



**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

Zoning office use only

File # 12-211997

Fee: 1075.00

Tentative Hearing Date:

To BE Scheduled

**APPLICANT**

Name John Wall, ~~Wall Ventures, LLC~~  
 Address 811 LaSalle Ave.  
 City Minneapolis St. MN Zip 55402 Daytime Phone 612-767-4001  
 Name of Owner (if different) Crocus New Hill, LLC  
 Contact Person (if different) \_\_\_\_\_ Phone \_\_\_\_\_

**PROPERTY LOCATION**

Address / Location 180 Grotto Street (Wilder Foundation Site)  
 Legal Description Lots 9-25, Block 2, J.C. Stout's Addition to Summit Park, St. Paul Current Zoning R-4  
 (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)

ck  
5081.00  
1075.00

Applicant's Signature

[Signature]

Date

4/6/12

City Agent

pdd 11/15/12

[Signature] 11/12/12

# CROCUS NEW HILL ADDITION

**DESCRIPTION OF PROPERTY SURVEYED**  
 (See Old Republic Mutual Title Insurance Company, insured by Guaranty Commercial Title, Inc., Commitment for Title Insurance File No. 57845, effective date March 6, 2012, Issue Date, April 2, 2012)

Lots 9 to 24, inclusive, Block 2, J.C. Stout's Addition to Summit Park Lot 25, Block 2, Stout's Addition to Summit Park, except the Northerly 20 feet of Lot A, J.C. Stout's Addition to Summit Park, 50% west of the East line of Lot 24 situated north to the North line of Lot A.

Being Registered land as is evidenced by Certificate of Title No. 244322.

(Exception property to be vacated with application to the city, will be added to the Plot)

**NOTES**

Existing conditions shown as shaded line work.

**ZONING NOTES**

- 1) Zoning restrictions applicable from the City of St. Paul web site. This subject property is zoned R-4 One Family.
- 2) The setbacks are: Front - 4 feet  
 Side - 4 feet  
 Building - 22 feet  
 Minimum height - 3 stories, 30 feet  
 (See City Code for additional requirements that may apply)

Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) shown herein are based on information provided and are subject to interpretation. We cannot certify to the accuracy of the information provided. The user of this survey should refer to the applicable City Code and the City of St. Paul's Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.

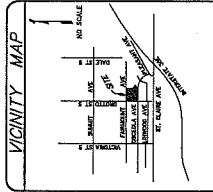
**AREAS**

This Description = 114,416 square feet or 2,627 acres  
 Total Area = 115,216 square feet or 2,645 acres

**BENCH MARKS**

- 1) Top of top put of fire hydrant on north side of Fairmount Avenue at 657 Fairmount Street. Elevation = 208.48 feet
- 2) Top of top put of fire hydrant at the northeast quadrant of Osceola Avenue and Croto Street. Elevation = 222.17 feet
- 3) Top of top put of fire hydrant at the northeast quadrant of Fairmount Avenue and Croto Street. Elevation = 218.95 feet

NOTE: Elevations shown are based on City of St. Paul datum. Add 664.10 feet to convert to mean sea level datum.



