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CERTIFICATE OF SURVEY FOR Daisy Properties, LLC

PROPERTY ADDRESS

623 Sims Avenue
Saint Paul, MN 55130

Existing Description:

Lot 11, Block 25, CHAS. WIEDE'S SUBDIVISION OF BLOCK 25 AND 26 OF ARLINGTON HILLS ADD. TO ST. PAUL, Ramsey County, Minnesota.

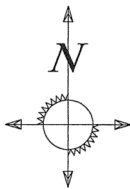
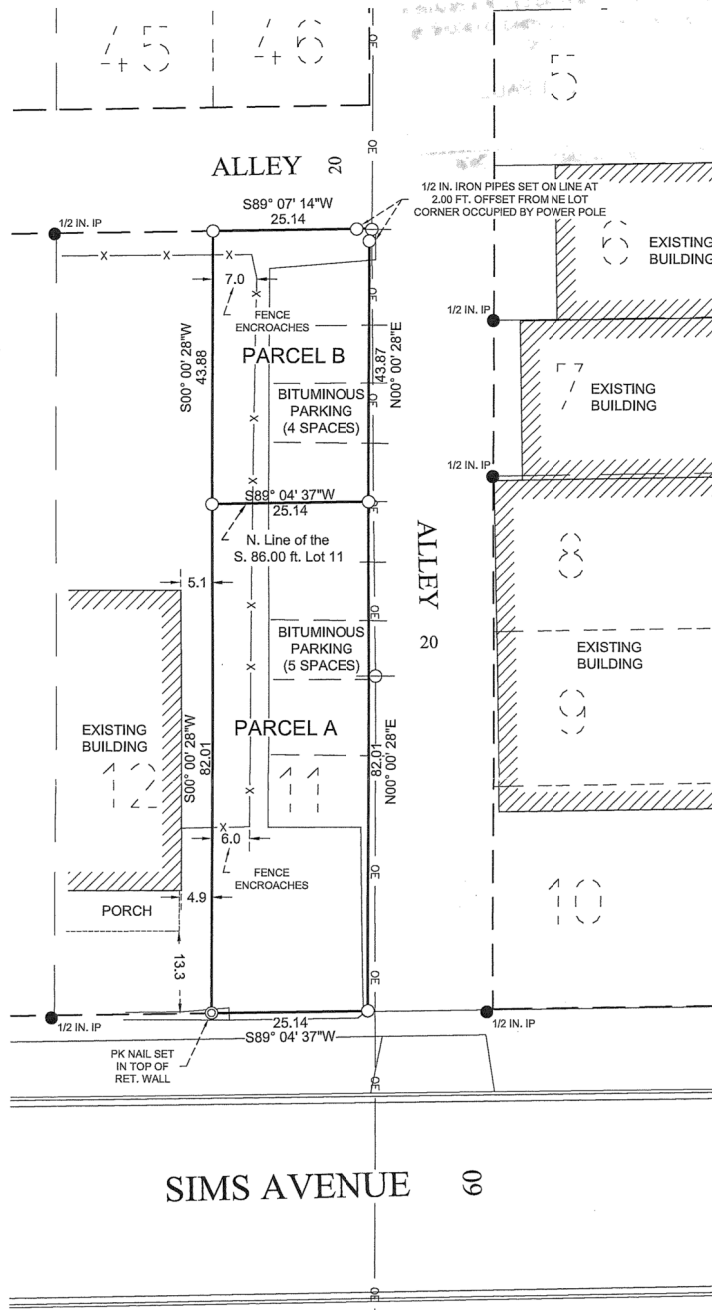
Proposed Descriptions:

PARCEL A

The south 86.00 feet of Lot 11, Block 25, CHAS. WIEDE'S SUBDIVISION OF BLOCK 25 AND 26 OF ARLINGTON HILLS ADD. TO ST. PAUL, Ramsey County, Minnesota.

PARCEL B

All of that part of Lot 11, Block 25, which lies north of the south 86.00 feet thereof, CHAS. WIEDE'S SUBDIVISION OF BLOCK 25 AND 26 OF ARLINGTON HILLS ADD. TO ST. PAUL, Ramsey County, Minnesota.



LEGEND

- Iron Monument Found
- 1/2 Inch Iron Monument Set RLS#21292
- ⊗ Power Pole

NOTES

Horizontal Datum: Ramsey County NAD83 (1986)



1440 Arcade St. Suite 250
Saint Paul, MN 55106
Phone: 651-768-0112
Fax: 651-776-0206
E-mail: info@mpasso.com

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 10/29/21 LIC. NO. 21292

see reverse for city approval

Revisions:
1/12/22 Comments per city of Saint Paul

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

CITY OF SAINT PAUL

By: Paul Dubruil 4-6-22
for Planning Administrator Date
see condition:

subject to the following condition:

1. In order to comply with City code requirements for minimum lot area and street frontage, Parcel B must be tied to the parcel at 941 Payne Avenue (PIN 29-29-22-42-0043).



April 6, 2022

Se Xiong
Daisy Properties LLC
7813 62nd Street South
Cottage Grove, Minnesota 55016

RE: 623 Sims Avenue Lot split – Final Approval, Zoning File # 22-019-377

Dear Ms. Xiong:

The proposed lot split shown on the certificate of survey by Allen Schlipp, M & P Associates, dated January 12, 2022, for 623 Sims Avenue (PIN 29-29-22-42-0045), with the parking setback variance granted by the Board of Zoning Appeals on March 21, 2022 (ZF # 22-031-718), is hereby approved for compliance with the City of Saint Paul's subdivision regulations subject to the following condition:

1. In order to comply with City code requirements for minimum lot area and street frontage, Parcel B must be tied to the parcel at 941 Payne Avenue (PIN 29-29-22-42-0043).

The Department of Public Works noted that Parcel A will retain the address of 623 Sims Avenue and that new Parcel B will be tied to 941 Payne Avenue (PIN 29-29-22-42-0043).

The enclosed stamped and signed survey as approved by the Planning Administrator is your record of lot split approval by the City of Saint Paul, which is required in order to record a lot split. It is the responsibility of the property owner to record the lot split with Ramsey County.

This approval by the Planning Administrator will expire on two years from the date of this letter if you have not yet recorded the proposed lot split, 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 § 61.70.

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: Payne Phalen District 5 Planning Council
Jim Brown, Department of Public Works
David Eide & Larry Zangs, Dept. of Safety and Inspections
Allen Schlipp, M & P Associates