



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) 266-6589

RECEIVED

JUL 08 2014

Per _____

Zoning office use only

File #

Fee: _____

Tentative Hearing Date: _____

14-307093
PD=17 To Be Scheduled

012823130102

APPLICANT

Name Homestead Partners
Address 525 15th Ave. S
City Hopkins St. MN Zip 55343 Daytime Phone (952) 994-2123
Name of Owner (if different) John Rupp
Contact Person (if different) Matt Hanish Phone (952) 294-2123

PROPERTY LOCATION

Address / Location PLEASANT AVE., ST. PAUL, MN 55102
Legal Description PLEASE SEE ATTACHED
Current Zoning RT2
(attach additional sheet if necessary)

TYPE OF SUBDIVISION:

☐ Lot Split

☐ Lot Split with Variance

☐ Reg. Land Survey

☒ Preliminary Plat

☒ Final Plat

☐ Combined Plat

STAFF USE ONLY

Planning District _____ Land Use Map _____ Tax Map _____ Zoning _____

Plans Distributed _____ Return by _____ Reviewed by _____

Comments:

(attach additional sheets if necessary)

Applicant's Signature Matt Hanish Vice President Date 3/1/2014 City Agent _____

pd 6
7-8-14

Project Name:	Pleasant Ridge 300 Pleasant Ave	
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St. Paul, Minnesota
Contract/Developer:
Homestead Partners
525 15th Avenue South
Hopkins, Minnesota 55343

SURVEYOR:
Loudks Associates, Inc.
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
Homestead Partners
525 - 15th Avenue South
Hopkins, MN 543

LEGAL DESCRIPTION:
Lots 34, 35, 36, 37 and 40, Block 86, Dayton and Irvine's Addition to St. Paul,
which lies northwesterly of a line described as:

[illegible]

Abstract Property.

Together with:

Those parts of Lots 38 and 39, Beck 85, Dayton & Irvine's Addition which lies northwesterly of a line described as:

Commencing at a point on the east and west quarter line of Section 4

Township 28, North, Range 23 West, distant 774.16 feet East of the center thereof; thence northeasterly at an angle of 49 degrees 38 minutes 50 seconds (bearing North 40 degrees 04 minutes 26 seconds East based on

Ramsey County coordinate system, NAD83 1991 adjustment) from said east and west quarter line (measured from east to north) for 83.57 feet; thence deflect to the right on a 10 degree 00 minute curve (delta angle 15

59 minutes 45 seconds East for 181.40 feet; thence deflect to the left on a degrees 33 minutes 19 seconds; for 199.22 feet; thence North 55 degrees 01 degree 30 minutes curve (delta angle 00 degrees 25 minutes 22

degrees 21 minutes 21 seconds East along said westerly lot line for 15.09 feet to the point of beginning of line 1 to be described; thence northeasterly

a radius of 4043.21 feet, a delta angle of 05 degrees 47 minutes 12 seconds and a chord bearing North 50 degrees 05 minutes 18 seconds

County, Minnesota.
Toussaint Branch.

Torrens Certificate No. 565553

BENCHMARK:
May 2014

Top nut of hydrant located at northeast quadrant of Thompson and Grand.
Elev. = 95.51 Feet (City of St. Paul Datum)

EAS:
Proposed Lot 1 = 5118 Sq.Ft.
Proposed Lot 2 = 5019 Sq.Ft.

Proposed Lot 3 = 5014 Sq.Ft.
Proposed Lot 4 = 5024 Sq.Ft.
Proposed Lot 5 = 5032 Sq.Ft.

Proposed Lot 7 =	5028 Sq.Ft.
Proposed Lot B =	7010 Sq.Ft.

GOOD ZONE DESIGNATION:

2.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27123C0103G, effective date of June 4, 2010.