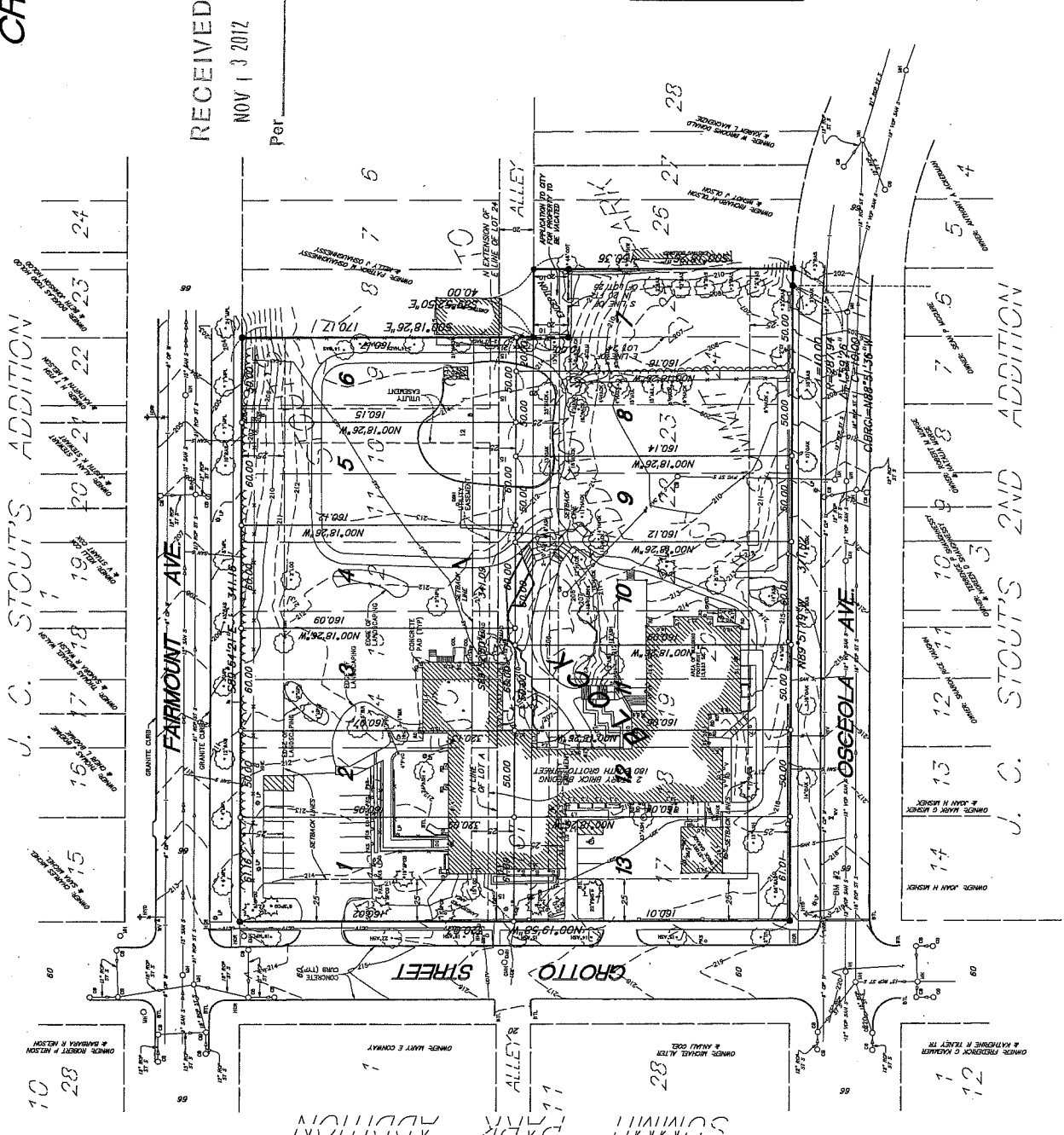
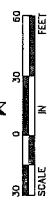
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 Dated this 13th day of November, 2012.

SUNDE LAND SURVEYING, LLC  
 By: *M.A.H.*  
 Mark S. Hobson, P.L.S. Minn. Lic. No. 12480

Revised to remove block	11/13/2012
Revised for city comments	11/12/2012
By	MS
Drawn	MS

Survey Title: **PRELIMINARY PLAT FOR: WALL VENTURES, LLC 180 South Croto Street, St. Paul, MN**

**SUNDE LAND SURVEYING**  
 3001 East Hennepin Avenue (500) 346-1100  
 812 Hennepin Avenue (612) 344-1100  
 Project: 7000-255-P Date: 11/13/2012  
 Drawn: MS  
 Title: 7000-255-P-11-13-12-01-1



RECEIVED  
 NOV 13 2012  
 Per \_\_\_\_\_

# J. C. STOUT'S ADDITION

# J. C. STOUT'S 2ND ADDITION

# CROCUS NEW HILL ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Crocus New Hill, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 9 to 24, inclusive, Lot 25, except the Northernly 20 feet, All of Lot "A", lying West of the East line of Lot 24 extended North to the North line of Lot A, all in Block 2, L.C. Stout's Addition to Summit Park,

And

The Northernly 20 feet of Lot 25, Block 2, L.C. Stout's Addition to Summit Park.

Has caused the same to be surveyed and platted as CROCUS NEW HILL ADDITION and does hereby dedicate or donate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said Crocus New Hill, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Crocus New Hill, LLC

SIGNED: \_\_\_\_\_ its \_\_\_\_\_

STATE OF MINNESOTA  
 COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ of \_\_\_\_\_, a Minnesota limited liability company, on behalf of said company.

I, Mark S. Hansen, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat, prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey, that the same complies with the requirements of Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification as shown and labeled on this plat; and all public ways are shown and labeled on this plat.

