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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

July 20, 2022

Dan Ekrem
Alliant Engineering
733 Marquette Avenue, Suite 700
Minneapolis, Minnesota 55402

RE: 1515-1525 Marshall Ave. Adjustment of Common Boundary Final Approval, Zoning File #21-294-564

Dear Mr. Ekrem:

The proposed adjustment of common boundary for 1515 - 1525 Marshall Avenue (PINs 34-2923-33-0100, - 0101 & - 0102) shown on the certificate of survey by Peter Goers, Alliant Engineering, dated February 16, 2022, 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 Zoning Code § 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: Union Park District Council
1515 Marshall LLC, Owner
Jim Brown, Department of Public Works
Katherine Erickson & James Williamette, Dept. of Safety and Inspections
Peter Goers, Alliant Engineering

CITY OF SAINT PAUL
MELVIN CARTER, MAYOR

AN AFFIRMATIVE ACTION &
EQUAL OPPORTUNITY EMPLOYER

STPAUL.GOV

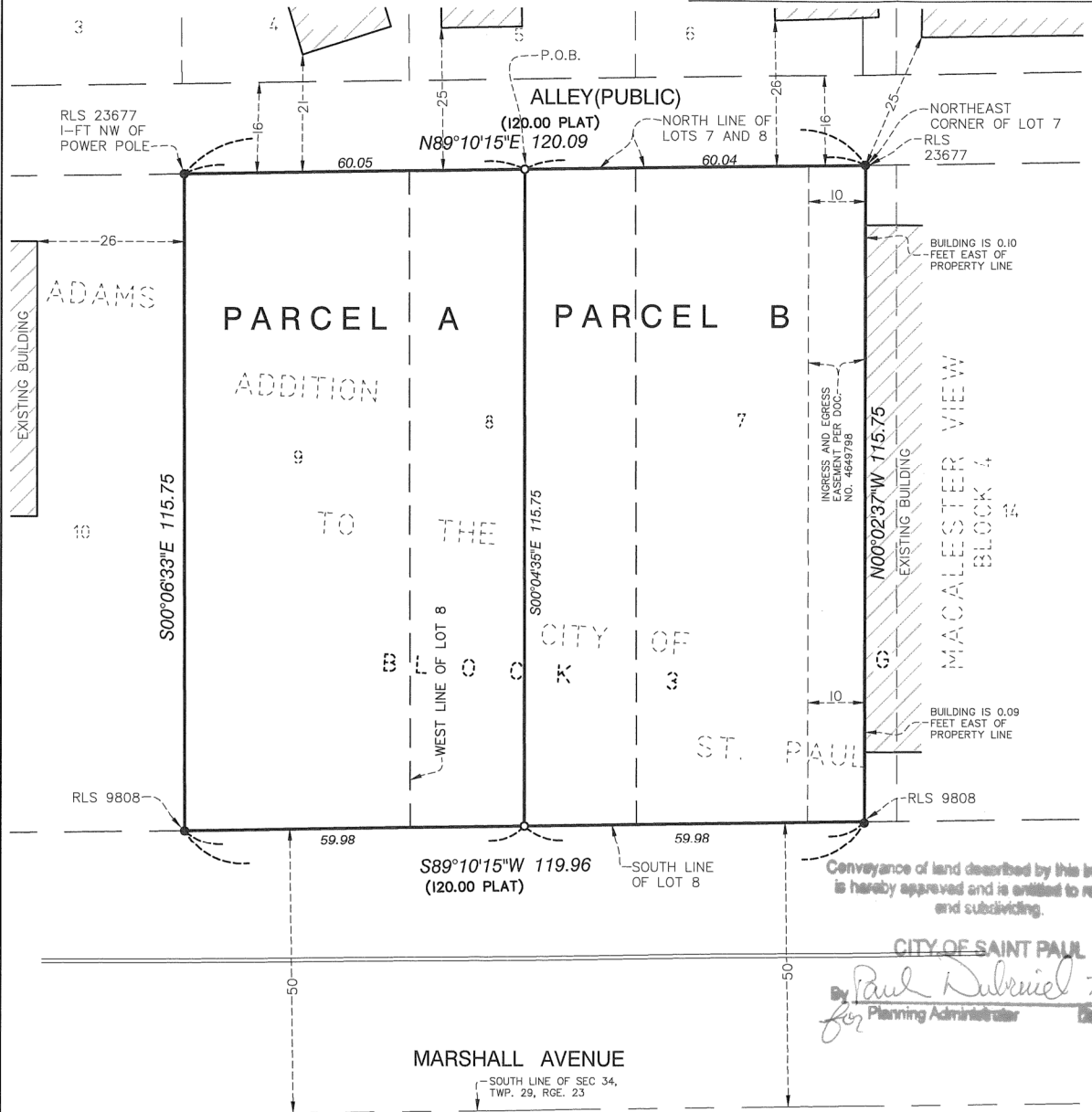
Need this translated? Call us at 651-266-6565

