

No delinquent taxes & transfer entered



May 14, 2021 4:18 PM

Doc No **A04884055**

Certified, filed and/or recorded on
May 14, 2021 4:18 PM

Ramsey County, Minnesota
Heather L. Bestler
County Auditor and Treasurer

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

Deputy 308

Pkg ID 1447824M

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

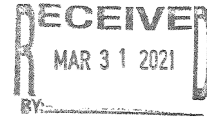
LAKE AND LAND SURVEYING, INC.

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



LEGAL DESCRIPTION: (Warranty Deed)

Lots 1 and 2, Block 2, E. M. MACKUBIN'S 2ND ADDITION TO THE CITY OF ST. PAUL, Ramsey County, Minnesota.

PROPOSED LEGAL DESCRIPTION PARCEL A:

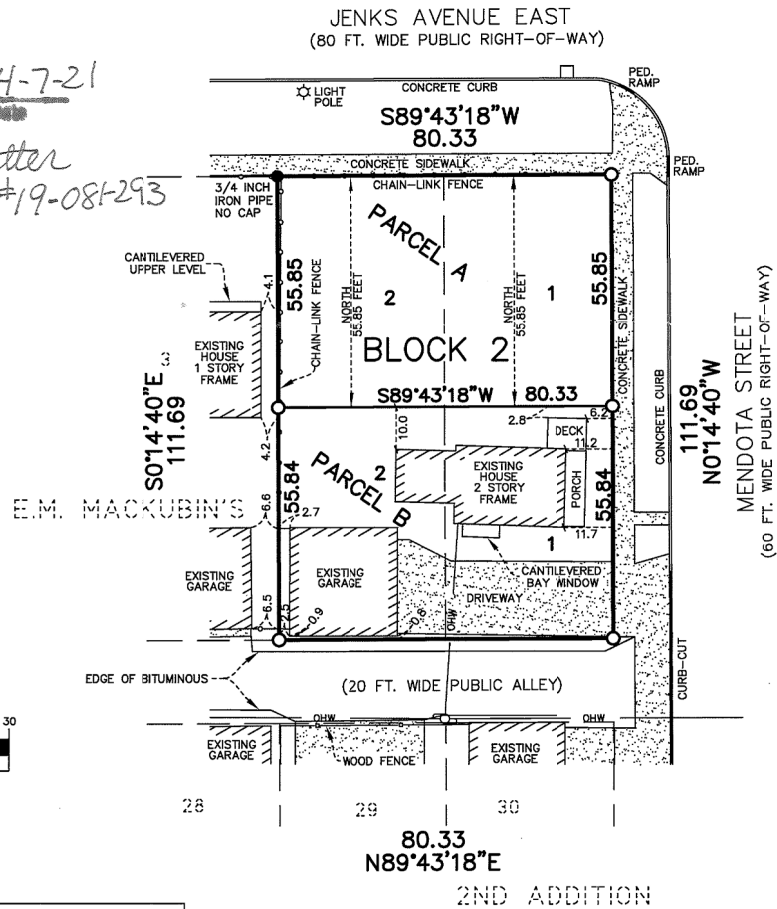
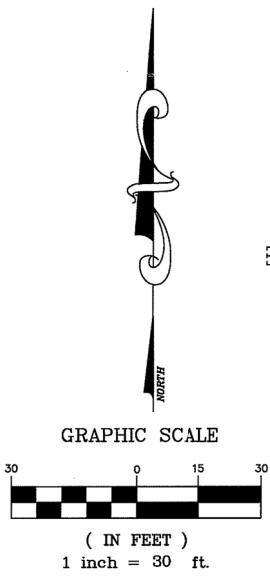
The North 55.85 feet of Lots 1 and 2, E. M. MACKUBIN'S 2ND ADDITION TO THE CITY OF ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota.

PROPOSED LEGAL DESCRIPTION PARCEL B:

Those parts of Lots 1 and 2, Block 2, E. M. MACKUBIN'S 2ND ADDITION TO THE CITY OF ST. PAUL, according to the record plat thereof, Ramsey County, Minnesota, lying South of the North 55.85 feet thereof.

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

CITY OF SAINT PAUL
By Paul Dubruel 4-7-21
for Planning Administrator Date
Refer to approval letter
November 19, 2019 ZF#19-081293



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

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

March 31, 2021
August 22, 2019
Jonathan L. Faraci
Jonathan L. Faraci
Registered Land Surveyor
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

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,

Paul Dubruel, 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