



Doc No **A04979787**

Certified, filed and/or recorded on
Feb 9, 2023 1:01 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 1562278C

Document Recording Fee Abstract \$46.00

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Doc No T02749351

Certified, filed and/or recorded on
Feb 9, 2023 1:01 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 1562278C

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

Existing Certs
649449



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

January 25, 2023

Benjamin Terry
11 Hilltop Lane
Saint Paul, Minnesota 55116

RE: 2126 Scheffer Avenue Lot Split Final Approval, Zoning File #22-122-192

Dear Mr. Terry:

The proposed lot split at 2126 Scheffer Avenue (Pin 08-28-23-44-0202) shown on the certificate of survey by Ryan Peterson, Lake and Land Surveying, dated January 9, 2023, is hereby approved for compliance with the City of Saint Paul's subdivision regulations subject to the following conditions:

1. The attached maintenance and setback easements must be recorded along with the lot split and copies of the recorded easement documents (with a receipt showing that they have been recorded) must be filed with the Department of Safety and Inspections (DSI). Contact Matt Graybar, DSI, 651-266- 9089.
2. The existing fence on Parcel B and in the Finn Street right-of-way must be removed.

The Department of Public Works noted that Parcel A with the existing house will retain the address of 2126 Scheffer Avenue and Parcel B will be issued the assigned address of 2122 Scheffer Avenue.

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: Maintenance & Setback Easements
Policy and Procedures for Tree Preservation

cc: Highland District Council
Cynthia and John O'Halloran, 2126 Scheffer Avenue
Tom Distad, Coldwell Banker Reality
Matt Graybar, Dept. of Safety and Inspections
James Williamette, Dept. of Safety and Inspections
Briana Bacher, Forestry
Ryan Peterson, Lake & 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.

CERTIFICATE OF SURVEY

LAKE AND LAND SURVEYING, INC.

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

Made For:
 Mr. Ben Terry
 11 Hilltop Lane
 St. Paul, MN 55116

SCHAEFFER AVENUE

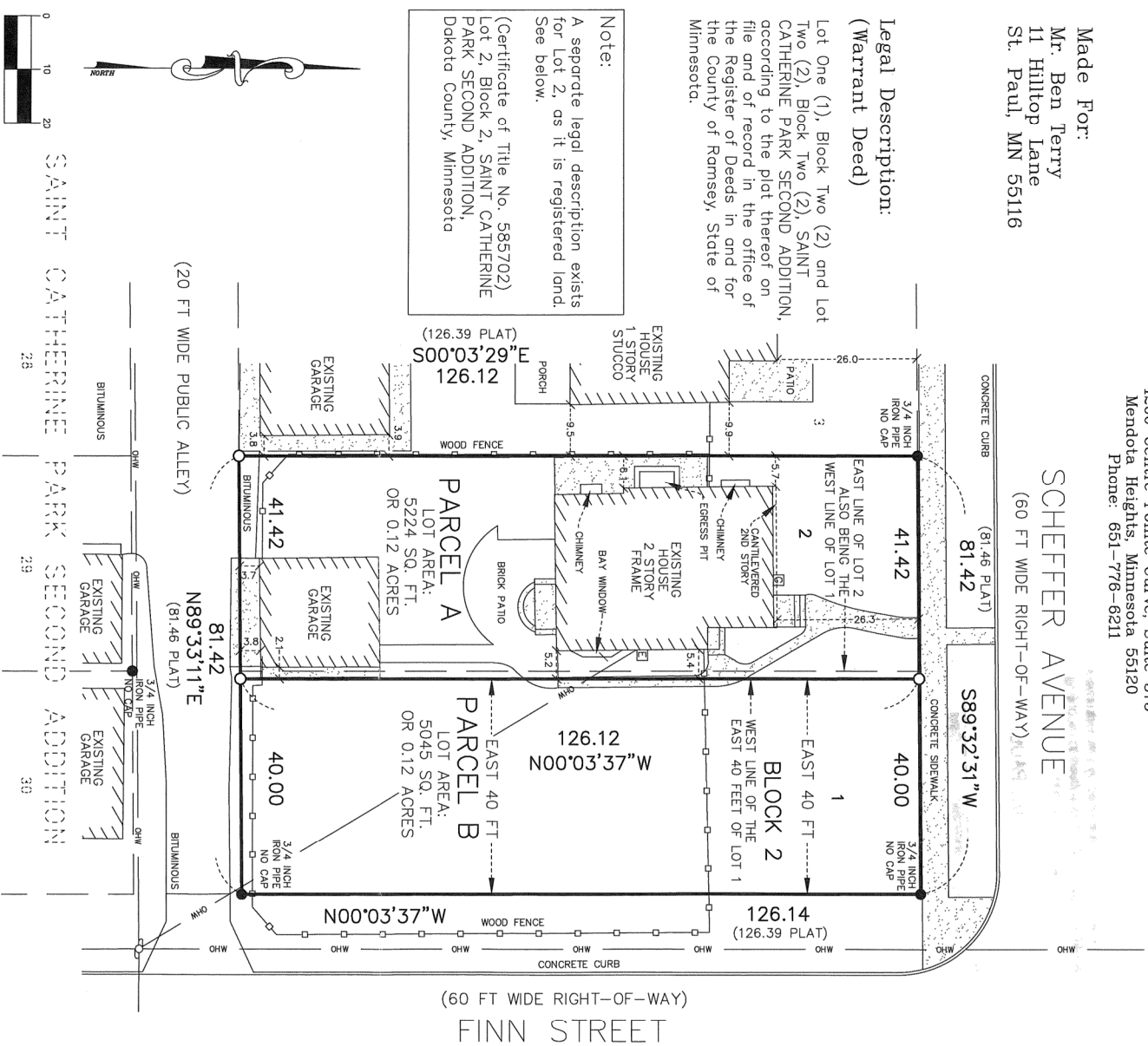
(60 FT WIDE RIGHT-OF-WAY)