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

Mark S. Hansen, Licensed Land Surveyor  
 Minnesota License No. 15480

\_\_\_\_\_ by Mark S. Hansen, a Professional Land Surveyor.

\_\_\_\_\_ County, Minnesota  
 by Commission Expires \_\_\_\_\_

CITY OF SAINT PAUL, MINNESOTA

I do hereby certify that the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the City Council of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

DEPARTMENT OF PROPERTY RECORDS AND REVENUE  
 Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_, on the land hereinafore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer interest this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

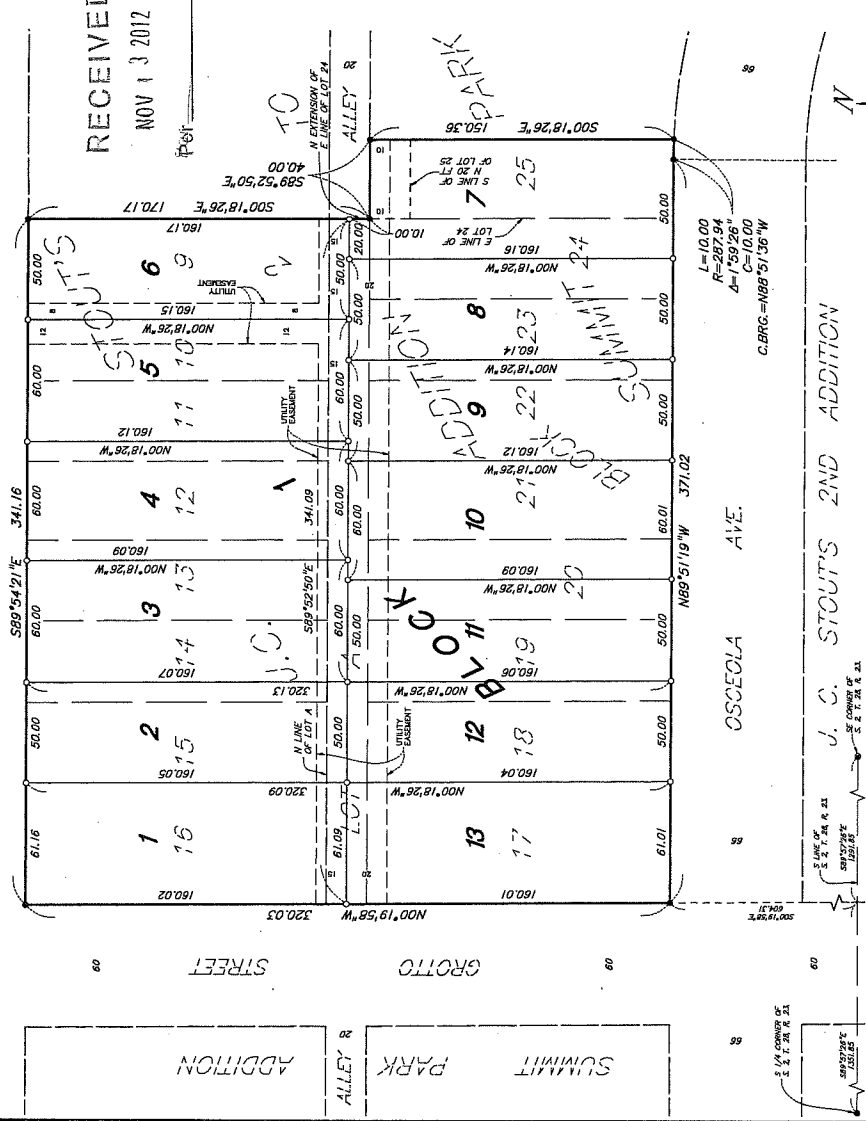
BY: \_\_\_\_\_ Director  
 Department of Property Records and Revenue

COUNTY SURVEYOR  
 I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ Deputy  
 County Surveyor

REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA  
 I hereby certify that this plat of CROCUS NEW HILL ADDITION was filed in the office of the Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly filed in Book \_\_\_\_\_ of Documents Number \_\_\_\_\_.

BY: \_\_\_\_\_ Deputy Registrar of Titles



For the purposes of this plat, the south line of Section 2, Twp. 26, Rge. 23, is assumed to have a bearing of S89°57'25"E.

