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Office of the County Recorder
Ramsey County, Minnesota
Todd J. Uecker, County Recorder
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Deputy 312

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CITY OF SAINT PAUL
Melvin Carter, Mayor

25 West Fourth Street, Ste. 1400
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-266-6549

October 27, 2020

Angela Hummelgard
Draco Properties LLC
P. O. Box 764
Prior Lake, Minnesota 55372

RE: 896 - 900 Palace Avenue Adjustment of Common Boundary
Zoning File #20-064-173 – Final Approval

Dear Ms. Hummelgard:

The proposed adjustment of common boundary between 896 and 900 Palace Avenue (PINs 1128-23-24-0134 and -135) is hereby preliminarily approved for compliance with the City of Saint Paul's subdivision regulations.

The Dept. of Safety and Inspections (DSI) noted that these parcels are in an area zoned R4 one-family residential. The boundary adjustment creates two 40-foot wide lots, each one meeting the minimum lot area requirements for a one-family dwelling in the R4 zoning district. A duplex is not allowed on either lot. The Certificate of Occupancy states that the existing house at 900 Palace is a single-family dwelling; it cannot be converted to a duplex. Contact David Eide, DSI, 651-266-9088, if you have any questions about this.

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 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,

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

Paul Dubruiel, on behalf of the Planning Administrator

cc: West Seventh / Fort Road Federation
David Eide Dept. of Safety and Inspections
Jim Brown, Department of Public Works
Gregory Prasch, DEMARC Land Surveying & Engineering

Surveyors Certificate

Administrative Lot Division For:

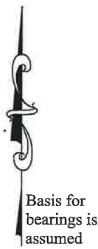
PILLAI BUILDERS

Property located in Section 11, Township 28, Range 23, Ramsey County, Minnesota

Proposed Legal Descriptions

Parcel A (5,080 sq ft)
Lot 11, Block 10, Michel and Robertson's Addition, Ramsey County Minnesota. Subject to easements and restrictions of record, if any.

Parcel B (5,082 sq ft)
Lot 10 Block 10 Michel and Robertson's Addition, Ramsey County, Minnesota. Subject to easements and restrictions of record, if any.

