



SUBDIVISION REVIEW APPLICATION

Department of Planning and Economic Development  
Zoning Section  
1400 City Hall Annex, 25 West Fourth Street  
Saint Paul, MN 55102-1634  
(651) 266-6583

PD-9

Zoning Office Use Only  
File # 22-062-353  
Fee Paid \$ \_\_\_\_\_  
Received By / Date \_\_\_\_\_

062822320085  
ETA

APPLICANT

Property Owner(s) Sharkey Design Build LLC  
Address 1105 Pioneer Trail City Bayport State MN Zip 55003  
Email john@sharkeydesignbuild.com Phone \_\_\_\_\_  
Contact Person (if different) David A. Lutz, Esq.  
Address 120 South 6th Street, Suite 1515 City Minneapolis State MN Zip 55402  
Email david@lutzlawfirm.com Phone 612-424-2110

PROPERTY  
INFO

Address / Location 300, 302, 304 Ryan Avenue, Saint Paul, MN 55102  
PIN(s) & Legal Description See attached Title Commitment  
(Attach additional sheet if necessary.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Lot Area \_\_\_\_\_ Current Zoning \_\_\_\_\_

**TYPE OF SUBDIVISION:** Application is hereby made for subdivision review under provisions of Zoning Code Chapter 69, Subdivision Regulations, for the following:

<input type="checkbox"/> Adjustment of Common Boundary	<input checked="" type="checkbox"/> Registered Land Survey	<input type="checkbox"/> Combined Plat
<input type="checkbox"/> Lot Split	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat

**SUPPORTING INFORMATION:** State the proposed use of the lots, including residential building types and number of dwelling units, and types of business and industrial uses. Attach additional sheets if necessary.

Some vacant lots - to be built residential homes.

☒ For lot splits and adjustments of common boundaries, a certificate of survey and other information as required under Zoning Code § 69.305(1) – (5) is attached.

☐ For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) is attached.

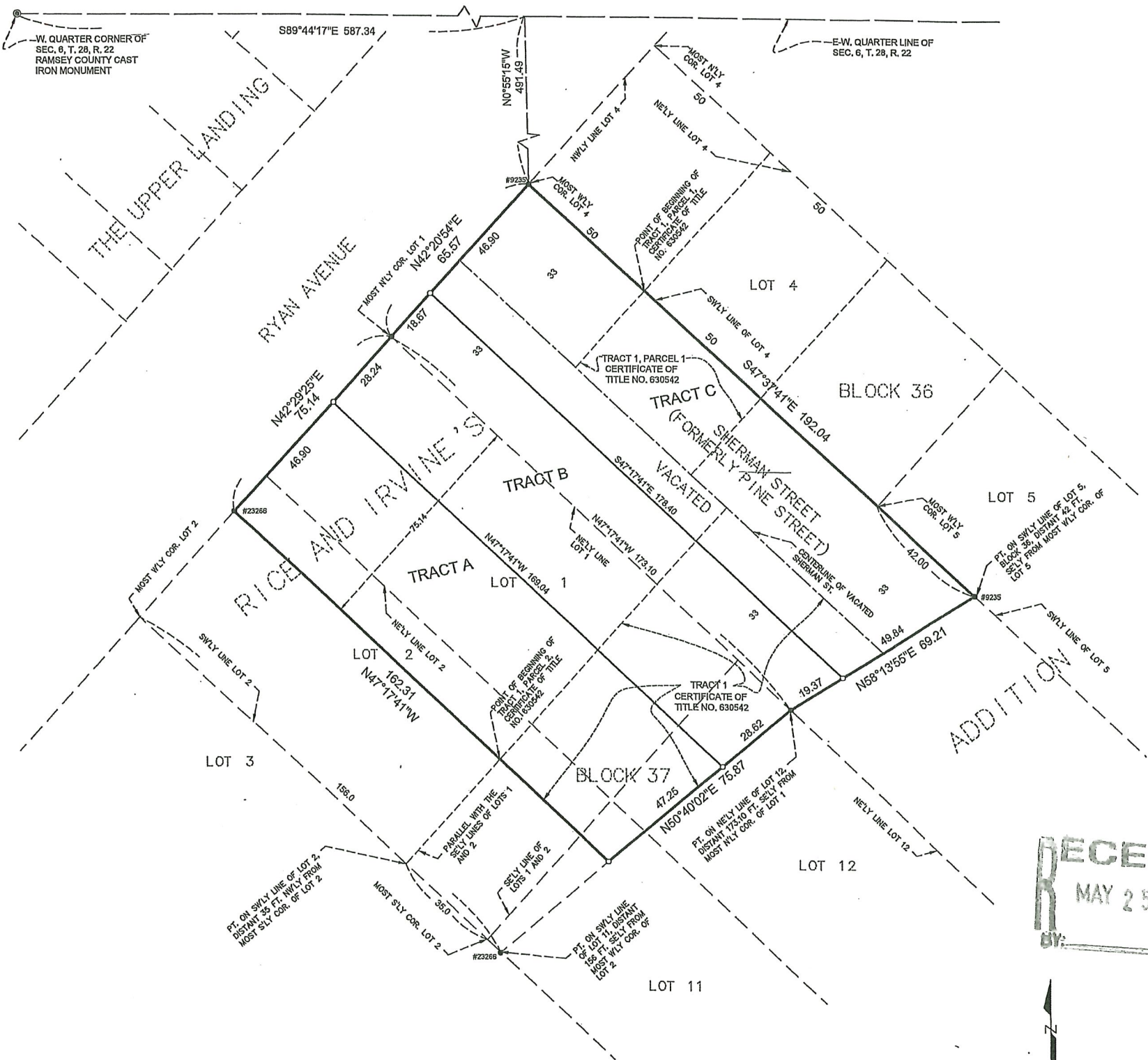
☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature \_\_\_\_\_ Date May 26, 2022



