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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=12

Zoning Office Use Only

File # _____

Fee Paid \$ _____

Received By / Date _____

APPLICANT

Property Owner(s) Sunrise Banks, N.A.

Address 2300 Como Avenue City St. Paul State MN Zip 55108

Email jason.scott@sunrisebanks.com Phone 651-523-7832

Contact Person (if different) Jason Scott

Address same as above City _____ State _____ Zip _____

Email _____ Phone _____

PROPERTY INFO

Address / Location 2515 & 2525 Wabash Avenue, St. Paul, MN

PIN(s) & Legal Description 322923220014 (see attached for description)
(Attach additional sheet if necessary.)

Lot Area 5.77 acres Current Zoning T4

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

Adjustment of Common Boundary Registered Land Survey Combined Plat

Lot Split Preliminary Plat 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.

Zoning and usage of space is planned as no change. Usage is to remain general office usage.

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 [Signature] Date 4-13-2022

EXISTING CONDITIONS

~for~ SUNRISE BANKS
~of~ REILING HEIGHTS

PROPERTY DESCRIPTION

Per Schedule A of Commitment No. 58640, dated March 02, 2022, at 7:00 AM, prepared by Commercial Partners (P)de, a division of Chicago Title Company, LLC, as issuing agent for Stewart Title Guaranty Company.

Parcel 1.
Beginning at a point located 623.8 feet south of the north line and 804.5 feet east of the west line of Section 32, Township 29, Range 23 which is also the southeast corner of Block 5, Hollinshead's Addition to Desnoyer Park, Ramsey County, Minnesota, as shown on the recorded plat thereof in the office of the Register of Deeds of said County; thence west along the south boundary of Lot 12 of said Block 5/33 feet; thence northwesterly along a curve to the right with a radius of 450 feet and subtended by a chord 459 feet in length which intersects the south boundary of said Block 5 at an angle of 48 degrees 09 minutes; thence northerly northwesterly on tangent 25 feet; thence northerly along a curve to the right with a radius of 323.70 feet and chord length 372.5667 feet containing northerly on tangent 50 feet; thence curving northerly on a curve to the left with a radius of 340 feet a distance of 48.70 feet more or less to a point on the south line of Myrtle Avenue, vacated, as shown on said plat; thence east along the south line of Myrtle Avenue, vacated, as shown on said plat 209.37 feet to the northeast corner of Block 4, said Hollinshead's Addition; thence south along the east boundary of said Block 4, Hollinshead's Addition 104 feet to the southeast corner of Lot 2, said Block 4, Hollinshead's Addition; thence east in a straight line to and along the southern boundary of Lot 2, Block 4 of said Hollinshead's Addition to the southeast corner of said lot thence south along the east boundary of said Block 5 to the place of beginning. (More commonly known as Lots 1-8, part of Lots 9-11 and part of Lots 16-24, Block 4, lots 3-11 and part of Lot 12, Block 5, Hollinshead's Addition.)

Parcel 2.
That certain tract or parcel of land described as follows, to-wit: Commencing at the southwest corner of Lot 11, Block 2, Hollinshead's Addition to Desnoyer Park, Ramsey County, Minnesota; thence south 33 feet along the extended West line of said Lot 11, to the center line of Myrtle Avenue, vacated, as shown on said plat (the point of beginning of the land to be described); thence east along the center line of Myrtle Avenue, vacated, 74.88 feet to a point 9 feet east of the center line of the spur track running across said Myrtle Avenue, vacated; thence northwesterly along a non-tangential, 310.00 foot radius curve, concave to the west, center angle 5 degrees 39 minutes 06 seconds, a distance of 37.14 feet to a point on the North line of Block 1, said Hollinshead's Addition to Desnoyer Park, which point is 209.37 feet west of the North line of Block 4; thence east 209.37 feet along the South line of Myrtle Avenue to said North line of Block 4; thence east 33 feet along said South line of Myrtle Avenue, vacated; thence North 33 feet to the center line of Myrtle Avenue, vacated, which is also the North line of said Section 32; thence west along the center line of Myrtle Avenue, vacated, to the point of beginning.

Parcel 3.
That part of Lots 9, 10, 11, 12, Block 13, Baker's Addition together with that part of Clifford Street now vacated, adjacent thereto, described as follows: Beginning at the southwest corner of said Block 13, thence east along the south line of said Block 13, and said line extended, the same being the north line of Washburn Avenue, a distance of 167.47 feet, in the intersection with a line 17 feet wide measured on right angles, and parallel with the most westerly spur track now serving the International Harvester property, thence northwesterly along a line with a radius of 150 feet and parallel with said spur a distance of 246.12 feet to its intersection with the north line of Lot 9 in said Block 13, Baker's Addition; thence west along the said north line of Lot 9, 21.7 feet to the northwest corner of said Lot 9, thence south along the west line of Block 13, 107.61 feet to place of beginning, except that part which lies easterly of the east line of Lot 12, said Block 13 and southerly of a line run parallel with and distant 15 feet northerly of the south line of said Block 13 extended easterly.