Legal Description: (Warrant Deed)

Lot One (1), Block Two (2) and Lot Two (2), Block Two (2), SAINT CATHERINE PARK SECOND ADDITION, according to the plat thereof on file and of record in the office of the Register of Deeds in and for the County of Ramsey, State of Minnesota.

Note:
 A separate legal description exists for Lot 2, as it is registered land. See below.

(Certificate of Title No. 585702)
 Lot 2, Block 2, SAINT CATHERINE PARK SECOND ADDITION,
 Dakota County, Minnesota



GRAPHIC SCALE
 1 INCH = 20 FT.

CURRENT LOT AREA: 10,269 SQ. FT. OR 0.24 ACRES
 SITE ADDRESS: 2126 SCHEFFER AVE, ST PAUL, MN

L E G E N D

- Denotes 12 inch Common Spike set with washer stamped RLS 60424 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 Wood Fence
- Denotes Chain-link Fence
- ⊗ Denotes Gas Meter
- ⊕ Denotes Electric Meter

Denotes Concrete Surface
 BASIS OF BEARINGS: RAMSEY COUNTY
 COORDINATES NAD83 (1986)
 LAKE & LAND SURVEYING, JOB NO. 2022.406 RP

Proposed Legal Description: (Parcel A)
 Lot 2, and that part of Lot 1, Block 2, SAINT CATHERINE PARK SECOND ADDITION, according to the recorded plat thereof, Ramsey, Minnesota, lying West of the East 40 feet thereof.

Proposed Legal Description: (Parcel B)
 The East 40 feet of Lot 1, Block 2, SAINT CATHERINE PARK SECOND ADDITION, according to the recorded plat thereof, Ramsey, Minnesota.

see review 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

Ryan M. Peterson

Revised January 9, 2023
 November 22, 2022

Ryan M. Peterson
 Registered Land Surveyor
 Minnesota Registration No. 60424

Conveyance of land described by this instrument
is hereby approved and is ordered to recording
and sub recording.

CITY OF SAINT PAUL

By Paul Dubuise 1-25-23

~~Per Planning Administrator~~

~~Paul~~

see conditions:

subject to the following conditions.

1. The attached maintenance and setback easements must be recorded along with the lot split and copies of the recorded easement documents (with a receipt showing that they have been recorded) must be filed with the Department of Safety and Inspections (DSI). Contact Matt Graybar, DSI, 651-266- 9089.
2. The existing fence on Parcel B and in the Finn Street right-of-way must be removed.