REGISTERED LAND SURVEY NO.

I Kelly L. Jordan, Licensed Land Surveyor, do hereby certify that, in accordance with the provisions of Minnesota Statutes, Section 508.47, have surveyed the following described property situated in the City of St. Paul, County of Ramsey, State of Minnesota:



- LEGEND
- DENOTES FOUND 1/2 INCH IRON PIPE, UNLESS OTHERWISE NOTED
  - DENOTES SET 1/2 INCH X 14 INCH IRON PIPE MONUMENT AND MARKED BY LICENSE NO. 42648

FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY THE EAST - WEST QUARTER LINE OF SECTION 6, TOWNSHIP 28, RANGE 22 IS ASSUMED TO BEAR S89°44'17\"/>

Certificate of Title No. 630542:

Parcel 1.

All that part of the Northeastly half of Sherman Street, formerly Pine Street, vacated, adjoining Lot 4, Block 36, Rice and Irvine's Addition to the town of Saint Paul, lying within the following description: beginning at a point on the Southwestly line of said Lot 4 distant 50 feet Southeastly from the most Westerly corner of said Lot 4; thence Northeastly to a point on the Northeastly line of said Lot 4 distant 50 feet Southeastly from the most Northerly corner of said Lot 4; thence Southeastly along the Northeastly line of said Lot 4 a distance of 50 feet; thence Southwestly through a point on the Southwestly line of said Lot 4 distant 50 feet Southeastly from the point of beginning to a point on the Southwestly line of said Lot 4 distant 50 feet Southeastly from the most Northerly corner of said Lot 4; thence Northeastly to the point of beginning.

Parcel 2.

All that part of the Southwestly half of Sherman Street, formerly Pine Street, vacated, adjoining Lots 1 and 12, Block 37, Rice and Irvine's Addition to the town of Saint Paul, lying within the following description:

Commencing at a point on the Southwestly line of Lot 2, Block 37, Rice and Irvine's Addition to the town of Saint Paul distant 35 feet Northwestly from the most Southerly corner of said Lot 2; thence Northeastly along a line parallel to the Southeastly lines of said Lots 2 and 1 to an intersection with a line parallel to and 75.14 feet Southwestly from the Northeastly lines of said Lots 1 and 12, the actual point of beginning of the land being described; thence Southeastly along said last described parallel line to an intersection with a line extending from a point on the Northeastly line of said Lot 12 distant 173.10 feet Southeastly from the most Northerly corner of said Lot 1 to a point on the Southwestly line of Lot 11, said Block and Addition, distant 156 feet Southeastly from the most Westerly corner of said Lot 2; thence Northeastly to a point on the Northeastly line of said Lot 12 distant 173.10 feet Southeastly from the most Northerly corner of said Lot 1; thence Northeastly along a line perpendicular to the Northeastly line of said Lot 12 to an intersection with the centerline of said vacated Sherman Street; thence Northwestly along said centerline to an intersection with said first described parallel line; thence Southwestly to the actual point of beginning.

