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CITY OF SAINT PAUL
Melvin Carter, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

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

November 12, 2020

Jonathan Lipinski
75 Robinson Drive
Lino Lakes, Minnesota 55014

**RE: 1716 Cottage Avenue East and 1355 Flandrau Street Adjustment of Common Boundary
Zoning File #20-083-247 - Final Approval**

Dear Mr. Lipinski:

The proposed adjustment of common boundary between 1716 Cottage Avenue East and 1355 Flandrau Street (PINs 22-29-22-41-0173 and 22-29-22-41-0174) is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

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 adjustment of common boundary 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 adjustment of common boundary, 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,

Paul Dubruel, on behalf of the Planning Administrator

cc: Craig Lipinski, 1716 Cottage Ave. E.
Greater East Side Planning Council
David Eide, Dept. of Safety and Inspections
Jim Brown, Dept. of Public Works
Jonathan Faraci, Lake and Land Surveying, Inc.

CERTIFICATE OF SURVEY

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

Phone: 651-776-6211

Made For:

Mr. Jonathon Lipinski
Partner Engineering and Science, Inc.
6600 France Avenue South, Suite 460
Edina, MN 55435

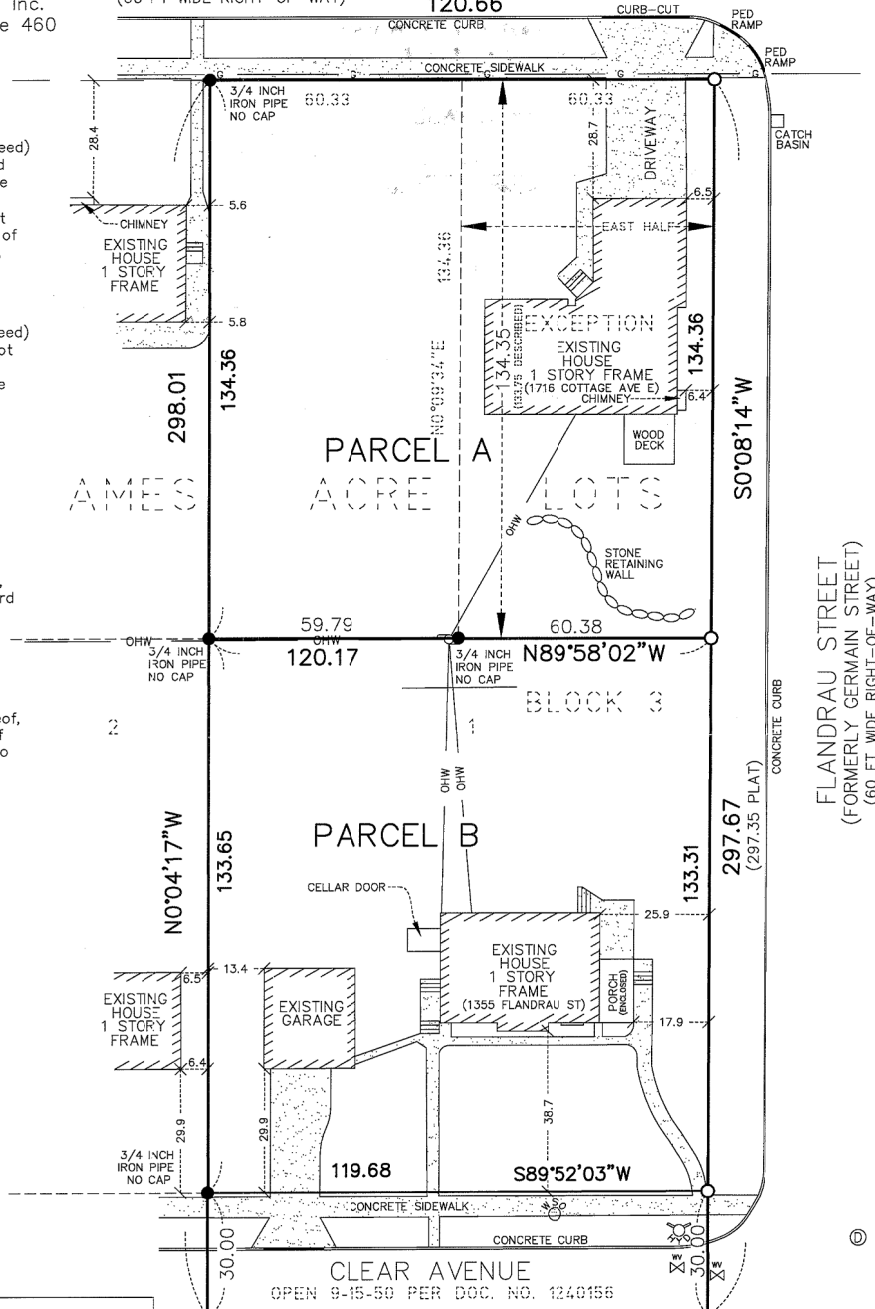
(FORMERLY AMES AVENUE) (120.18 PLAT)
COTTAGE AVENUE EAST S89°58'02"E
(60 FT WIDE RIGHT-OF-WAY) **120.66**

