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SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT

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

February 17, 2022

Geoffrey Warner
4221 Ewing Avenue South
Minneapolis, Minnesota 55410

RE: O Long (PIN 29-29-23-42-0146) Lot Split Final Approval, Zoning File # 21-321-798

Dear Mr. Warner:

The proposed lot split shown on the certificate of survey by Woodrow Brown, W. Brown Land Surveying, dated February 7, 2022, for 0 Long Avenue (PIN 29-29-23-42-0146) is hereby approved for compliance with the City of Saint Paul's subdivision regulations subject to the following conditions.

1. Common Interest Community Number 788 St. Anthony Park Townhomes must be amended to remove new "Parcel A" from the CIC.
2. Storm and sanitary sewer easements as required by the Sewer Utility must be recorded with Ramsey County, and copies of the recorded documents (with a receipt showing they have been recorded) must be filed with the Sewer Utility (contact Anca Sima, 651-266-6237).

The Department of Public Works noted that new Parcel A, which has 100' frontage on Bradford Street and no frontage on Long Avenue, will be issued the assigned address of 860 Bradford Street.

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 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 § 61.701.

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: St. Anthony Park Townhome Assoc. Jim Brown, Dept. of Public Works
St. Anthony Park Community Council Anca Sima, Sewer Utility
David Eide, Dept. of Safety & Inspections Ann Blaser, Fire Prevention
Woodrow Brown, W. Brown Land Surveying Amanda Leier, Water Utility

CITY OF SAINT PAUL
MELVIN CARTER, MAYOR

AN AFFIRMATIVE ACTION &
EQUAL OPPORTUNITY EMPLOYER

STPAUL.GOV

Need this translated? Call us at 651-266-6565

¿Necesita esta traducción? Comuníquese con nosotros al 651-266-6565.
Ma u baahian tahay tarjamaadan Nago soo wac 651-266-6565.
Xav tau qhov no txhais los? Hu rau pab nitawm 651-266-6565.

CERTIFICATE OF SURVEY

LEGEND

- Found Iron Monument
- Iron Monument to Be Set
- Monument to Be Set
- PLAT ST. ANTHONY PARK TOWNHOMES

LINE DATA FOR BUILDING PLACEMENT

- ① S 81°39'49" W 1.41
- ② N 08°24'47" W 1.42
- ③ N 81°39'00" E 1.41
- ④ S 08°21'00" E 1.41
- ⑤ N 08°21'00" W 1.41
- ⑥ S 81°39'00" W 1.41
- ⑦ N 81°37'59" E 1.41
- ⑧ S 08°18'28" E 1.42

Discrepancy of land received by this instrument is hereby repaired and is waived by recording and this survey.

CITY OF SAINT PAUL

By Paul Dubielz 2-7-22
 Planning Administrator
 See conditions

subject to the following conditions:

1. Common Interest Community Number 788 St. Anthony Park Townhomes must be amended to remove new Parcel A from the CC.
2. Storm and sanitary sewer easements as required by the Sewer Utility must be recorded with Ramsey County, and copies of the recorded documents (with a receipt showing they have been recorded) must be filed with the Sewer Utility (contact Arca Sima, 651-286-6237).



1" = 10 FEET
 NORTHWESTLY LINE OF OUTLOT A HAS AN ASSUMED BEARING OF N39°39'00"