¿Necesita esta traducción? Comuníquese con nosotros al 651-266-6565.

Ma u baahan tahay tarjamaan Nago soo wac 651-266-6565.

Xav tau qhov no txhais los? Hu rau peb ntawm 651-266-6565.

CERTIFICATE OF SURVEY



EXISTING LEGAL DESCRIPTION - LOT 7 (PID: 342923330102)

Lot 7, Block 3, Adams Addition to the City of St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

(Abstract Property)

EXISTING LEGAL DESCRIPTION - LOT 8 (PID: 342923330101)

Lots 8, Block 3, Adams Addition to the City of St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

(Abstract Property)

EXISTING LEGAL DESCRIPTION - LOT 9 (PID: 342923330100)

Lots 9, Block 3, Adams Addition to the City of St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

(Abstract Property)

PROPOSED LEGAL DESCRIPTION - PARCEL A

Lot 9, and all that part of Lot 8, Block 3, Adams Addition to the City of St. Paul, Ramsey County, Minnesota, lying westerly of the following described line:

Commencing at the northeast corner of Lot 7, Block 3, said plat; thence South 89 degrees 10 minutes 15 seconds West, assumed bearing along the north line of said Lots 7 and 8, a distance of 60.04 feet to the point of beginning of the line to be described; thence South 00 degrees 04 minutes 35 seconds East, a distance of 115.75 feet to the south line of said Lot 8, and said line there terminating.

PROPOSED LEGAL DESCRIPTION - PARCEL B

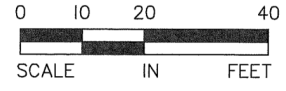
Lot 7, and all that part of Lot 8, Block 3, Adams Addition to the City of St. Paul, Ramsey County, Minnesota, lying easterly of the following described line:

Commencing at the northeast corner of said Lot 7; thence South 89 degrees 10 minutes 15 seconds West, assumed bearing along the north line of said Lots 7 and 8, a distance of 60.04 feet to the point of beginning of the line to be described; thence South 00 degrees 04 minutes 35 seconds East, a distance of 115.75 feet to the south line of said Lot 8, and said line there terminating.

THE BASIS OF BEARINGS IS BASED ON THE RAMSEY COUNTY COORDINATE SYSTEM NAD83, 1986 ADJUSTMENT.

- Denotes found monument as noted
- Denotes set 1/2 inch x 18 inch iron monument with 44110 cap

CITY OF SAINT PAUL
 By *Paul Dubruiel* 7/20/22
 for Planning Administrator



Revised 7/12/2022: Comments from City.		
Design File: 220-0019	Checked By: POG	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. PETER D. SOJOS Print Name
Scale: 1 inch = 20 feet	Drawn By: MDT	
Date: 02/16/2022	Field Crew: KJ	Signature <i>[Signature]</i> Date: February 15, 2022 License Number: 44110
ADJUSTMENT OF COMMON BOUNDARY LOTS 7, 8, & 9 - ADAMS ADDITION TO THE CITY OF ST. PAUL ST. PAUL, MINNESOTA		 Alliant Engineering, Inc. 733 Marquette Ave, Ste 700 Minneapolis, MN 55402 612.758.3080 MAIN 612.758.3099 FAX www.alliant-inc.com