WZ00N14029CAGD0 DATA SURVEY

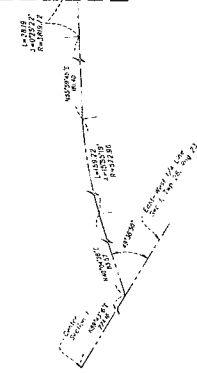
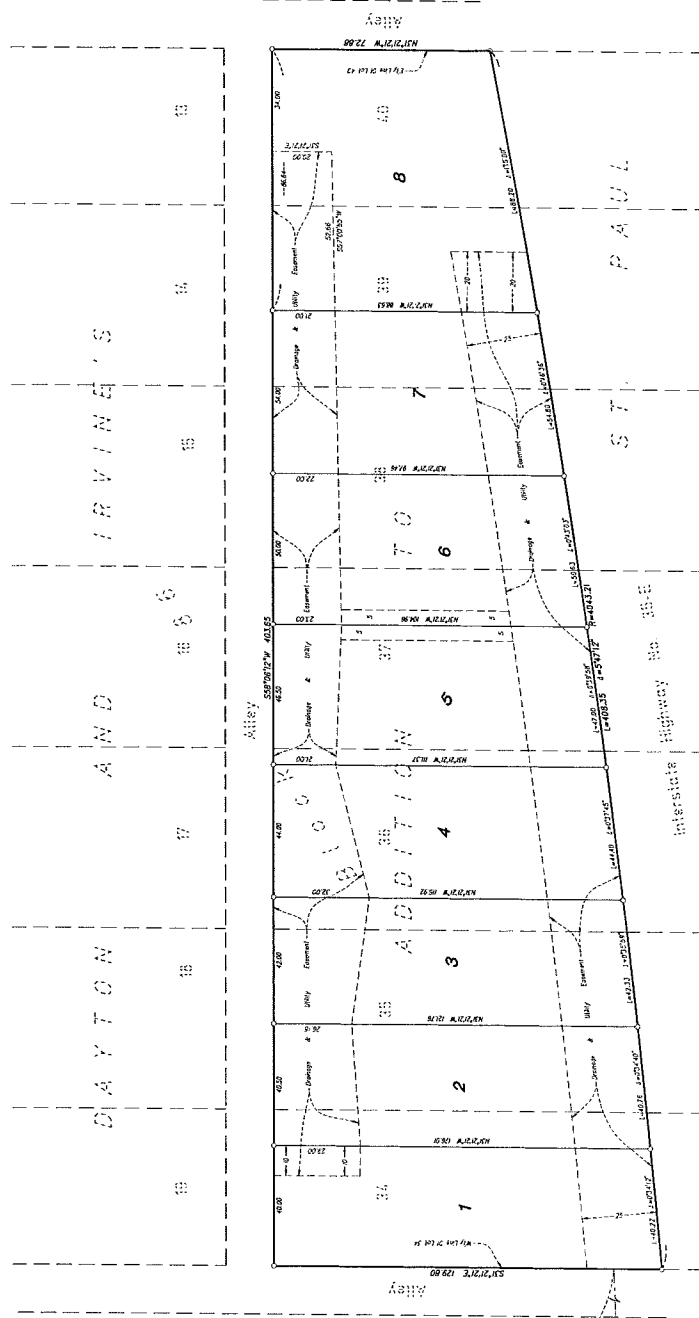
C6-1

