



Doc No **A04977859**

Certified, filed and/or recorded on
Jan 18, 2023 3:57 PM

Office of the County Recorder
Ramsey County, Minnesota
Todd J. Jecker, County Recorder
Heather L. Bestler, County Auditor and Treasurer
Deputy 309 Pkg ID 1559937M

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



Doc No **T02748205**

Certified, filed and/or recorded on
Jan 18, 2023 3:57 PM

Office of the Registrar of Titles
Ramsey County, Minnesota
Todd J. Uecker, Registrar of Titles
Heather L. Bestler, County Auditor and Treasurer
Deputy 309 Pkg ID 1559937M

Document Recording Fee Torrens	\$46.00
<i>Document Total</i>	<i>\$46.00</i>

Existing Certs
648163

Proposed Lot Split Made For:
 Mr. Shawn Devine
 Next 7th Properties
 P.O. Box 16081
 Saint Paul, MN 55116

CERTIFICATE OF SURVEY

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375
 Mendota Heights, Minnesota 55120
 Phone: 651-776-6211

OCT 10 2022

Current Legal Description: (Warranty Deed)

Parcel 1: Lots 7 and 10, Block 2, Roger's Fort Street Addition to the City of St. Paul, according to the recorded plat thereof, and situate in Ramsey County, Minnesota. (Abstract Property)

Parcel 2: Lots 6 and 11, Block 2, Roger's Fort Street Addition to the City of St. Paul, according to the recorded plat thereof, and situate in Ramsey County, Minnesota. (Torrens Property; Certificate of Title No. 646663).

Proposed Legal Description Parcel A

Lot 11, and those parts of Lots 6 and 7, Block 2, Roger's Fort Street Addition to the City of St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota, lying North of the Easterly prolongation of the south line of said Lot 11 to the southeasterly line of said Lot 6.

Proposed Legal Description Parcel B

Lot 10, and those parts of Lots 6 and 7, Block 2, Roger's Fort Street Addition to the City of St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota, lying South of the Easterly prolongation of the north line of said Lot 10 to the southeasterly line of said Lot 6.

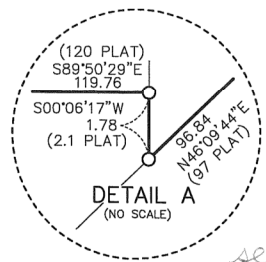
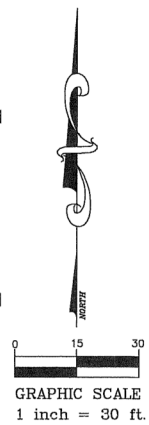
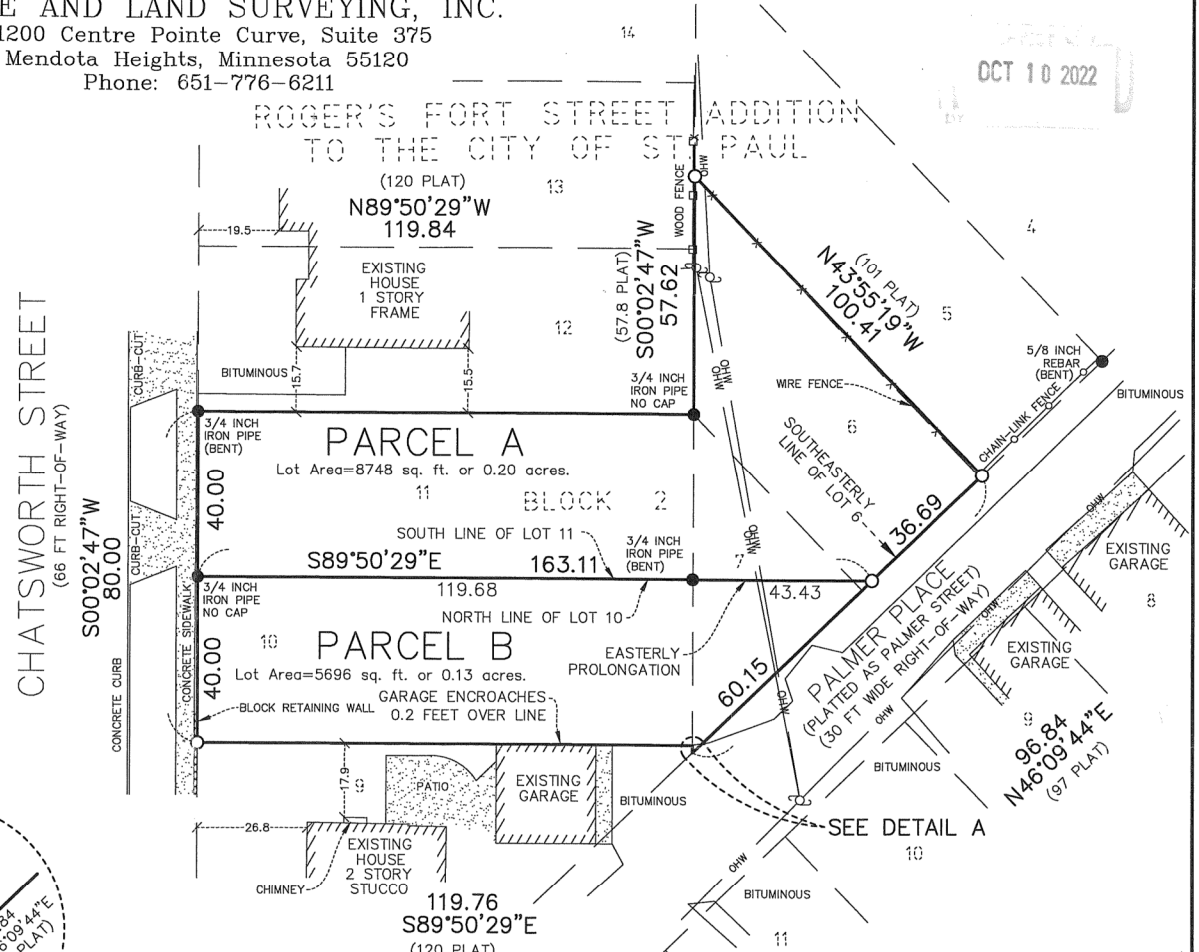
CURRENT LOT AREA: 14,444 SQ. FT. OR 0.33 ACRES.