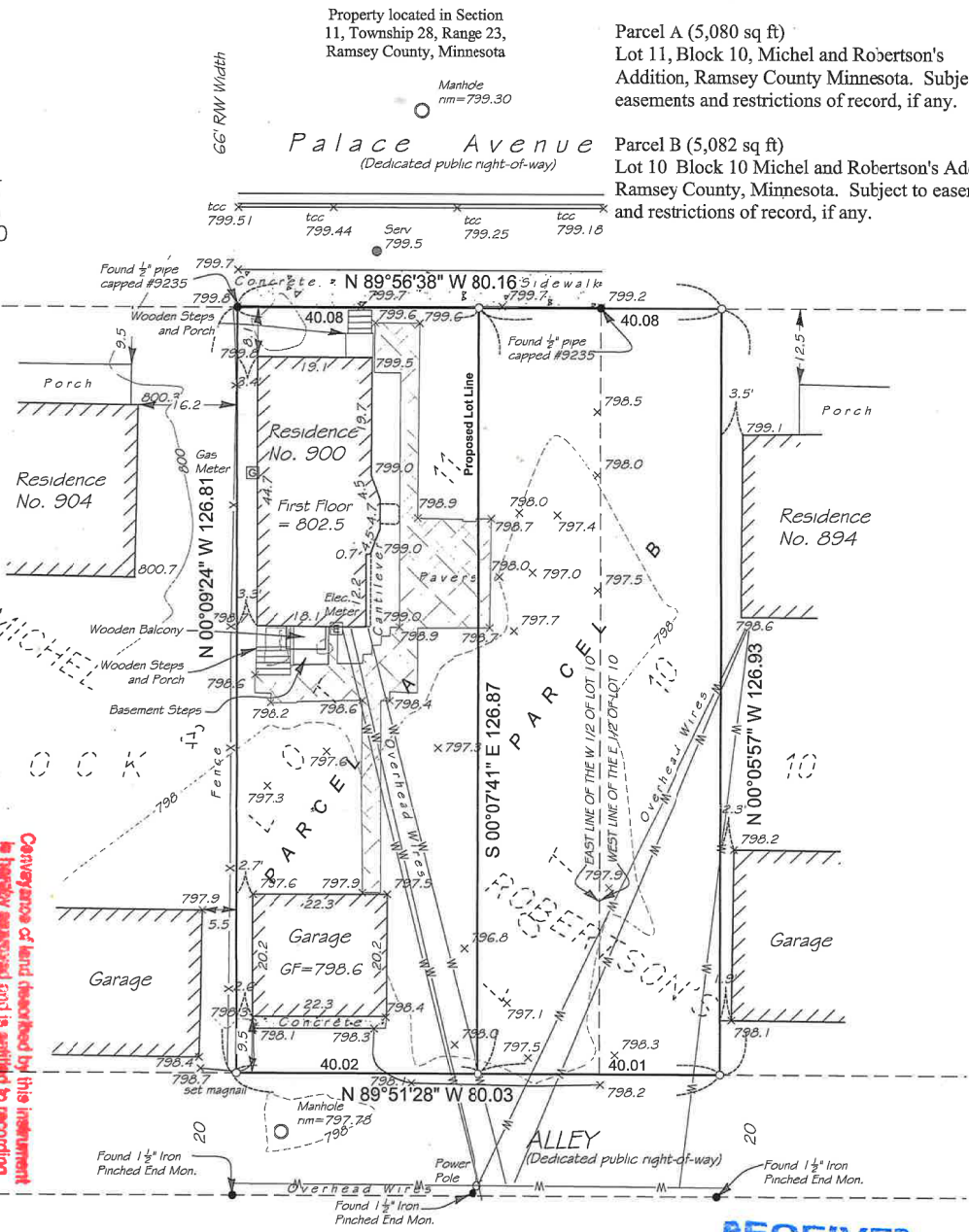


SCALE IN FEET
0 20

Approval of adjustment of common boundary elements of common boundary does not constitute approval of building or uses of this site.

City of Saint Paul
Paul is shown
10/27/20

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



Existing Hardcover	
Lot Area	10,162 sq ft
Building	850 sq ft
Garage	451 sq ft
Pavers	698 sq ft
Bituminous Driveway	155 sq ft
Concrete walk	43 sq ft
Rear Porch and Steps	47 sq ft
Basement Steps	36 sq ft
Front Porch and Steps	32 sq ft
Total	2,312 sq ft
Percentage	22.75%

Property Zoned: One-Family Residential (R4)
Building Setback Requirements:
Front - 25 feet*
Side - 4 feet
Rear - 25 feet
Detached Accessory - 3 feet
Minimum Lot Area - 5000 sq.ft
Minimum Lot Width - 40 feet

*Where at least fifty (50) percent of the front footage of any block is built up with principal structures, the minimum front yard setback for new structures shall be the average setback of the existing structures.



- Denotes Found Iron Monument
- Denotes 1/2" Iron Monument capped RLS 24992 to be set
- ~ Denotes Existing Contours
- - - Denotes Proposed Contours
- x000.0 Denotes Existing Elevation
- o000.0 Denotes Proposed Elevation
- ↖ Denotes Surface Drainage

Existing Legal Description
The W 1/2 OF Lot 10 and all OF 11, Block 10, MICHEL AND ROBERTSON'S ADDITION and The E 1/2 OF Lot 10, Block 10, MICHEL AND ROBERTSON'S ADDITION, all in Ramsey County, Minnesota.

Project No. 88833	Scale: 1" = 20'
F.B.No. 1115-02	Drawn By <i>AL</i>
Address: 900 Palace Avenue Saint Paul, MN	
rev 6-26-20 lot division line	
8-4-20 lot division line	
8-19-20 City comments	
8-27-20 City comments	

I 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
Surveyed this 2nd day of June 2020.

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North (733) 560-3093
Minneapolis, Minnesota 55428 DemarcInc.com

Signed *Gregory R. Frasch*
Gregory R. Frasch, Minn. Reg. No. 24992