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Office of the County Recorder
Ramsey County, Minnesota
Todd J. Jecker, County Recorder
Heather L. Bestler, County Auditor and Treasurer
Deputy 315

Pkg ID 1499845D

Document Recording Fee Abstract \$46.00

Document Total \$46.00

CERTIFICATE OF SURVEY

ORANGE AVENUE WEST (FORMERLY CARBON STREET PER PLAT)
(66 FT WIDE RIGHT-OF-WAY)

LAKE AND LAND SURVEYING, INC.
1200 Centre Pointe Curve, Suite 375
Mendota Heights, Minnesota 55120
Phone: 651-776-6211

Lot Line Adjustment Made For:
Mr. Frank J. Bruns, Trustee
1258 Park Street
Saint Paul, MN 55117

Current Legal Description: (Warranty Deed) 1250 Park Street
The South one-half (S1/2) of Lots Eleven (11), Twelve (12), and Thirteen (13), Block Five (5), WIFELBURG HILLS, Ramsey County, Minnesota.

Current Legal Description: (Warranty Deed) 1258 Park Street
The West 16 feet of Lot Ten (10), and the North one-half of Lots Eleven (11), Twelve (12) and Thirteen (13), Block Five (5), WIFELBURG HILLS, Ramsey County, Minnesota.

Proposed Legal Description Parcel A: 1258 Park Street
The North 70 feet of the West 16 feet of Lot 10, and the North 70 feet of Lots 11, 12 and 13, Block 5, WIFELBURG HILLS, according to the recorded Plat thereof, Ramsey County, Minnesota.

Proposed Legal Description Parcel B: 1250 Park Street
That part lying South of the North 70 feet of the West 16 feet of Lot 10, and those parts lying South of the North 70 feet of Lots 11, 12 and 13, Block 5, WIFELBURG HILLS, according to the recorded Plat thereof, Ramsey County, Minnesota.

Existing Lot Area (1258 Park St): 9423 sq. ft. or 0.22 acres.
Existing Lot Area (1250 Park St): 7444 sq. ft. or 0.17 acres.

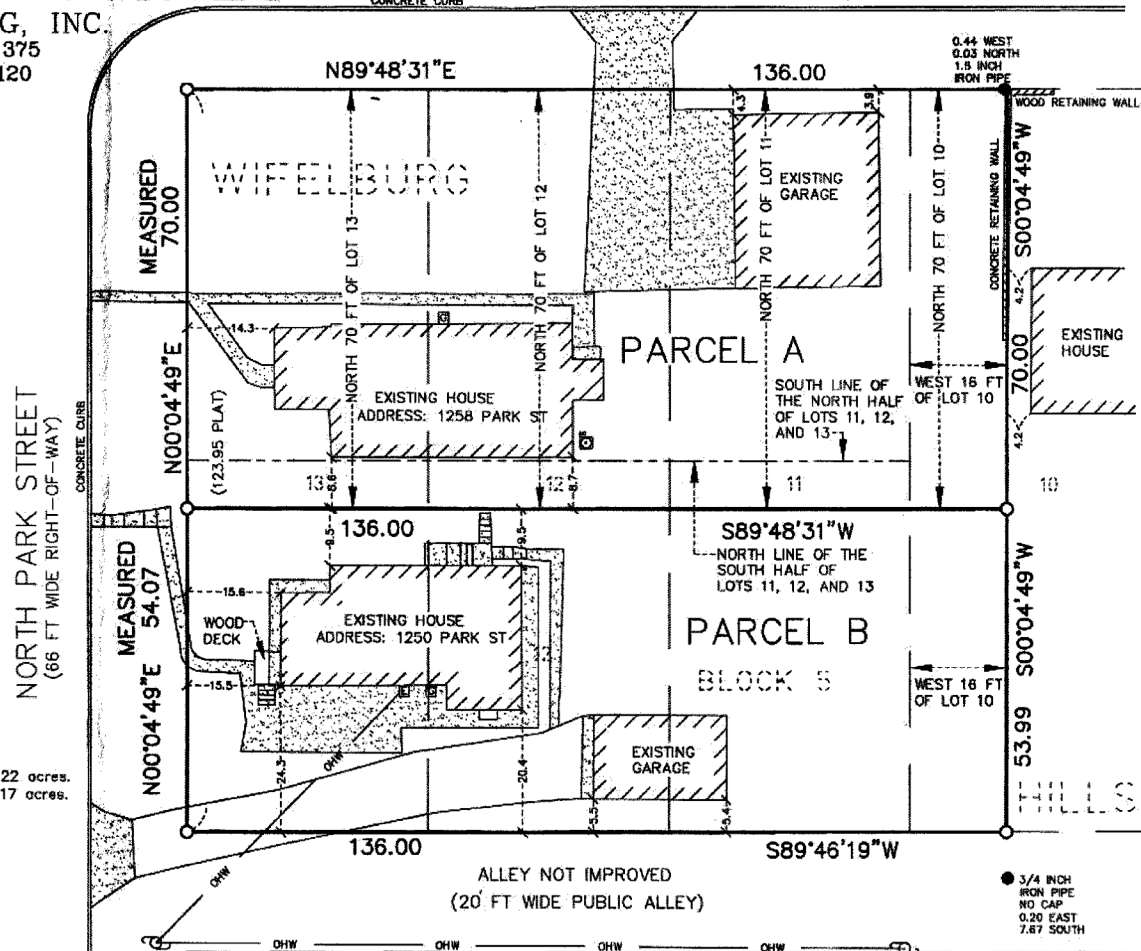
Proposed Lot Area Parcel A (1258 Park St): 9520 sq. ft. or 0.22 acres.
Proposed Lot Area Parcel B (1250 Park St): 7347 sq. ft. or 0.17 acres.

