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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 309

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Document Recording Fee Abstract	\$46.00
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# LOT SPLIT FOR PAUL ERNST

**PROPERTY ADDRESS**

294 Irvine Avenue  
St. Paul, MN 55102

**DESCRIPTION:**

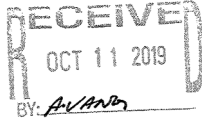
Lot 14 and 15, Block 86, DAYTON AND IRVINES ADDITION TO ST PAUL, Ramsey County, Minnesota. Subject to easements of record, if any.

**Parcel A:**

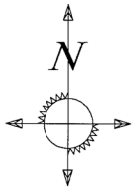
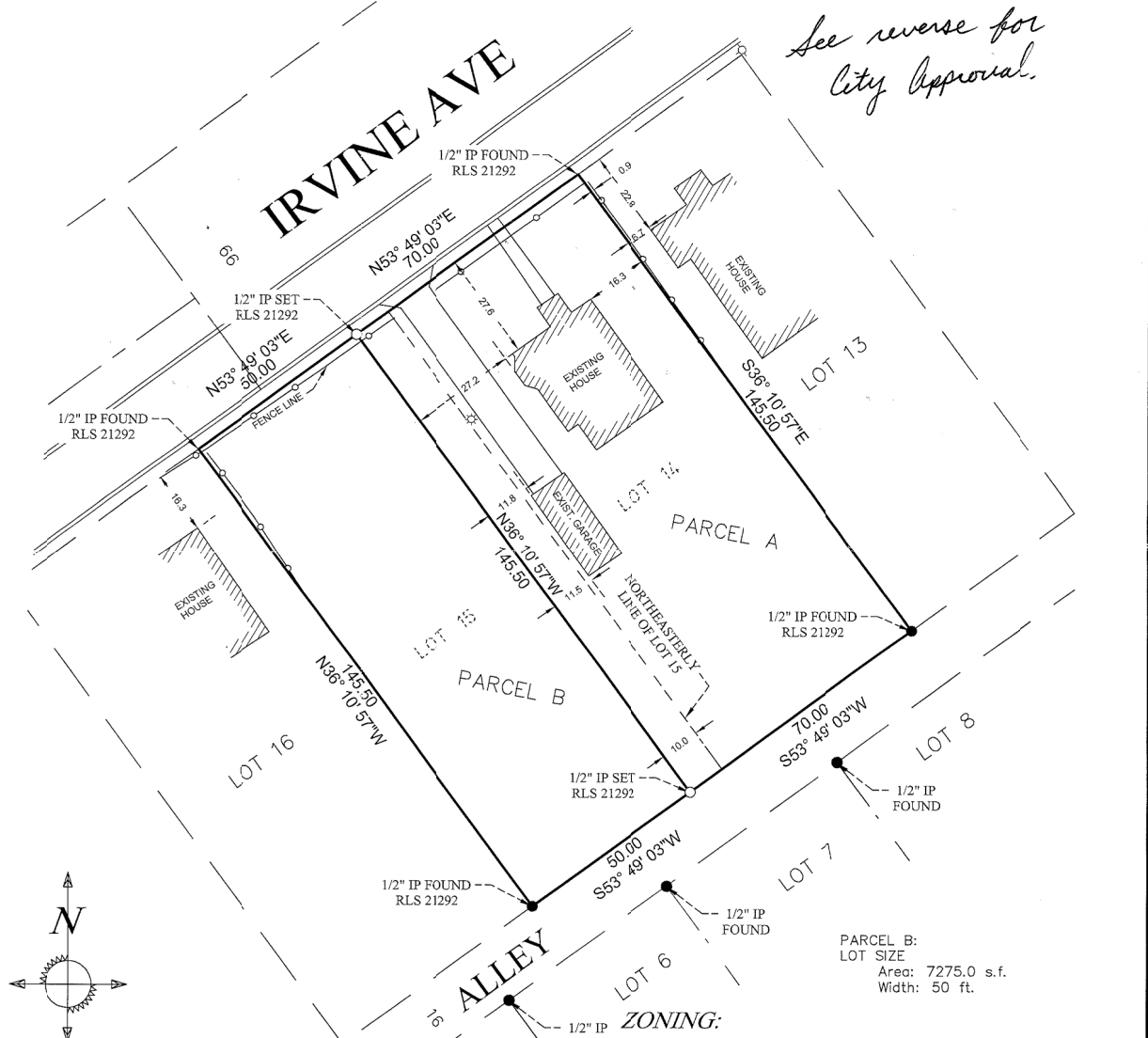
Lot 14 and the Northeasterly 10 feet of Lot 15, Block 86, DAYTON AND IRVINES ADDITION TO ST PAUL, Ramsey County, Minnesota.

