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Office of the County Recorder
Ramsey County, Minnesota
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Deputy 303

Pkg ID 1493011M

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



CITY OF SAINT PAUL
Melvin Carter, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

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

January 21, 2021

Dean Smith
16 Larpenteur Avenue East
Saint Paul, Minnesota 55117

RE: 16-20 Larpenteur Avenue East Adjustment of Common Boundary – Final Approval
Zoning File #20-079-580

Dear Smith:

The proposed adjustment of common boundary shown on the certificate of survey by Willis Gilliard, Civil Engineer and Land Surveyor, dated January 11, 2021, for 16 Larpenteur Avenue East (PIN 19-29-22-21-0002) ✓ and 20 Larpenteur Avenue East (PIN 19-29-22-21-0003) 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 owners 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: Timothy Larson, 20 Larpenteur Avenue East
District 6 Planning Council
Jim Brown, Department of Public Works
David Eide, Department of Safety and Inspections
Willis Gilliard, Civil Engineer and Land Surveyor

CERTIFICATE OF SURVEY

Survey for Dean J. and Jacqueline S. Smith

R/W line of street

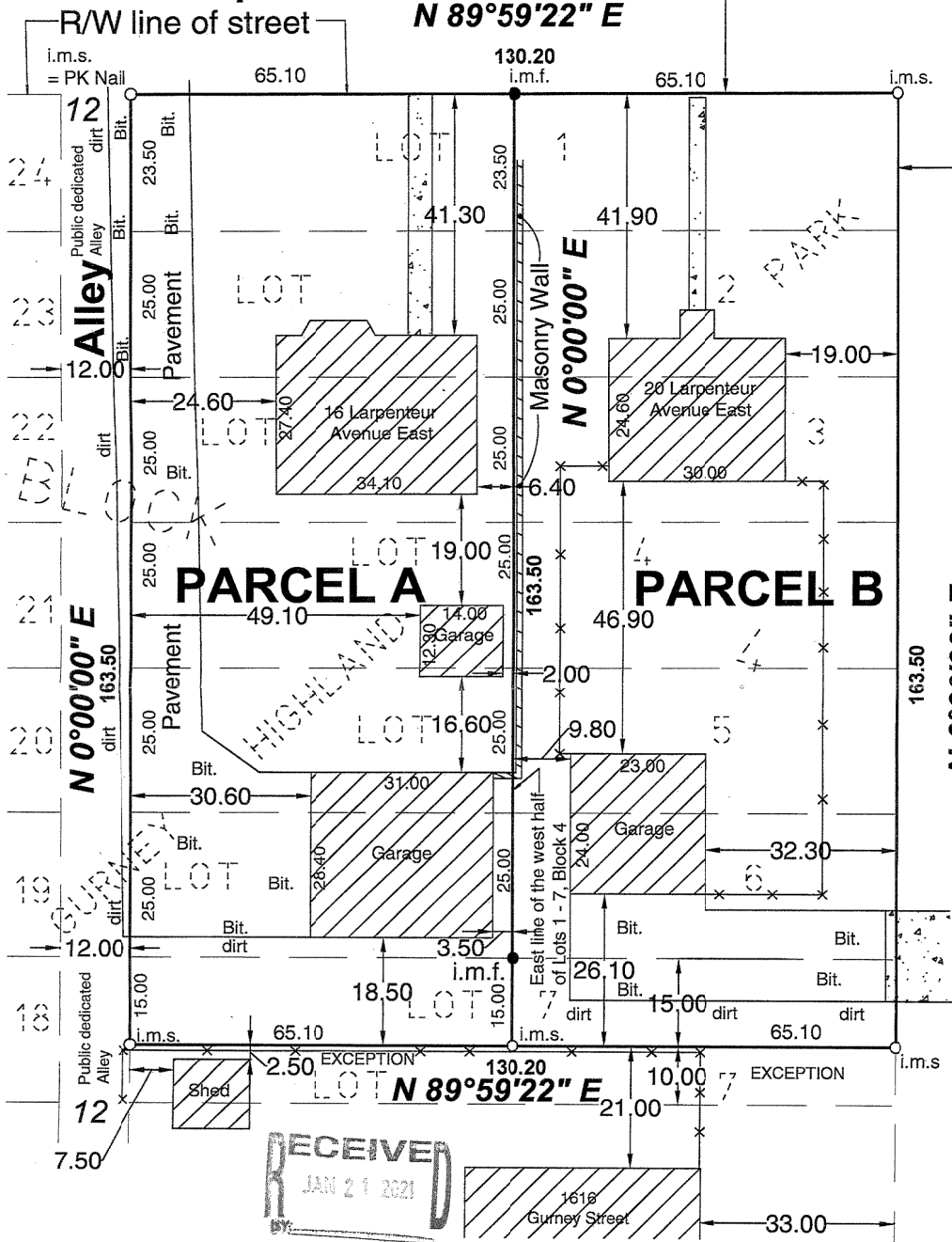
centerline of street
Larpenteur Avenue
N 89°59'22" E

East

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

CITY OF SAINT PAUL

Date
 By *Paul Dubrion* 1/21/21
 Planning Administrator



EXISTING LEGAL DESCRIPTIONS

- a) The west half of Lots 1, 2, 3, 4, 5, and 6, Block 4, Gurney Highland Park, Ramsey County, Minnesota.
- b) The east half of Lots 1, 2, 3, 4, 5, and 6, TOGETHER with Lot 7; EXCEPTING therefrom the south 10.00 feet of said Lot 7, Block 4, Gurney Highland Park, Ramsey County, Minnesota

PROPOSED LEGAL DESCRIPTIONS

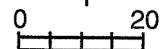
Parcel A: The west half of Lots 1, 2, 3, 4, 5, 6, and 7, Block 4, Gurney Highland Park, Ramsey County, Minnesota. EXCEPTING THEREFROM the south 10.00 feet of said west half of Lot 7.

Parcel B: The east half of Lots 1, 2, 3, 4, 5, 6, and 7, Block 4, Gurney Highland Park, Ramsey County, Minnesota. EXCEPTING THEREFROM the south 10.00 feet of said east half of Lot 7.

Note: Bearings shown are based on the north line of Lot 1, Block 4, Gurney Highlands, having an assumed bearing of N 89°59'22" E.

Willis L. Gilliard

Civil Engineer and Land Surveyor
 PO Box 17; St. Michael, MN 55376
 612-382-0795



Scale:
 1 inch = 20.00 feet

I hereby certify that this plan, survey, 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.

Willis L. Gilliard

Willis L. Gilliard, R.L.S.; Minn Reg. No. 9587
 January 11, 2021

i.m.f. ●
 i.m.s. ○

Denotes iron monument found
 Denotes 1/2 inch x 14 inch iron monument set; R.L.S. #9587