(1716 COTTAGE AVE E)
Current Legal Description: (Quit Claim Deed)
The north one-hundred, thirty-three and 75/100 (N 133.75') feet of the East One half (E 1/2) of Lot 1, Block 3 of Ames Acre Lots according to the recorded plat thereof on file in the Office of Register of Deeds in and for said County and State, Ramsey County, Minnesota.

(1355 FLANDRAU ST)
Current Legal Description: (Quit Claim Deed)
Lot 1, Block 3 of Ames Acre Lots, except the north one hundred, thirty three and 75/100 (N 133.75') feet of the East one half (E 1/2), Ramsey County, Minnesota.

(1716 COTTAGE AVE E)
Proposed Legal Description Parcel A:
The North 134.35 feet of Lot 1, Block 3, AMES ACRE LOTS, according to the record plat thereof, Ramsey County, Minnesota.

(1355 FLANDRAU ST)
Proposed Legal Description Parcel B:
That part of Lot 1, Block 3, AMES ACRE LOTS, according to the record plat thereof, Ramsey County, Minnesota lying South of the North 134.35 feet thereof, Subject to Road Opening per Document Number 1240156.



NOTES:

- 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 Water Valve
- ⊙ Denotes Sanitary Manhole
- ⊕ Denotes Drainage Manhole
- OHW— Denotes Overhead Utility Wires
- ⊕ Denotes Power Pole
- ⊗ Denotes Fire Hydrant
- ⊕ Denotes Water Shut-off Valve
- ▨ Denotes Concrete Surface

BASIS OF BEARINGS: Ramsey County Coordinates
LAKE & LAND SURVEYING. JOB NO. 2020.301 JK

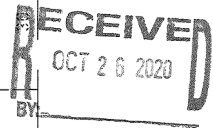
119.68 S89°52'03"W
(120.19 PLAT)
CLEAR AVENUE
(60 FOOT WIDE RIGHT-OF-WAY)

Areas:
1716 Cottage Avenue East
Existing Lot Area: 8109 sq. ft. or 0.19 acres.
Proposed Lot Area Parcel A: 16,178 sq. ft. or 0.37 acres.

1355 Flandrau Street
Existing Lot Area less Road right-of-way: 24,067 sq. ft. or 0.55 acres.
Proposed Lot Area Parcel B less Road right-of-way: 15,998 sq. ft. or 0.37 acres

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 October 23, 2020
 Revised October 22, 2020
 September 15, 2020
 Jonathon L. Faraci
 Registered Land Surveyor & Registered Engineer
 Minnesota Registration No. 15454



see reverse for City approval

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

CITY OF SAINT PAUL

By Paul Deluciel 11-12-20
for Planning Administrator Date

Approval of adjustments of common boundary only:
Not for building placement. This adjustment of
common boundary does not constitute approval
of buildings or uses of this site.