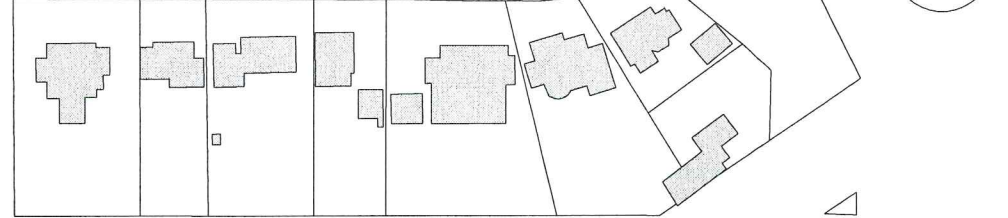
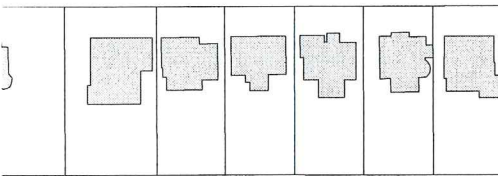
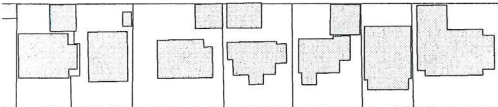
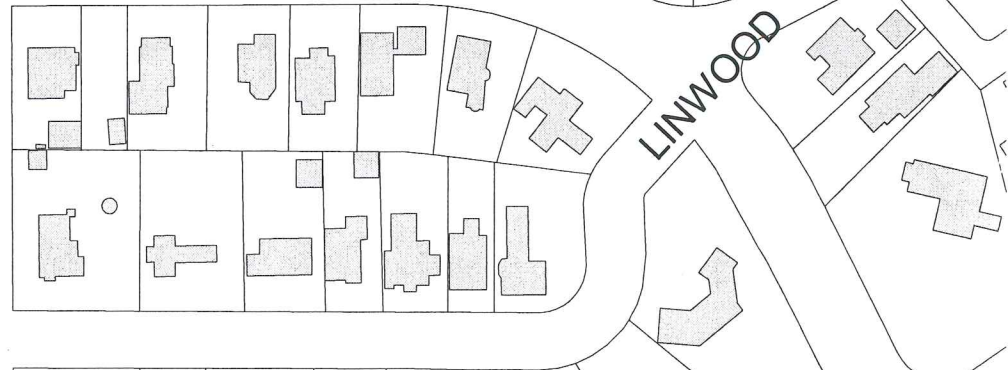
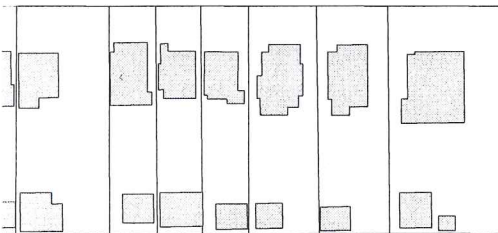
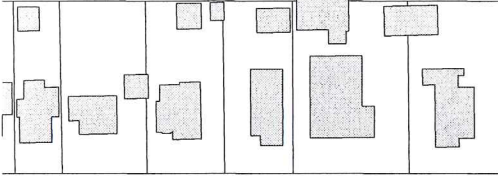
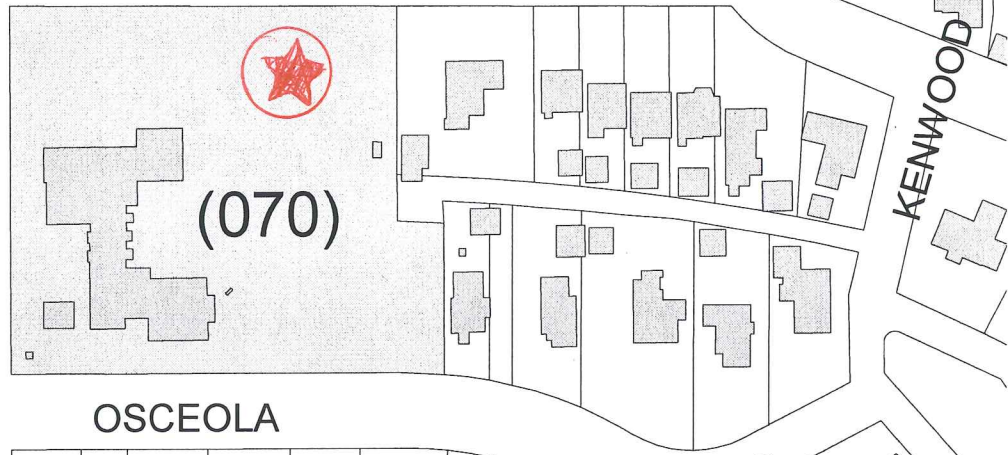
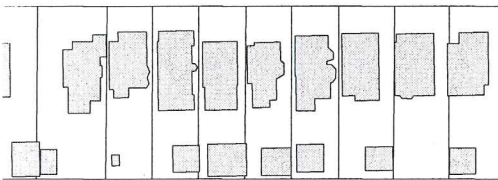
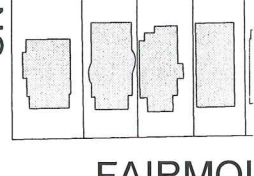
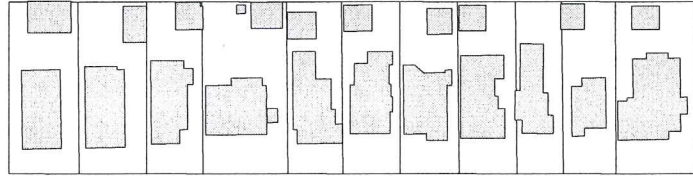
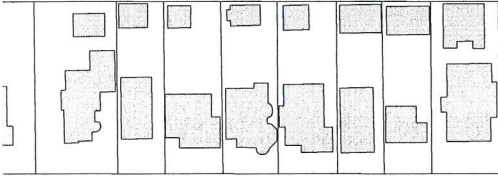
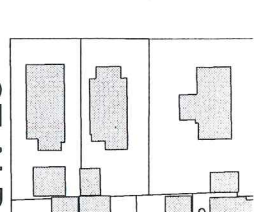
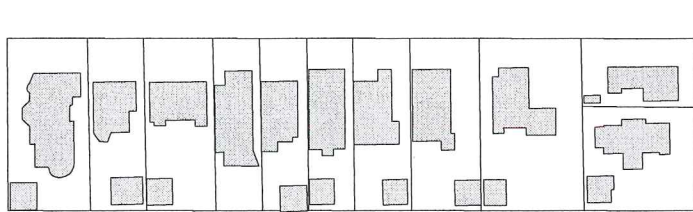