**Parcel B:**

Lot 15 except the Northeasterly 10 feet thereof, Block 86, DAYTON AND IRVINES ADDITION TO ST PAUL, Ramsey County, Minnesota.



*See reverse for  
City Approval.*



SCALE IN FEET

**LEGEND:**

- 1/2 Iron monument found
- 1/2" Iron monument set #21292

**NOTES:**

Bearings are on assumed datum.  
Elevations are on assumed datum.

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.

*Allen C. Schlipp*

Allen C. Schlipp  
DATE 7/11/19 LIC. NO. MN 21292

**CALCULATIONS**

**PARCEL A:**  
**LOT SIZE**  
 Area: 10185.0 s.f.  
 Width: 70 ft.  
 Rear Yard: 5975 s.f.  
**SETBACKS (Principle Structure)**  
 Front: 25 ft.  
 Side: 6 ft.  
 Rear: 25 ft.  
**SETBACKS (Accessory Structure)**  
 Front: N/A  
 Side: N/A  
 Rear: N/A  
**IMPERVIOUS-TOTAL LOT**  
 House: 817 s.f.  
 Garage & Shed: 259 s.f.  
 Driveway & Walk: 621 s.f.  
 Percent Impervious: 1698/10185=16.6%  
**COVERAGE-REAR YARD**  
 Garage & Shed: 259 s.f.  
 Driveway & Walk: 621 s.f.  
 Percent Impervious: 880/5975=14.7%

**ZONING:**

ZONING DISTRICT: R3-ONE FAMILY RESIDENTIAL

**SETBACKS**

**MAIN BUILDING** (Sec. 66.232 St. Paul City Code)  
 Front setback = 25 feet\*  
 Side setback = 6 feet  
 Rear setback = 25 feet

**ACCESSORY BUILDING** (Sec. 63.501(c) St. Paul City Code)  
 Side setback = 3 feet\*

**LOT COVERAGE** (St. Paul City Code)

Max. Lot Coverage for Principle Dwelling=35% (Sec. 65.232)  
 Max. Lot Coverage=40% (Sec. 66.232)  
 Max Back Yard Coverage for Accessory Building=35% (Sec. 63.501(f))  
 Minimum Lot Area=6000 s.f. (Sec. 66.231)  
 Minimum Lot Width=50 feet (Sec. 66.231)

**PARCEL B:**  
**LOT SIZE**  
 Area: 7275.0 s.f.  
 Width: 50 ft.



1440 Arcade St. Suite 250  
 Saint Paul, MN 55106  
 Phone: 651-766-0112  
 Fax: 651-776-0206  
 E-mail: info@mpassco.com

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

CITY OF SAINT PAUL

  
for Planning Administrator Date

See conditions:

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

Subject to the following conditions:

Prior to the sale of the property and within two (2) years of the date of this letter, the existing fence that crosses the proposed new property line must be restructured so that it meets the requirements in St. Paul Legislative Code Section 33.07 that fences and all supporting structures shall be completely within the boundaries of the lot they are on, with no portion encroaching onto adjacent property.