Parcel 4.
Beginning at a point on the North line of Section 32, Township 29, Range 23, located 844.5 feet East of the West line of said Section; thence South in a straight line 123 feet to and along the Eastern boundary of Block 5 of Hollinshead's Addition to Desnoyer Park, Ramsey County, Minnesota, as shown on the recorded plat thereof in the office of the Register of Deeds of said County, to the Southwest corner of Lot 2, Block 5, Hollinshead's Addition; thence West 218.62 feet in a straight line along the Southern boundary of said Lot 2, Block 5, Hollinshead's Addition and across Curlew Avenue, vacated, to the Southeast corner of Lot 2, Block 4, Hollinshead's Addition; thence North 104 feet along the South line of Myrtle Avenue, vacated; thence East 33 feet along said South line of Myrtle Avenue, vacated; thence North 33 feet to the center line of Myrtle Avenue, vacated; thence East 183.62 feet to place of beginning. (More commonly known as Lots 1 and 2, Block 5, Hollinshead's Addition.)

(Torrens Property-Certificate of Title No. 632467)

NOTES

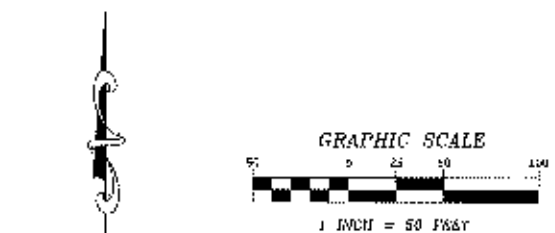
1. Field survey was completed by E.G. Rud and Sons, Inc. on 03/08/2022.
2. Fee ownership is vested in Sunrise Banks, National Association PID No. 32292322014.
3. Address of the surveyor premises: 3515 & 7575 Washburn Avenue, St. Paul, Minnesota 55114.
4. Bearings shown hereon are based on the Ramsey County Coordinate System.
5. Boundary area of the surveyed premises is 4251,826 sq. ft. (45.77 acres).
6. Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an air knock-out (651-454-0002).
7. Existing elevations and contours shown hereon are in reference to the City of St. Paul Vertical Datum.

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.

Kevin C. McCall
KEVIN C. MCCALL
Date: 3/08/2022 License No. 50512

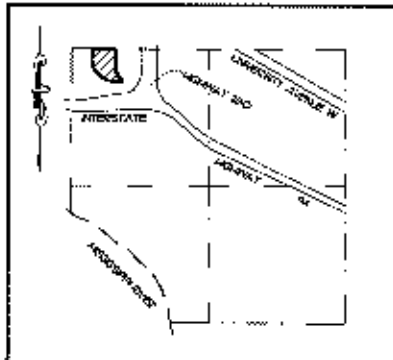
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RL54 58542
- ▲ DENOTES FOUND KNAIL
- △ DENOTES 5FT KNAIL
- ⊕ DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- ⊞ DENOTES AIR CONDITIONING UNIT
- ⊞ DENOTES BOLLARD
- ⊞ DENOTES CATCH BASIN
- ⊞ DENOTES CATCH BASIN MANHOLE
- ⊞ DENOTES CLEAN OUT
- ⊞ DENOTES ELECTRICAL BOX
- ⊞ DENOTES FIBER OPTIC BOX
- ⊞ DENOTES GAS METER
- ⊞ DENOTES GUY WIRE
- ⊞ DENOTES HYDRANT
- ⊞ DENOTES LIGHT POLE
- ⊞ DENOTES MISCELLANEOUS MANHOLE
- ⊞ DENOTES POWER POLE
- ⊞ DENOTES SANITARY SEWER MANHOLE
- ⊞ DENOTES SIGN
- ⊞ DENOTES STORM SEWER APRON
- ⊞ DENOTES STORM SEWER MANHOLE
- ⊞ DENOTES TELEPHONE PEDESTAL
- ⊞ DENOTES WATER VALVE
- ⊞ DENOTES FENCE
- ⊞ DENOTES REMAINING WALL
- ⊞ DENOTES EXISTING SANITARY SEWER
- ⊞ DENOTES EXISTING STORM SEWER
- ⊞ DENOTES EXISTING WATER MAIN
- ⊞ DENOTES OVERHEAD UTILITY
- ⊞ DENOTES UNDERGROUND FIBER OPTIC LINE
- ⊞ DENOTES INTUMESCENT SURFAC
- ⊞ DENOTES CONCRETE SURFACE
- ⊞ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER RAMSEY COUNTY TAX INFORMATION)
- ⊞ DENOTES EXISTING CONTOURS



VICINITY MAP

PART OF SEC. 32, TWP. 29, RNG. 23



RAMSEY COUNTY, MINNESOTA
(NO SCALE)

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Lino Lakes, MN 55014
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