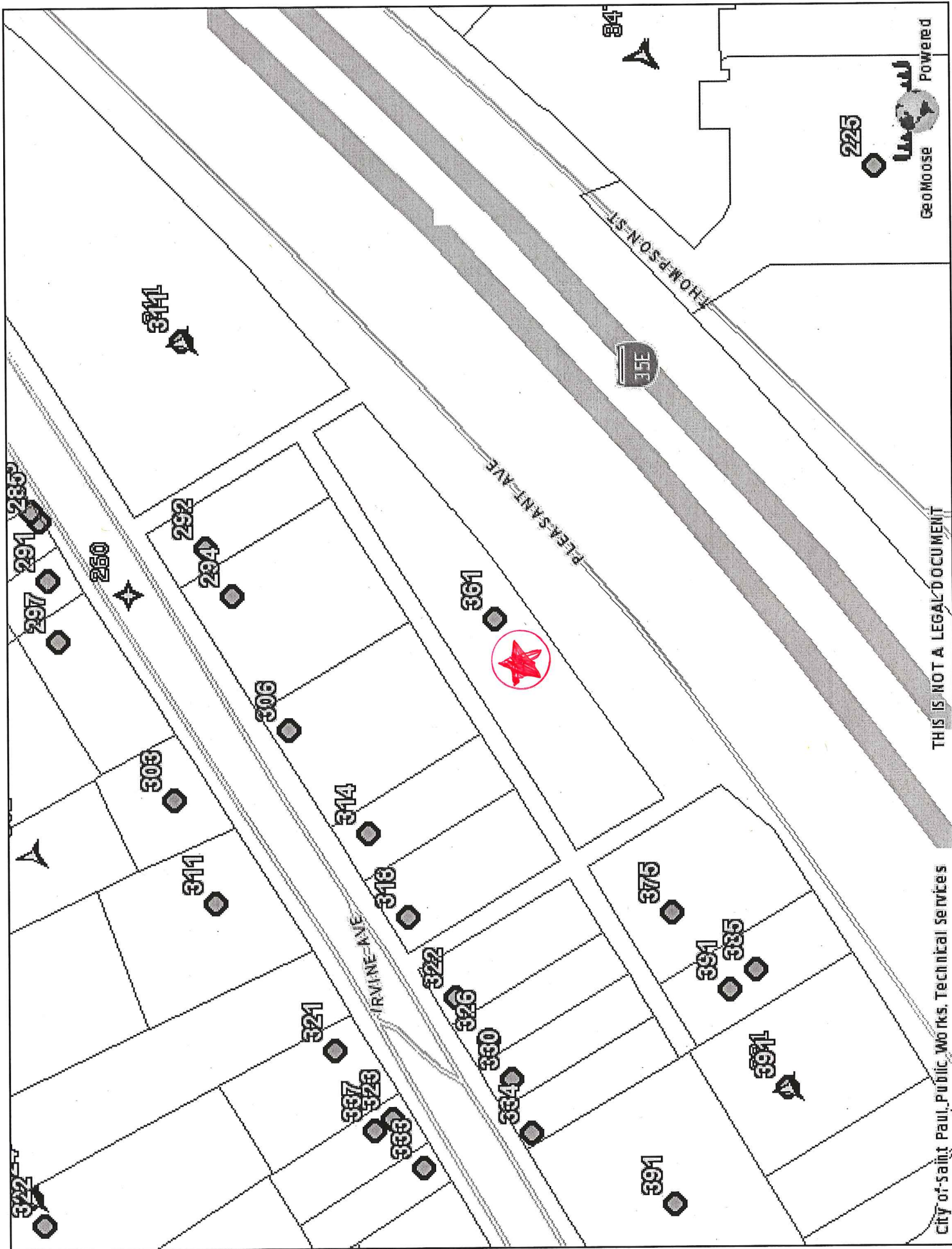
PLEASANT RIDGE



0 30
SCALE IN FEET

THE METERS LINE OF LOT 24, BLOCK 16, DAYTON AND IRVING'S ADDITION TO ST. PAUL, IS SHOWN BY A DASHED LINE, BEING THE SOUTH 31°25'00" EAST
O BOUNDS 1/2 INCH X 1/4 INCH IRON
• BOUNDS 1/2 INCH X 1/4 INCH IRON
• BOUNDS 1/2 INCH X 1/4 INCH IRON





Homestead Partners
300 Pleasant Ave

Loucks Project no. 14029

The land referred to in this Commitment is situated in the County of Ramsey, State of Minnesota, and is described as follows:

Lots 34, 35, 36, 37 and 40, Block 86, Dayton and Irvine's Addition to St. Paul, which lies northwesterly of a line described as:

Commencing at a point on the east and west quarter line of Section 1, Township 28 North, Range 23 West, distant 774.16 feet east of the center thereof; thence northeasterly at an angle of 49 degrees 38 minutes 50 seconds (bearing North 40 degrees 04 minutes 26 seconds East based on Ramsey County coordinate system, NAD83 1991 adjustment) from said east and west quarter line (measured from east to north) for 83.57 feet; thence deflect to the right on a 10 degree 00 minute curve (delta angle 15 degrees 55 minutes 19 seconds) for 159.22 feet; thence North 55 degrees 59 minutes 45 seconds East for 181.40 feet; thence deflect to the left on a 01 degree 30 minutes curve (delta angle 00 degrees 25 minutes 22 seconds) for 28.19 feet to the westerly line of said Lot 34; thence South 31 degrees 21 minutes 21 seconds East along said westerly lot line for 16.09 feet to the point of beginning of line 1 to be described; thence northeasterly for 408.35 feet on a non-tangential curve, concave to the northwest, having a radius of 4,043.21 feet, a delta angle of 05 degrees 47 minutes 12 seconds and a chord bearing North 50 degrees 05 minutes 18 seconds East, to the easterly line of said Lot 40 and there terminating, Ramsey County, Minnesota.