PROPOSED EASEMENTS

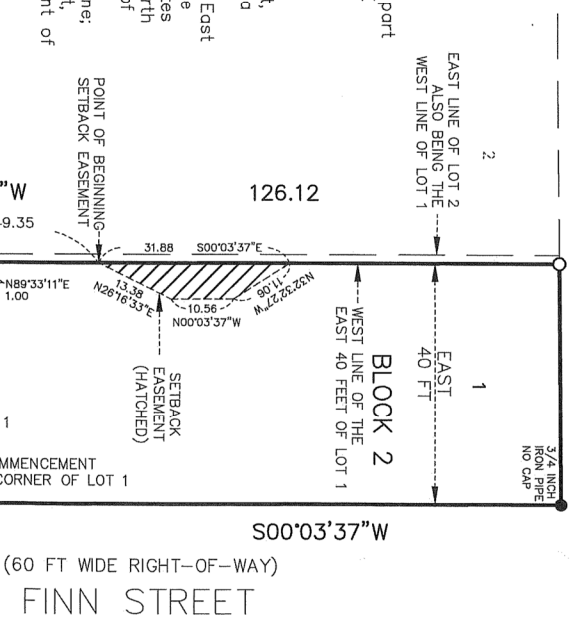
LAKE AND LAND SURVEYING, INC.
 1200 Centre Pointe Curve, Suite 375
 Mendota Heights, Minnesota 55120
 Phone: 651-776-6211



Made For:
 Mr. Ben Terry
 11 Hilltop Lane
 St. Paul, MN 55116

SCHAEFFER AVENUE
 (60 FT WIDE RIGHT-OF-WAY)

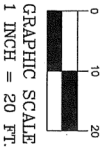
N89°32'31"E
 40.00



Proposed Setback Easement:

A permanent Setback easement under, and across that part of the East 40 feet of Lot 1, Block 2, SAINT CATHERINE PARK SECOND ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, described as follows:

Commencing at the southeast corner of said Lot 1; thence South 89 degrees 33 minutes 11 seconds West, assumed bearing, along the south line of said Lot 1, a distance of 40.00 feet; thence North 00 degrees 03 minutes 37 seconds West, along the west line of the East 40 feet of said Lot 1, a distance of 49.35 feet to the point of beginning; thence North 26 degrees 16 minutes 33 seconds East a distance of 13.38 feet; thence North 00 degrees 03 minutes 37 seconds West a distance of 10.56 feet; thence North 32 degrees 32 minutes 27 seconds West a distance of 11.06 feet to said west line; thence South 00 degrees 03 minutes 37 seconds East, along said west line, a distance of 31.88 feet the point of beginning.



SAINT CATHERINE PARK SECOND ADDITION

SITE ADDRESS: 2126 SCHEFFER AVE, ST PAUL, MN

LEGEND

- Denotes 12 inch Common Spike set with washer stamped RLS 60424 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 Wood Fence
- Denotes Chain-link Fence
- Denotes Gas Meter
- Denotes Electric Meter
- Denotes Concrete Surface

BASIS OF BEARINGS: RAMSEY COUNTY COORDINATES NAD83 (1986)
 LAKE & LAND SURVEYING, JOB NO. 2022.406 RP

Proposed Maintenance Easement:

A permanent easement for maintenance purposes over, under, and across that part of the East 40 feet of Lot 1, Block 2, SAINT CATHERINE PARK SECOND ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, described as follows:

Commencing at the southeast corner of said Lot 1; thence South 89 degrees 33 minutes 11 seconds West, assumed bearing, along the south line of said Lot 1, a distance of 40.00 feet to the point of beginning; thence North 00 degrees 03 minutes 37 seconds West, along the west line of said East 40 feet, a distance of 29.00 feet; thence North 89 degrees 33 minutes 11 seconds East a distance of 1.00 foot; thence South 00 degrees 03 minutes 37 seconds East a distance of 29.00 feet to said south line; thence South 89 degrees 33 minutes 11 seconds West, along said south line, a distance of 1.00 foot to the point of beginning.

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

Ryan M. Peterson

Ryan M. Peterson
 Registered Land Surveyor
 Minnesota Registration No. 60424

Rev. November 30, 2022
 November 22, 2022