Those parts of Lots 1, 2, 11, and 12, Block 37, Rice and Irvine's Addition to the town of Saint Paul, lying within the following description: Commencing at a point on the Southwestly line of Lot 2, Block 37, Rice and Irvine's Addition to the town of Saint Paul distant 35 feet Northwestly from the most Southerly corner of said Lot 2; thence Northeastly along a line parallel to the Southwestly lines of said Lots 2 and 1 to an intersection with a line parallel to and 75.14 feet Southwestly from the Northeastly lines of said Lots 1 and 12, the actual point of beginning of the land being described; thence Southeastly along said last described parallel line to an intersection with a line extending from a point on the Northeastly line of said Lot 12 distant 173.10 feet Southeastly from the most Northerly corner of said Lot 1 to a point on the Southwestly line of Lot 11, said Block and Addition, distant 156 feet Southeastly from the most Westerly corner of said Lot 2; thence Northeastly to a point on the Northeastly line of said Lot 12 distant 173.10 feet Southeastly from the most Northerly corner of said Lot 1; thence Northeastly along a line perpendicular to the Northeastly line of said Lot 12 to an intersection with the centerline of said vacated Sherman Street; thence Northwestly along said centerline to an intersection with said first described parallel line; thence Southwestly to the actual point of beginning.

AND

Those parts of Lots 1, 2, 11 and 12, Block 37, Rice and Irvine's Addition, according to the recorded plat thereof, lying northeastly of a line lying 75.14 feet southwestly of, and parallel with, the Northeastly lines of said Lots 1 and 12, and lying northwestly of a line run from a point on the Northeastly line of said Lot 12 distant 173.10 feet southeastly from the most Northerly corner of said Lot 1 to a point on the Southwestly line of said Lot 11 distant 156 feet southeastly from the most Westerly corner of said Lot 2;

And

All that part of the Sherman Street, formerly Pine Street, vacated, adjoining Lots 4 and 5, Block 36, Rice and Irvine's Addition, and adjoining Lots 1 and 12, Block 37, said Addition, all according to the recorded plat thereof, lying northwestly of a line that runs from a point on the Southwestly line of said Lot 5 distant 42 feet southeastly from the most Westerly corner of said Lot 5 to a point on the Northeastly line of said Lot 12, distant 173.10 feet southeastly from the most Northerly corner of said Lot 1.

Except that portion of the above described property previously registered and currently included on Certificate of Title no. 630542.

I hereby certify that this registered land survey is a correct representation of said parcels of land.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Kelly L. Jordan, Licensed Land Surveyor  
Minnesota License No. 42648

STATE OF MINNESOTA  
COUNTY OF CHISAGO  
The foregoing Surveyor's Certificate was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Kelly L. Jordan, Licensed Land Surveyor.

Notary Public, Minnesota  
My Commission Expires 1/31/20\_\_\_\_

CITY OF ST. PAUL, MINNESOTA

City of St. Paul hereby certifies on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that this REGISTERED LAND SURVEY was approved.

By \_\_\_\_\_, City Manager

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 508.47, Subd. 4, taxes payable in the year 20\_\_\_\_, on the land hereinbefore described, have been paid. Also pursuant to Minnesota Statutes Section 272.12 there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Heather L. Bestler, Ramsey County Auditor/Treasurer

By \_\_\_\_\_, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this registered land survey is approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Daniel D. Baar, L.S.  
Ramsey County Surveyor

REGISTRAR OF TITLES, RAMSEY COUNTY, MINNESOTA

I hereby certify that this Registered Land Survey No. \_\_\_\_\_ was filed in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., as Document No. \_\_\_\_\_.

Deputy Registrar of Titles



Certificate of Title

Certificate Number:645710

Created by Document Number: 2732529

Transfer From Certificate Number: 645668

Originally registered March 9, 1955. Book 365, Page 68, District Court No: 7853  
Also originally registered May 26, 1965. Book 479, Page 150, District Court No: 10956  
Also originally registered May 10, 2022. Book NONE, Page 36, Examiners File No: CPT No. 36

State of Minnesota }  
County of Ramsey } S.S. REGISTRATION

This is to certify that

Sharkey Design Build, LLC, a Minnesota limited liability company, whose address is 1105 Pioneer Trail, Bayport, Minnesota, 55003;

is now the owner of an estate in fee simple

In the following described land situated in the County of Ramsey and State of Minnesota,