Abstract Property.

Together with:

Those parts of Lots 38 and 39, Block 86, Dayton & Irvine's Addition which lies northwesterly of a line described as:

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Torrens Property
Torrens Certificate No. 565553

Homestead Partners
300 Pleasant Ave.
St. Paul, MN

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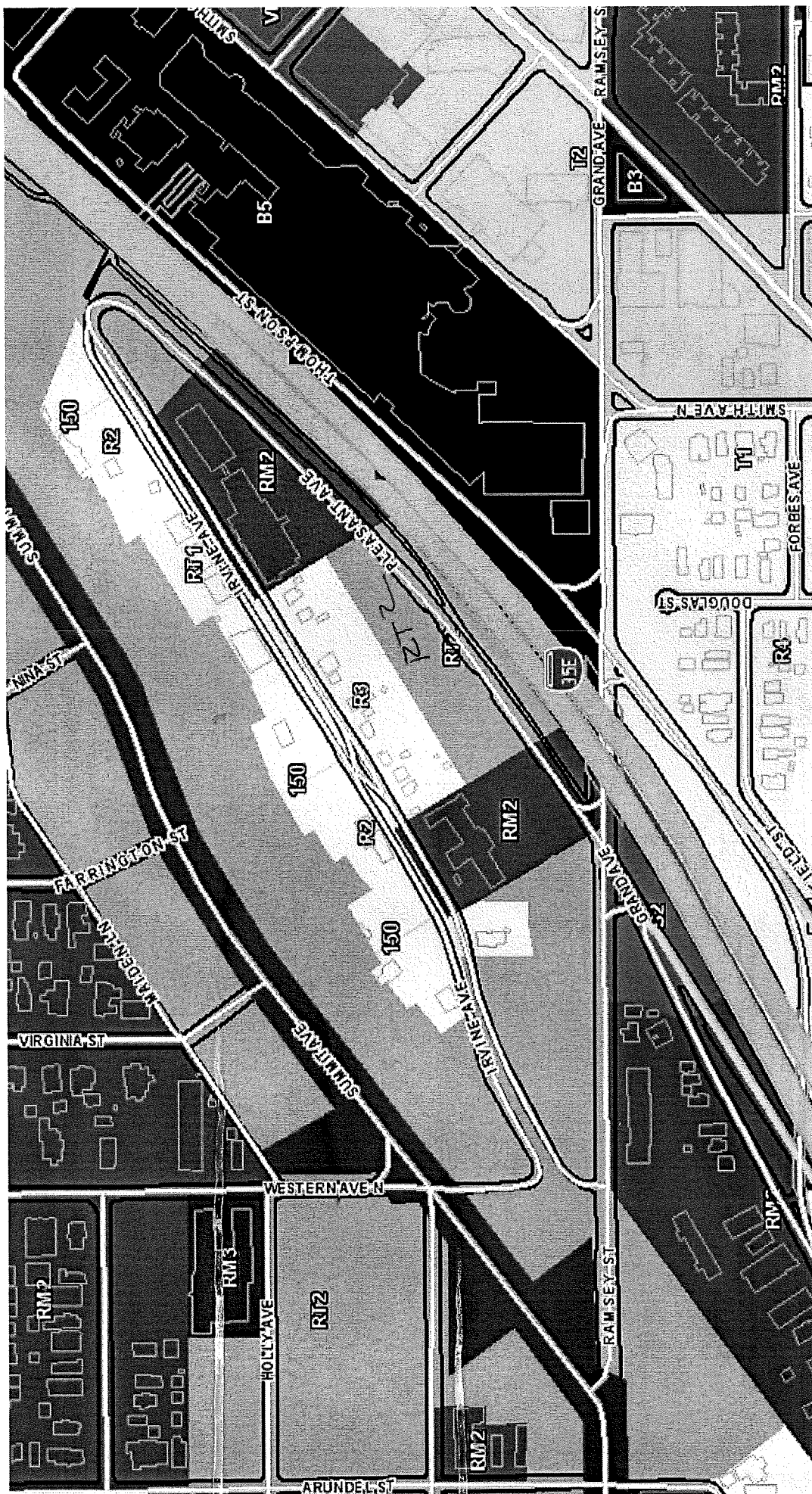
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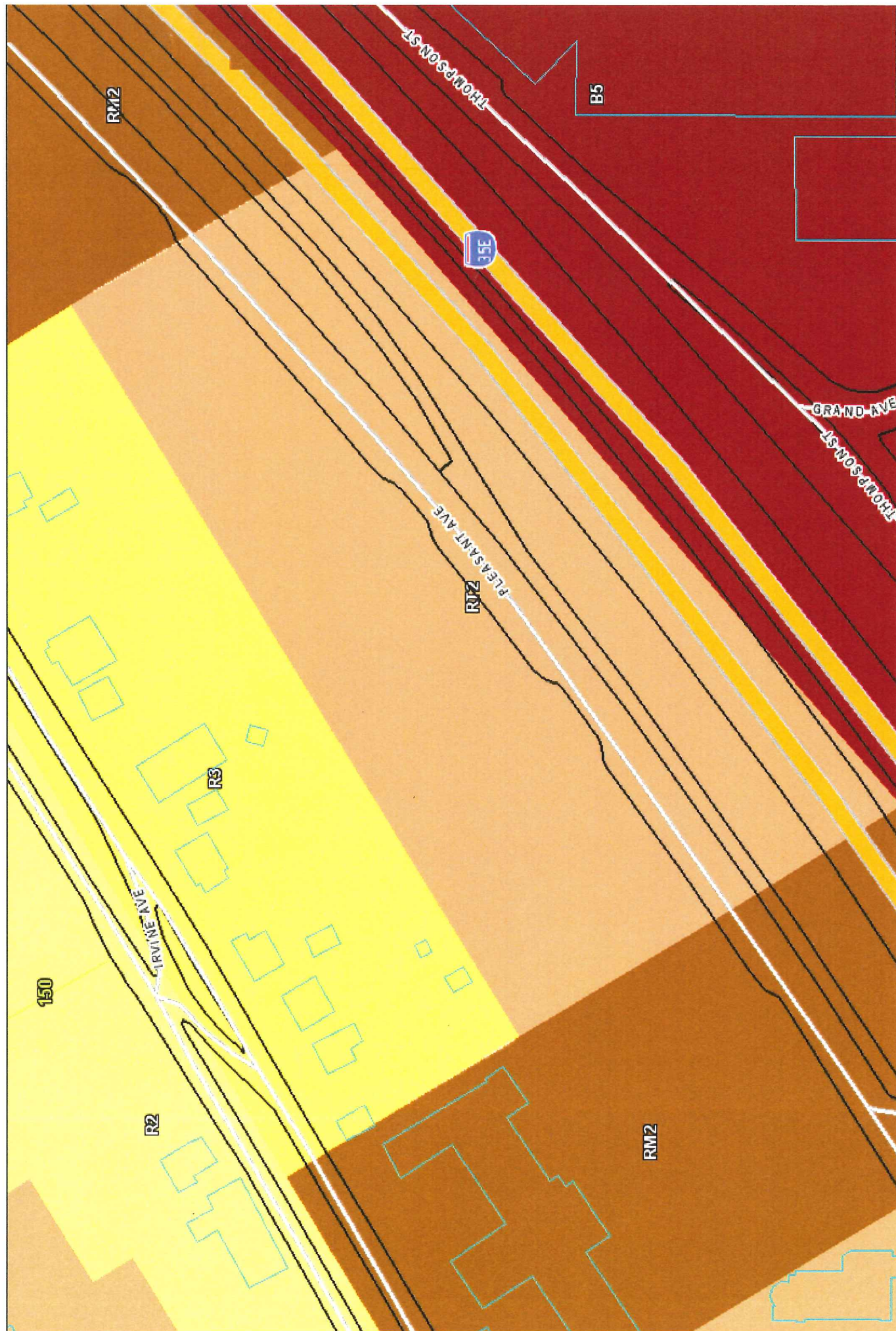
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Torrens Property

