address of 1883 Ames Avenue.

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 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.

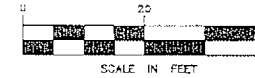
Call me at 651-266-6583 if you have any questions.

Sincerely,

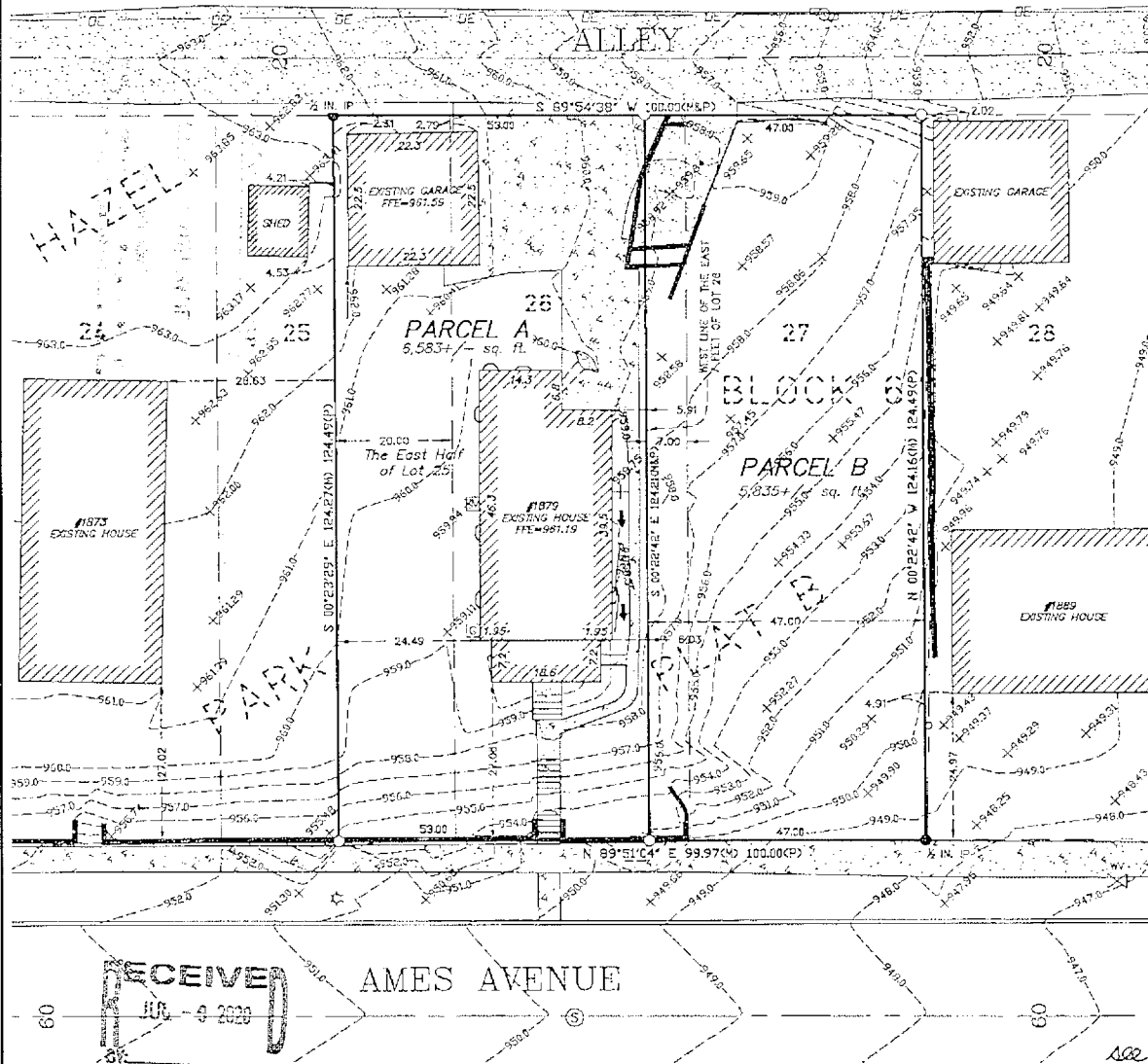
Paul Dubruel, on behalf of the Planning Administrator

cc: District 2 Community Council  
Jim Brown, Department of Public Works  
Matt Graybar & James Williamette, Dept. of Safety and Inspections  
Anca Sima, Sewer Utility  
Vladimir Sivriev, Surveyor

# CERTIFICATE OF SURVEY for SHIRZAD RAIMI



Call 48 Hours before digging  
**GOPHER STATE ONE CALL**  
 Twin Cities Area 651-454-0002  
 MN. Toll Free 1-800-252-1166



### BUILDING SETBACKS

ZONING: R4 - SINGLE-FAMILY DISTRICT  
 HOUSE: FRONT = 25 FT.  
 SIDE = 4 FT.  
 REAR = 25 FT.