Those parts of Lots 1, 2, 11 and 12, Block 37, Rice and Irvine's Addition, according to the recorded plat thereof, lying northeasterly of a line lying 75.14 feet southwesterly of, and parallel with, the Northeasterly lines of said Lots 1 and 12, and lying northwesterly of a line run from a point on the Northeasterly line of said Lot 12 distant 173.10 feet southeasterly from the most Northerly corner of said Lot 1 to a point on the Southwesterly line of said Lot 11 distant 156 feet southeasterly from the most Westerly corner of said Lot 2;

And

All that part of Sherman Street, formerly Pine Street, vacated, adjoining Lots 4 and 5, Block 36, Rice and Irvine's Addition, and adjoining Lots 1 and 12, Block 37, said Addition, all according to the recorded plat thereof, lying northwesterly of a line that runs from a point on the Southwesterly line of said Lot 5 distant 42 feet southeasterly from the most Westerly corner of said Lot 5 to a point on the Northeasterly line of said Lot 12 distant 173.10 feet southeasterly from the most Northerly corner of said Lot 1.

Subject to the exceptions set out in Minn. Stat. §508A.25

Subject to a reservation for the State of Minnesota of all minerals and mineral rights as to those portions of the subject property previously forfeited pursuant to Minn. Stat. Chapter 282.

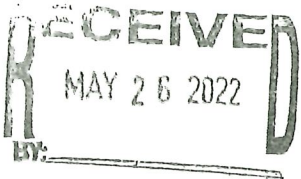
Subject to the easements and rights reserved by Chapter 130, formerly Section 228, of the St. Paul Legislative Code and to an easement for sewer purposes in favor of the City of St. Paul lying between plane surfaces at elevations 0.0 feet and 50.0 feet, City of St. Paul datum (elevation 0.0 feet City of St. Paul datum equals elevation 694.10 feet mean sea level datum as established by United States Coast and Geodetic Surveys, North American Datum, 1929) and to retained easements to protect the intersects of Northern States Power Company, and Northwestern Bell Telephone Company, as set forth in the instrument recorded in the Office of the Registrar of Titles as document no. 636362, and recorded as document no. 1959066 in Ramsey County Records, as to said part of vacated Sherman Street.

Subject to an easement in favor of Chicago, Milwaukee, Saint Paul and Pacific Railroad Company, its successors, and assigns, to enter upon said land for the purpose of inspecting, maintaining, repairing, reconstructing or removing the retaining wall or the railway wall, the property of the railroad company, which wall is located Southeasterly of said land.

Subject to Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.

Subject to rights of utility companies to maintain utility lines running over the southerly portion of the subject property.

This certificate of title is also a CPT as to the lands therein described included in the Examiner's Directive shown by memorial on this certificate of title and those lands are subject to any claims that may be made pursuant to Minn. Stat. 508A. 17 within five years from the date of the first CPT.



Subject to the interests shown by the following memorials and to the following rights or encumbrances set forth in Minnesota statutes chapter 508, namely:

- 1. Liens, claims, or rights arising under the laws of the Constitution of the United States, which the statutes of this state cannot require to appear of record;
- 2. Any real property tax or special assessment;
- 3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease;
- 4. All rights in public highways upon the land;
- 5. The right of appeal, or right to appear and contest the application, petition, or other proceeding affecting the title, as is allowed by this chapter;
- 6. The rights of any person in possession under deed or contract for deed from the owner of the certificate of title;
- 7. Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

Memorials				
Document Number	Document Type	Date Received Month Day, Year Time	Amount (\$)	Running in Favor Of
641310	Deed (Other)	Jun 29, 1977 10:30 AM		Subject to Restrictions and Covenants contained in Document no. 641310.
727669	Certificate	Oct 4, 1984 8:40 AM		Certificate of Completion of Improvements required by document no. 641310.
781052	Deed (Other)	Jun 21, 1985 2:20 PM		Subject to Restrictions and Covenants contained in Document no. 781052.
2648489	Certificate	Sep 25, 2019 11:07 AM		Certificate of completion required by document no. 781052.
2661562	Mortgage	Mar 16, 2020 2:03 PM	\$458,951.16	Vermillion State Bank, 107 East Main Street, Vermillion, Minnesota, 55085
2716846	Mechanic's Lien	Nov 4, 2021 3:46 PM	\$71,200.00	M & B Services, LLC Claims date of last item of contribution was July 9, 2021.

Indexes Verified through 5/11/2022



IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of my office this 20th day of May, 2022.

Todd J. Uecker

Registrar of Titles,

In and for the County of Ramsey and State of Minnesota.