PROPOSED LEGAL DESCRIPTION OF PARCEL A

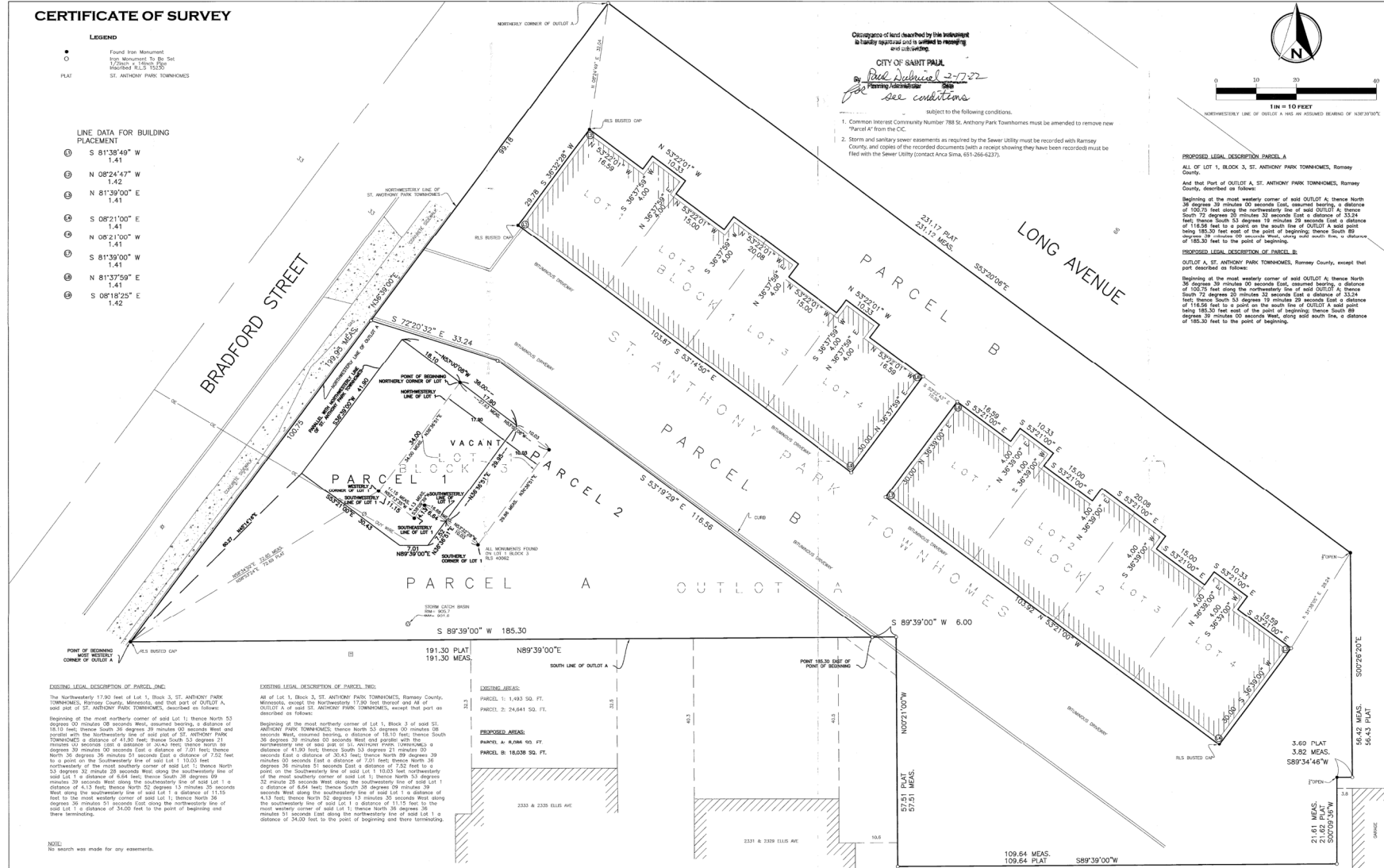
ALL OF LOT 1, BLOCK 3, ST. ANTHONY PARK TOWNHOMES, Ramsey County, described as follows:

Beginning at the most westerly corner of said OUTLOT A; thence North 38 degrees 39 minutes 00 seconds East, assumed bearing, a distance of 102.72 feet along the northwestern line of said OUTLOT A; thence South 72 degrees 00 minutes 33 seconds East a distance of 33.24 feet; thence South 53 degrees 18 minutes 39 seconds East a distance of 116.56 feet to a point on the south line of OUTLOT A; said point being 102.32 feet east of the point of beginning; thence South 89 degrees 39 minutes 00 seconds West, along said south line, a distance of 185.30 feet to the point of beginning.