LEGEND

- 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.
- OHW— Denotes Overhead Utility wires
- Denotes Utility Pole
- ⊞ Denotes Electric Meter
- ⊞ Denotes Gas Meter
- ▬▬▬ Denotes Block Retaining Wall
- ▬▬▬ Denotes Concrete Surface

BASIS OF BEARINGS: RAMSEY COUNTY COORDINATES
 LAKE & LAND SURVEYING. JOB NO. 2022.312 JK

SITE ADDRESS: 750 CHATSWORTH STREET SOUTH, ST PAUL, MN 55102



see reverse for City approval

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.
 Revised Oct. 20, 2022
 Revised Sept. 28, 2022
 August 26, 2022
 Jonathan L. Faraci
 Registered Land Surveyor & Registered Engineer
 Minnesota Registration No. 16464

Conveyance of land described by the instrument
is hereby approved and is ordered to recording
and subscribing.

CITY OF SAINT PAUL

By Paul Delmonico 10-20-22
for Planning Administrator Date



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

October 20, 2022

Shawn Devine
P.O. Box 16081
Saint Paul, Minnesota 55116

RE: 750 Chatsworth Street South Lot Split Final Approval, Zoning File #22-097-272

Dear Mr. Devine:

The proposed lot split at 750 Chatsworth Street South (PIN 14-28-23-21-0023) shown on the certificate of survey by Jonathan Faraci, Lake and Land Surveying, dated October 20, 2022, is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

The Dept. of Public Works noted that the northerly parcel will retain the existing address of 750 S Chatsworth and the southerly parcel will be issued the assigned address of 754 S Chatsworth Street.

Urban Forester Brianna Bacher, 651-632-2436, noted the attached policy and procedures for preservation of trees in the public right-of-way that must be followed during new construction.

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 an 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 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

Attachment: Preservation of Trees Policy

cc: West Seventh/Fort Road Federation
Secretary of Veterans Affairs, 750 Chatsworth owner
Katherine Erickson, Dept. of Safety and Inspections
Jim Brown, Department of Public Works
Brianna Bacher, Urban Forester
Jonathan Faraci, Lake and Land Surveying, Inc.

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 tarjamaadan Nago soo wac 651-266-6565.

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