BASIS OF BEARINGS: RAMSEY COUNTY COORDINATES

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, & RLS AS NOTED.
- ⊕ DENOTES UTILITY POLE
- ⊞ DENOTES ELECTRIC METER
- ⊞ DENOTES GAS METER
- OHW — DENOTES OVERHEAD UTILITY WIRES
- DENOTES CONCRETE SURFACE

LAKE & LAND SURVEYING. JOB NO. 2021.336 DF



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Consistency of land described by this instrument is hereby approved and is exhibited to recording and subscribing.

CITY OF SAINT PAUL

Paul DeBour 11-10-21
For Recording Administration Date

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.

Jonathan L. Faraci

Rev October 29, 2021
August 18, 2021

Jonathan L. Faraci
Registered Land Surveyor & Registered Engineer
Minnesota Registration No. 16464



DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
NICOLLE GOODMAN, DIRECTOR

City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102
Tel: 651-266-6565

November 10, 2021

Frank Bruns Jr.
1258 Park Street
Saint Paul, Minnesota 55117

RE: 1250-1258 Park Street Adjustment of Common Boundary – Final Approval
Zoning File #21-314-171

Dear Mr. Bruns:

The proposed adjustment of common boundary shown on the certificate of survey by Jonathan Faracl, Lake and Land Surveying Inc., dated October 29, 2021, between 1250 Park Street (PIN 19-29-22-33-0052) and 1258 Park Street (PIN 19-29-22-33-0051) 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.

If you have any questions, please contact me at (651) 266-6583 or paul.dubruiel@ci.stpaul.mn.us.

Sincerely,

Paul Dubruiel, on behalf of the Planning Administrator

cc: Britta Wallerstedt and Juan Wallerstedt, 1250 Park Street
Chad Lemmons, Kelly & Lemmons P.A.
North End Neighborhood Organization
Jim Brown, Department of Public Works
David Elde, Department of Safety and Inspections.
Jonathan Faracl, Lake and Land Surveying Inc.

CITY OF SAINT PAUL
MELVIN CARTER, MAYOR

AN AFFIRMATIVE ACTION &
EQUAL OPPORTUNITY EMPLOYER

STPAUL.GOV

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Ma u baafari ta'lay ta'jan'naan Abayn waa 651-266-6565.
Kaw laa qaynoo i'laah' laa? Hu'raa peo' nita'wii 651-266-6565.