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Office of the County Recorder
Ramsey County, Minnesota
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CERTIFICATE OF SURVEY

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

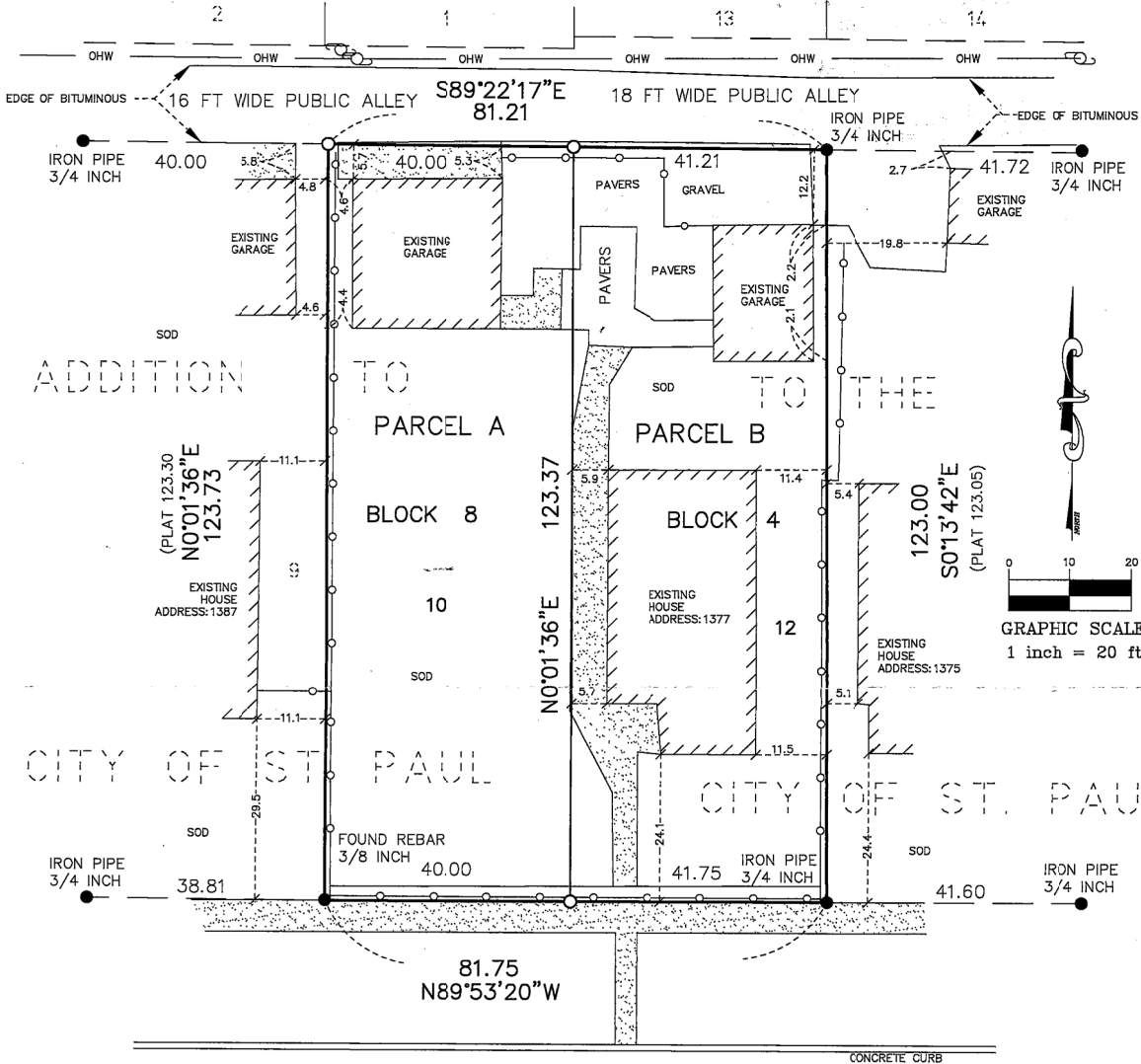
Phone: 651-776-6211

Lot Split Made For:

Mr. Tom Distad
1991 Ford Parkway
Saint Paul, MN 55116

SUNNYSIDE ADDITION

JEFFERSON PARK



RECEIVED
GCT - 1 2020
BY: _____

JEFFERSON AVENUE

(80 FT WIDE RIGHT-OF-WAY)

see reverse for City approval

EXISTING LOT AREA: 10,051 SQ. FT. OR 0.23 ACRES.

PROPOSED LOT AREA:
PARCEL A: 4941 SQ. FT. OR 0.11 ACRES
PARCEL B: 5110 SQ. FT. OR 0.12 ACRES.

Site Address: 1377 Jefferson Avenue, St Paul, MN 55105

Current Legal Description: (Warranty Deed)

Parcel 1: Lot 10, Block 8, Jefferson Park Addition to City of St. Paul, Ramsey County, Minnesota. And

Parcel 2: Lot 12, Block 4, Sunnyside Addition to the City of St. Paul, Ramsey County, Minnesota.

PROPOSED LEGAL DESCRIPTION PARCEL A:

Lot 10, Block 8, Jefferson Park Addition to City of St. Paul, Ramsey County, Minnesota.

PROPOSED LEGAL DESCRIPTION PARCEL B:

Lot 12, Block 4, Sunnyside Addition to the City of St. Paul, Ramsey County, Minnesota.

- 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 Chain Link Fence
- OHW— Denotes Overhead Utility Wires
- ⊕ Denotes Power Pole
- ▨ Denotes Concrete Surface

BASIS OF BEARINGS: Ramsey County Coordinates
LAKE & LAND SURVEYING. JOE NO. 2020.282 RP

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.

Revised Oct 1, 2020
Revised Aug 19, 2020
August 7, 2023

Jonathan L. Faraci

Jonathan L. Faraci
Registered Land Surveyor & Registered Engineer
Minnesota Registration No. 16464

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

CITY OF SAINT PAUL

By Paul Dubruin 10/20/20
for Planning Administrator Date

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



CITY OF SAINT PAUL
Melvin Carter, Mayor

25 West Fourth Street
Saint Paul, MN 55102

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

October 20, 2020

Tom Distad
1991 Ford Parkway
Saint Paul, Minnesota 55116

RE: 1377 Jefferson Avenue Lot Split – Final Approval
Zoning File # 20-065-870

Dear Mr. Distad:

The proposed lot split for 1377 Jefferson Avenue (PIN 33-29-22-21-0113) is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

The Dept. of Public Works noted that Parcel A will be assigned the address of 1381 Jefferson 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 Zoning 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,

A handwritten signature in cursive script that reads "Paul Dubruiel".

Paul Dubruiel, on behalf of the Planning Administrator

cc: Macalester Groveland Community Council
Thomas and Kathleen Grocott, owners
James Brown, Dept. of Public Works
David Eide, Dept. of Safety and Inspections
Jonathan Faraci, Lake and Land Surveying, Inc.