### EXISTING LEGAL DESCRIPTION

The East One Half of Lot 25, Lot 26, Lot 27, Block 6, HAZEL PARK PLAT B, Ramsey County, Minnesota, according to the recorded plat thereof.

### REFERENCE BENCHMARK

ELEVATION = 846.86 (NGVD 29) MNOOT DISK "VETS"

### EXISTING HARDCOVER

EXISTING HOUSE 1,130 SQ. FT.  
 EXISTING GARAGE 502 SQ. FT.  
 EXISTING CONCRETE SURFACE 1,290 SQ. FT.  
 EXISTING BITUMINUS SURFACE 247 SQ. FT.  
 EXISTING RETAINING WALL 55 SQ. FT.  
 TOTAL LOT AREA 12,420 SQ. FT.  
 EXISTING HARDCOVER 28.0 %

### EXISTING HARDCOVER PARCEL A

EXISTING HOUSE 1,130 SQ. FT.  
 EXISTING GARAGE 502 SQ. FT.  
 EXISTING CONCRETE SURFACE 1,290 SQ. FT.  
 EXISTING BITUMINUS SURFACE 247 SQ. FT.  
 EXISTING RETAINING WALL 55 SQ. FT.  
 TOTAL LOT AREA 6,583 SQ. FT.  
 EXISTING HARDCOVER 49.0 %

### EXISTING HARDCOVER PARCEL B

TOTAL LOT AREA 5,835 SQ. FT.  
 EXISTING HARDCOVER 0.0 %

### NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED.
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

*see reverse for City approval*

### LEGEND

- DENOTES FOUND PROPERTY (IRON)
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- - - DENOTES LOT LINE
- - - DENOTES SETBACK LINE
- x999.89 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- - - 999 DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- BT DENOTES BITUMINOUS SURFACE
- DENOTES CHAINLINK FENCE
- DENOTES WOOD FENCE
- ⊗ DENOTES WATER CURB STOP
- ☆ DENOTES LIGHT POLE
- ⊕ DENOTES ELECTRIC POWER POLE
- CE — DENOTES OVERHEAD ELECTRIC
- DENOTES RETAINING WALL
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- ⊙ DENOTES SANITARY MANHOLE
- ⊙ DENOTES ELECTRIC METER
- - - 999 DENOTES PROPOSED CONTOUR LINE
- x999.89 DENOTES PROPOSED SPOT ELEVATION

### LEGAL DESCRIPTION FOR PARCEL A

The East One Half of Lot 25 and that part of Lot 26 lying westerly of the East 7 feet of said Lot 26, Block 6, HAZEL PARK PLAT B, Ramsey County, Minnesota, according to the recorded plat thereof.

### LEGAL DESCRIPTION FOR PARCEL B

Lot 27 and the East 7 feet of Lot 26, Block 6, HAZEL PARK PLAT B, Ramsey County, Minnesota, according to the recorded plat thereof.

RECEIVED  
 JUN - 9 2020

**EDS** ENGINEERING DESIGN & SURVEYING  
 6480 Weyzata Blvd, Minneapolis, MN 55425  
 OFFICE: (763) 545-2800 FAX: (763) 545-2801  
 EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY 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.  
*Rad Survan*  
 LANDMNR SURVEYOR L.S. NO. 25165 DATED: 07/09/20

JOB NAME: SHIRZAD RAIMI

LOCATION: 1879 AMES AVENUE, SAINT PAUL, MN 55119

FIELD WORK DATE: 04/10/20

FIELD BOOK NO.: EDS-13

DRAWN BY: PY

CHECKED BY: VS

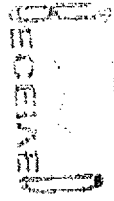
PROJECT NO.: 20-025

SHEET NO. 1 OF 1

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

CITY OF SAINT PAUL

By Paul Dubuciel 6-24-20 Revised  
for Planning Administrator



see condition:

Approval of lot split only; Not for building placement.  
This lot split approval does not constitute approval  
of buildings or uses of this site.

subject to the following condition.

1. The draft drainage easement that has been reviewed and approved by the Sewer Utility, for stormwater from Parcel A to flow across Parcel B, shall be recorded on the deeds of both parcels along with the lot split. A copy of the recorded easement shall be filed with the Sewer Utility. Contact Anca Sims, Sewer Utility, 651-266-6237.

**EXHIBIT A**

File No. 105062

**East 1/2 of Lot 25 and that part of Lot 26 lying westerly of the East 7 feet of said Lot 26, Block 6, Hazel Park Plat B**

**Ramsey County, Minnesota**

**Abstract Property**

**Property Address (FOR REFERENCE PURPOSES ONLY):**

**1879 Ames Ave  
St Paul, MN 55119**