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Office of the County Recorder
Ramsey County, Minnesota
Todd J. Uecker, County Recorder
Heather L. Bestler, County Auditor and Treasurer

Deputy 408

Pkg ID 1441260D

Document Recording Fee Abstract	\$46.00
<i>Document Total</i>	\$46.00

PROPOSED LOT SPLIT

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 275

Mendota Heights, Minnesota 55120

Phone: 651-776-6211

Survey Made For:
Vam Meej Property, LLC
2092 Orange Street
St Paul, MN 55119

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

LEGAL DESCRIPTION: (Property Tax Information)
Lots 1 and 2, Block 2, E. M. MACKUBIN'S 2ND ADDITION,
Ramsey County, Minnesota.

CITY OF SAINT PAUL

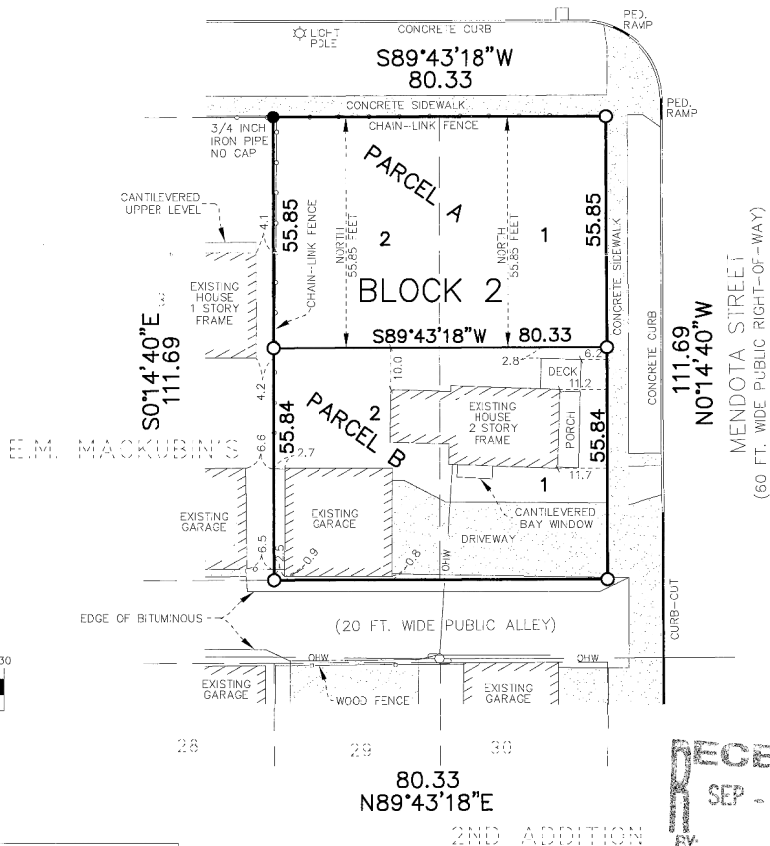
Paul Adreuel 11/19/19
for Planning Administration Date

PROPOSED LEGAL DESCRIPTION PARCEL A:
Those parts of Lot 1 and Lot 2, Block 2, E. M. MACKUBIN'S 2ND
ADDITION, Ramsey County, Minnesota, lying South of the North
55.85 feet thereof.

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

PROPOSED LEGAL DESCRIPTION PARCEL B:
The North 55.85 feet of Lots 1 and 2, Block 2, E. M.
MACKUBIN'S 2ND ADDITION, according to the recorded plat
thereof, Ramsey County, Minnesota.

JENKS AVENUE EAST
(60 FT. WIDE PUBLIC RIGHT-OF-WAY)



RECEIVED
SEP - 4 2019

NOTES:

- Denotes 12 inch Common Spike set with washer stamped RLS 16464 or as noted, to be place upon City of St Paul's approval of Lot Split.
- Denotes Iron Monument found size, type, & R.L.S. as noted.
- ⊙ Denotes Light Pole
- ⊕ Denotes Power Pole
- OHW— Denotes Overhead Utility wires
- Denotes Catch Basin
- ▨ Denotes Concrete Surface

PROPOSED LOT AREA PARCEL A: 4486 sq. ft. or 0.10 acres.

PROPOSED LOT AREA PARCEL B: 4486 sq. ft. or 0.10 acres.

I hereby 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.

Johannes L. Farac
Johannes L. Farac
Registered Land Surveyor
Minnesota Registration No. 16464
August 22, 2019

SITE ADDRESS: 981 Mendota Street, St Paul, MN
BASIS OF BEARINGS: Ramsey County Coordinate System
LAKE & LAND SURVEYING. JOB NO. 2019.243-JK



CITY OF SAINT PAUL
Melvin Carter, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

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

November 19, 2019

Kelly Vang
DBA Vam Meej Propoerty LLC
2092 Orange Avenue E.
Saint Paul, Minnesota 55119

RE: 981 Mendota Street Lot Split- Final Approval
Zoning File #19-081-293

Dear Mr. Vang:

The proposed lot split for 981 Mendota Street (PIN 28-29-22-23-0187), with the lot area variance granted by the Board of Zoning Appeals on October 21, 2019 (Zoning File #19-089-584), is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

Public Works has noted that the southerly parcel with the existing residence, will retain the current address of 981 Mendota Street. The northerly parcel will be assigned the provisional address of 985 Mendota Street. A future building with a main entry / exit facing Jenks Avenue for said building, would then be issued the assigned address of 874 Jenks 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 § 61.105 of the Legislative Code. 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 black ink that reads "Paul Dubruiel".

Paul Dubruiel, on behalf of the Planning Administrator

cc: Payne Phalen District 5 Planning Council
Ashley Skarda & Matt Graybar, Dept. of Safety & Inspections
Jim Brown, Dept. of Public Works
Jonathan Faraci, Surveyor

