

No delinquent taxes & transfer entered



Jun 7, 2021 3:24 PM

Doc No **A04888354**

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Jun 7, 2021 3:24 PM

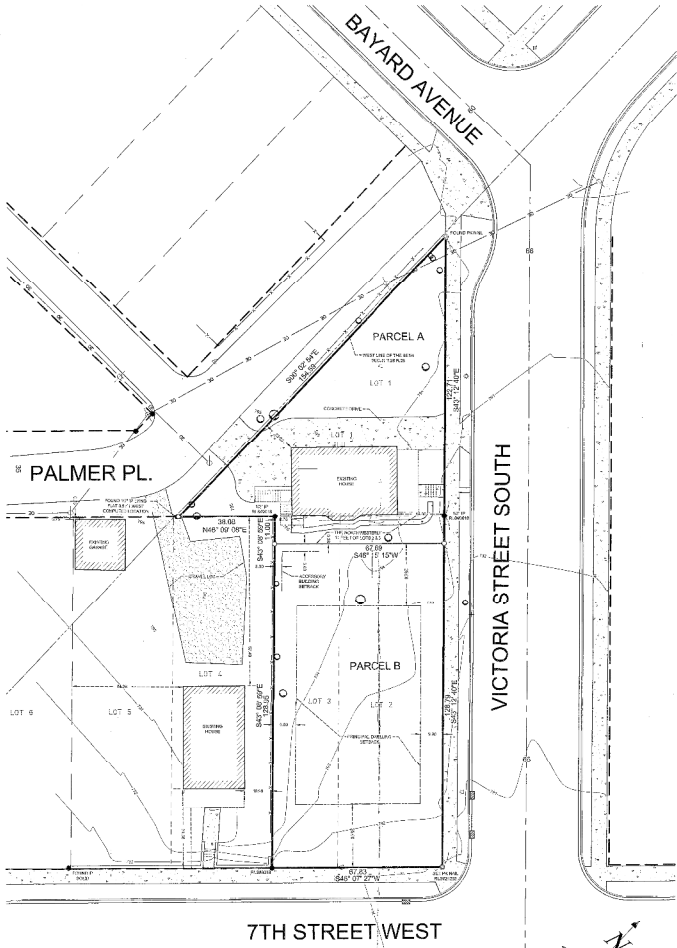
Ramsey County, Minnesota  
Heather L. Bestler  
County Auditor and Treasurer

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

Deputy 315

Pkg ID 1453219D

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



**EXISTING PROPERTY DESCRIPTIONS:**  
 Lots 1, 2, and 3, STOLPSTAD ADDITION ST. PAUL, MINN. Ramsey County, Minnesota. Subject to easements of record, if any.

**PROPOSED PROPERTY DESCRIPTIONS:**  
**PARCEL A**  
 Lot 1 and the Northwesterly 11 feet thereof, STOLPSTAD ADDITION ST. PAUL, MINN. Ramsey County, Minnesota.

**PARCEL B**  
 Lot 2 and 3, and the Northwesterly 11 feet thereof, STOLPSTAD ADDITION ST. PAUL, MINN. Ramsey County, Minnesota.

**SURVEYOR'S NOTES:**  
 Horizontal Datum: NAD 83, 2011 (Minnesota City Plan)  
 Vertical Datum: NAVD 83  
 Boundary survey performed on April 6, 2018.

- LEGEND:**
- Iron monument found
  - Iron monument well #1292
  - PK Nail set #21292
  - Power Pole
  - Street Light
  - Overhead Electric
  - Easement

**ZONING:**  
 ZONE: DISTRICT: RM2/RT  
 SE-BACKS  
 MAIN BUILDING (Sec. 66.232 St. Paul City Code)  
 Front setback = 25 feet  
 Side setback = 3 feet  
 Rear setback = 23 feet  
 ACCESSORY BUILDING (Sec. 63.50(6) St. Paul City Code)  
 Side setback = 3 feet  
 LOT COVERAGE (St. Paul City Code)  
 Max. Lot Coverage for Principal Building-SBK (Sec. 66.232)  
 Max. Lot Coverage=40% (Sec. 66.232)  
 Max. Back Yard Coverage for Accessory Building-SBK (Sec. 63.50(1))

**EXISTING PARCEL AREA CALCULATIONS:**  
 Total Area=1380 S.F. (0.36 acre)  
 Dwelling Footprint=177 S.F.  
 Concrete Pad=1490 S.F.  
 Total=2867 S.F.  
 Principle Dwelling Coverage=(177/1380)\*100=12.8%  
 Percent Impervious=(2667/1380)\*100=19.3%

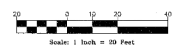
**PROPOSED PARCEL AREA CALCULATIONS:**  
**PARCEL A**  
 Total Area=848 S.F. (0.19 acre)  
 Dwelling Footprint=160 S.F.  
 Concrete Pad=1490 S.F.  
 Total=2650 S.F.  
 Principle Dwelling Coverage=(160/848)\*100=18.9%  
 Total Coverage=(2650/848)\*100=312%  
 No Accessory Buildings

**PARCEL B**  
 Total Area=872 S.F. (0.20 acre)  
 Approx. Max. Dwelling Footprint=2790 S.F.  
 Approx. Principle Dwelling Coverage=(2790/872)\*100=32.0%  
 Approximate Back Yard Area=2630 S.F.  
 Approx. Max. Accessory Building Coverage=100% S.F.  
 Approx. Accessory Bldg. Coverage=(602/2630)\*100=22.9%  
 Total Coverage=(3392/872)\*100=389%

Conveyance of area covered by this instrument is hereby approved and is granted to recording and subdividing.

CITY OF SAINT PAUL  
 Paul Dubois 8/21/18  
 Planning Administrator

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



RECEIVED  
 AUG 21 2018

140 Jones St., Ste. 200  
 St. Paul, MN 55102  
 Phone: 651.762.7102  
 Fax: 651.762.5203  
 Email: info@nps.com

N&P

A highly certified, full-time surveying firm with over 40 years of experience in all types of surveying and mapping work. We are a member of the National Society of Professional Surveyors (NSPS) and the Minnesota Society of Professional Surveyors (MSPS).

PAUL DUBOIS, L.S., No. 2322

DATE	REVISIONS

**OWNER**  
 Larry & Nancy Kasella  
 2166 Gentry Ln.  
 Apple Valley, MN

**LOT SPLIT**  
 KASELLA  
 647 St. Paul, MN

Sheet #  
 4005.007  
 of  
 5/21/18  
 SHEET #  
 S1