PROPOSED LEGAL DESCRIPTION OF PARCEL B

OUTLOT A, ST. ANTHONY PARK TOWNHOMES, Ramsey County, except that part described as follows:

Beginning at the most westerly corner of said OUTLOT A; thence North 38 degrees 39 minutes 00 seconds East, assumed bearing, a distance of 102.72 feet along the northwestern line of said OUTLOT A; thence South 72 degrees 00 minutes 33 seconds East a distance of 33.24 feet; thence South 53 degrees 18 minutes 39 seconds East a distance of 116.56 feet to a point on the south line of OUTLOT A; said point being 102.32 feet east of the point of beginning; thence South 89 degrees 39 minutes 00 seconds West, along said south line, a distance of 185.30 feet to the point of beginning.



EXISTING LEGAL DESCRIPTION OF PARCEL ONE

The Northwestern 17.90 feet of Lot 1, Block 3, St. Anthony Park Townhomes, Ramsey County, Minnesota, and that part of OUTLOT A, said part of St. Anthony Park Townhomes, described as follows: Beginning at the most northerly corner of said Lot 1; thence North 53 degrees 00 minutes 00 seconds West, assumed bearing, a distance of 18.10 feet; thence South 38 degrees 39 minutes 00 seconds West and parallel with the Northwestern line of said part of St. Anthony Park Townhomes, a distance of 14.00 feet; thence South 38 degrees 39 minutes 00 seconds East a distance of 30.63 feet; thence North 38 degrees 39 minutes 00 seconds East a distance of 7.22 feet to a point on the Southeastern line of said Lot 1; thence North 53 degrees 32 minutes 28 seconds West along the southeastern line of said Lot 1 a distance of 8.64 feet; thence North 38 degrees 39 minutes 39 seconds West along the southeastern line of said Lot 1 a distance of 4.15 feet; thence North 32 degrees 13 minutes 20 seconds West along the southwestern line of said Lot 1 a distance of 11.15 feet to the most westerly corner of said Lot 1; thence North 36 degrees 39 minutes 31 seconds East a distance of 34.00 feet to the point of beginning and there terminating.

EXISTING LEGAL DESCRIPTION OF PARCEL TWO

All of Lot 1, Block 3, St. Anthony Park Townhomes, Ramsey County, Minnesota, except the Northwestern 17.90 feet thereof and all of OUTLOT A of said St. Anthony Park Townhomes, except that part as described as follows: Beginning at the most northerly corner of Lot 1, Block 3 of said St. Anthony Park Townhomes; thence North 53 degrees 00 minutes 00 seconds North, assumed bearing, a distance of 18.10 feet; thence South 38 degrees 39 minutes 00 seconds West, assumed bearing, a distance of 14.00 feet; thence South 38 degrees 39 minutes 00 seconds East a distance of 30.63 feet; thence North 38 degrees 39 minutes 00 seconds East a distance of 7.22 feet; thence North 53 degrees 32 minutes 28 seconds West along the southeastern line of said Lot 1 a distance of 8.64 feet; thence North 38 degrees 39 minutes 39 seconds West along the southeastern line of said Lot 1 a distance of 4.15 feet; thence North 32 degrees 13 minutes 20 seconds West along the southwestern line of said Lot 1 a distance of 11.15 feet to the most westerly corner of said Lot 1; thence North 36 degrees 39 minutes 31 seconds East along the northeastern line of said Lot 1 a distance of 34.00 feet to the point of beginning and there terminating.

EXISTING AREAS

PARCEL 1: 1,493.50 SQ. FT.
 PARCEL 2: 2,644.51 SQ. FT.
 PROPOSED AREAS:
 PARCEL A: 8,006.95 SQ. FT.
 PARCEL B: 16,003.90 SQ. FT.

NOTE: No search was made for any easements.

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1 of 1	SHEET	229-18

DATE	REVISIONS
1-17-2022	Update existing legal descriptions.
2-07-2022	Remove all iron symbols for Parcel 1 per PED request.

1-17-2022	Update existing legal descriptions.
2-07-2022	Remove all iron symbols for Parcel 1 per PED request.

I hereby 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.
W. BROWN LAND SURVEYING, INC.
 WOODWAY A. BROWN, R.L.S., MN REG 15230
 DATE: 01-06-2022

W. BROWN LAND SURVEYING, INC.
 8000 Cedar Avenue So., Suite 228,
 Bloomington, MN 55425
 Phone: (952) 854-4055
 Fax: (952) 854-4058
 Email: info@wbrownlandsurveying.com