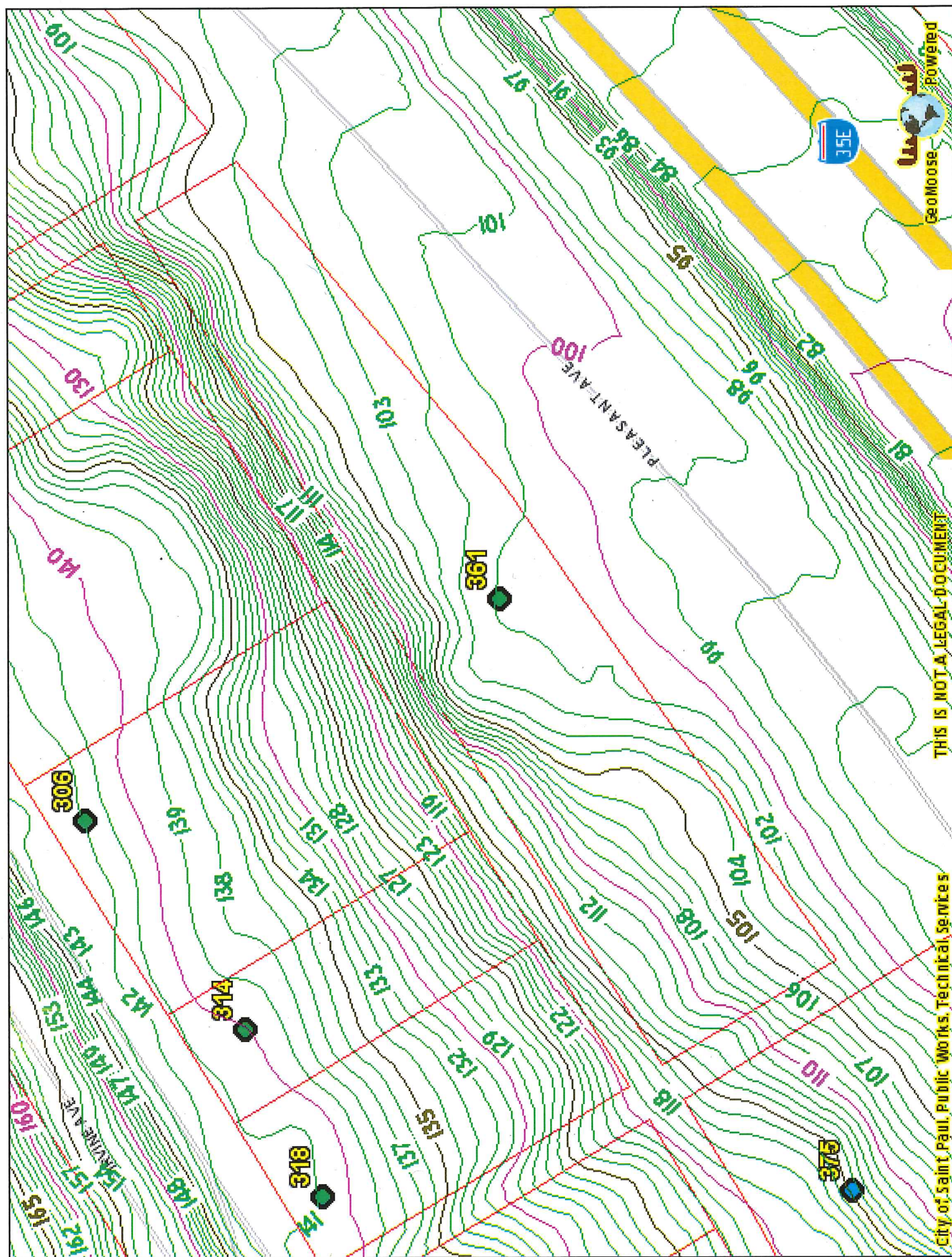






THIS IS NOT A LEGAL DOCUMENT

City of Saint Paul, Public Works, Technical Services



CITY OF ST PAUL
Owners Report

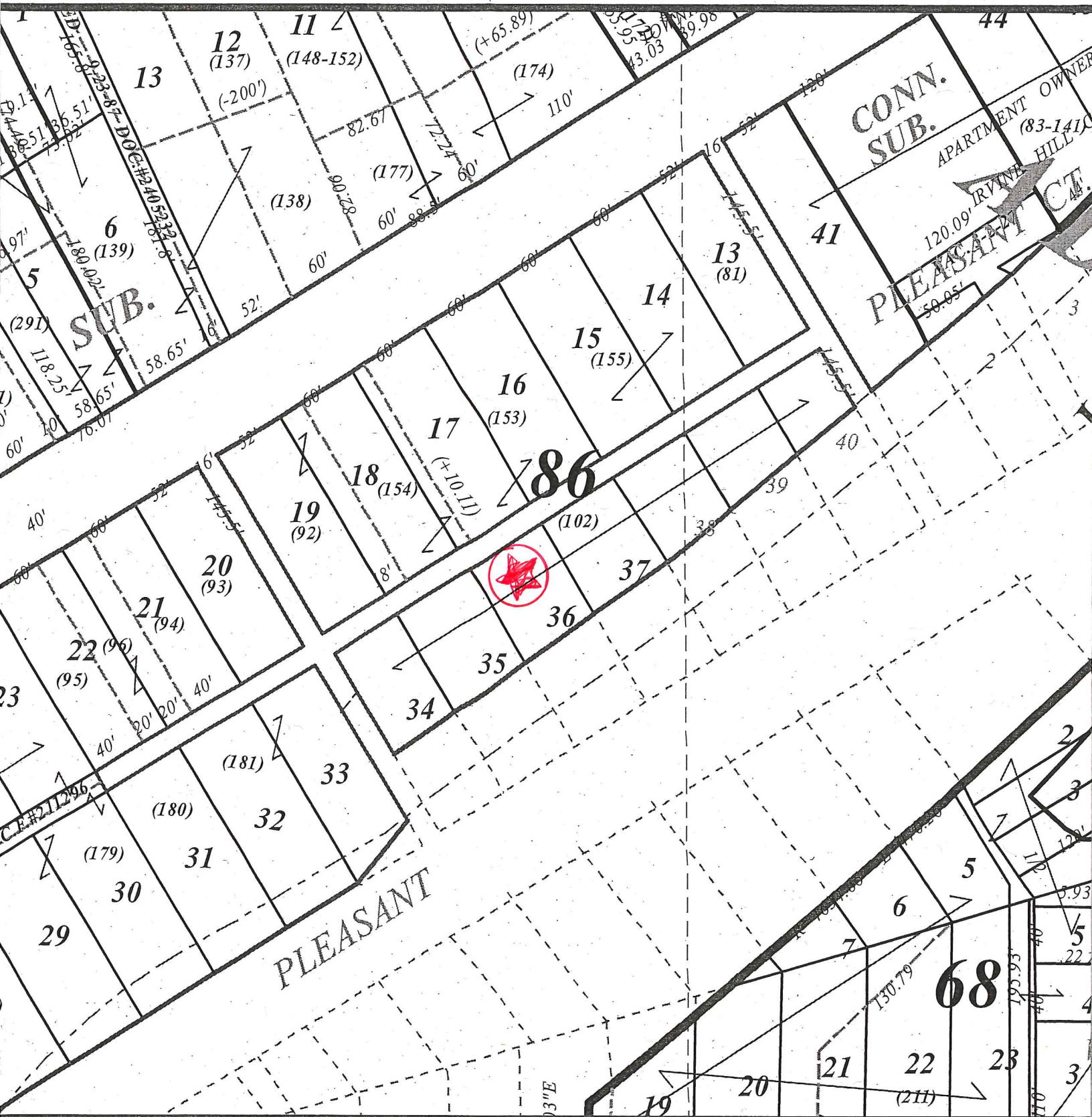
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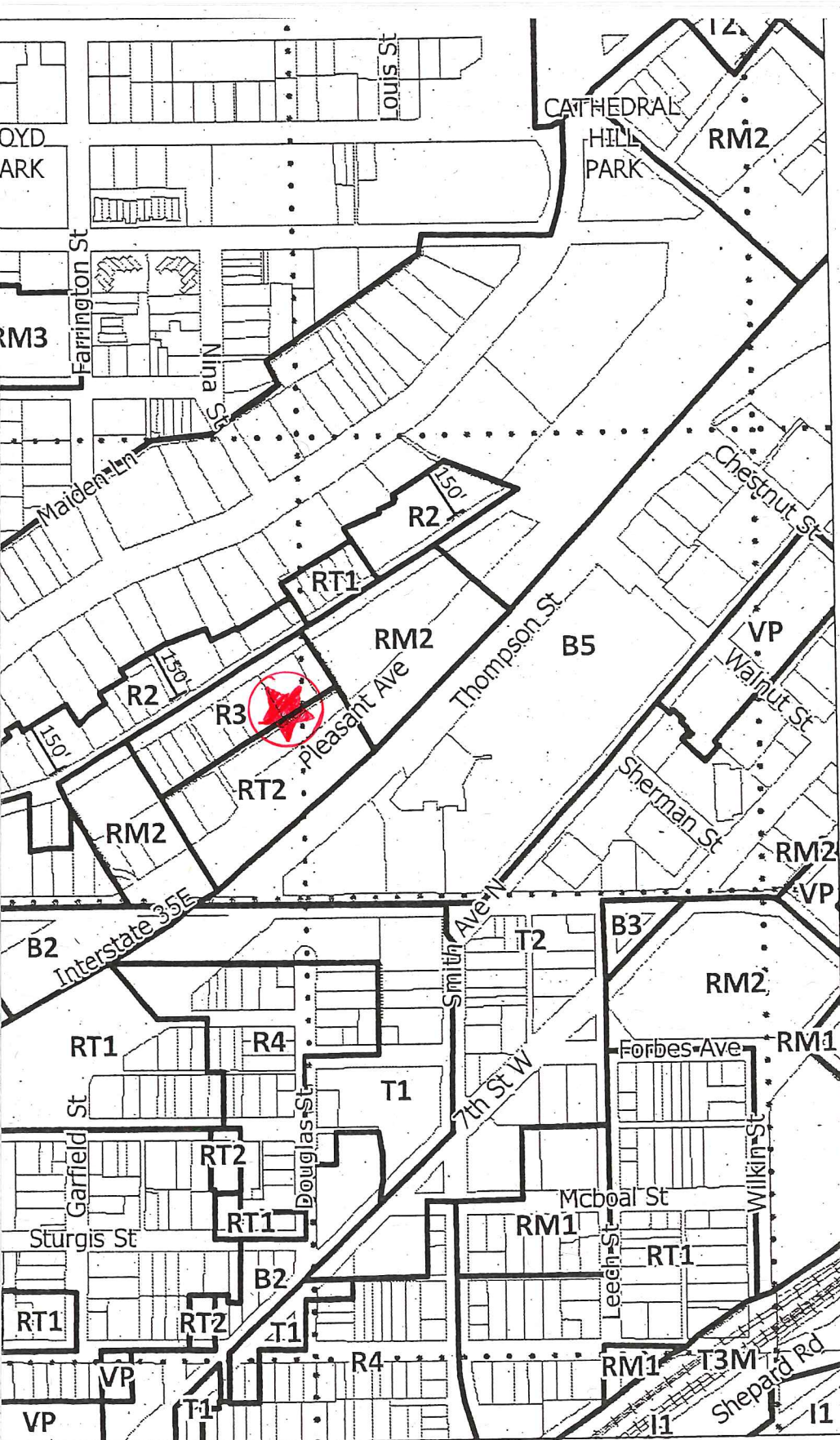
Property Address: 361 PLEASANT AVE 55102

John R Rupp
6 W 5th St Ste 900
St Paul MN 55102-1420

Owner
Taxpayer

DAYTON AND IRVINE'S ADDITION TO SAINT PAUL PART LYING NWLY OF HWY OF LOTS 34 THRU LOT 40 BLK 86





- BC Community Business (converted)
- B2 Community Business
- B3 General Business
- B4 Central Business
- B5 Central Business Service
- IT Transitional Industrial
- I1 Light Industrial
- I2 General Industrial
- I3 Restricted Industrial
- VP Vehicular Parking
- PD Planned Development
- CA Capitol Area Jurisdiction

1	2	3	4	5
7	8	9	10	11
13	14	15	16	17
19	20	21	22	23
25	26	27		28
	30	31		

0 330 660

1" = 1/8 mile (660 feet)

PANEL 15

ZONING LAST UPDATED APRIL