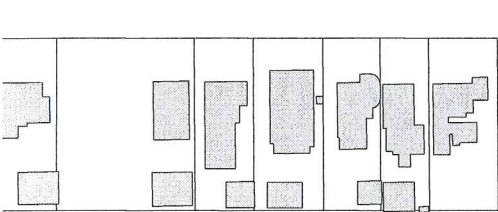
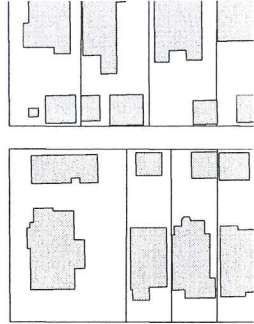
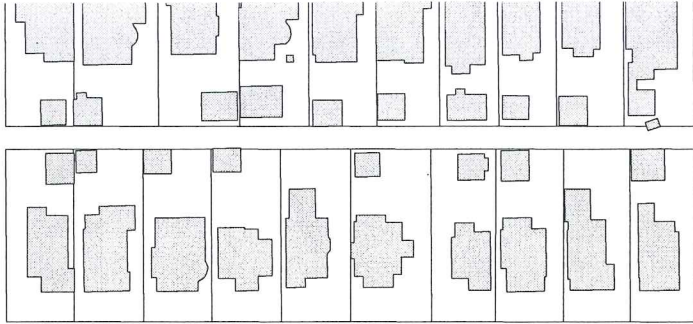
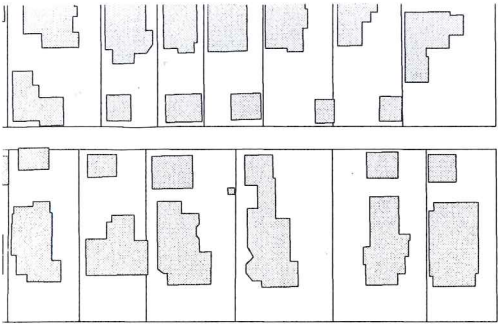
o Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 15480, unless otherwise noted.

• Denotes found mag nail in brass disk marked with P.C. No. 10480.

● Denotes found cast iron monument.

VICINITY MAP  
 10 SCALE  
 SECTION 2, TOWNSHIP 26N, RANGE 33E  
 LET CLARK AVE  
 STOUT'S ADDITION  
 CROCUS NEW HILL ADDITION  
 OSCEOLA AVE





**CITY OF ST PAUL**  
**Owners Report**

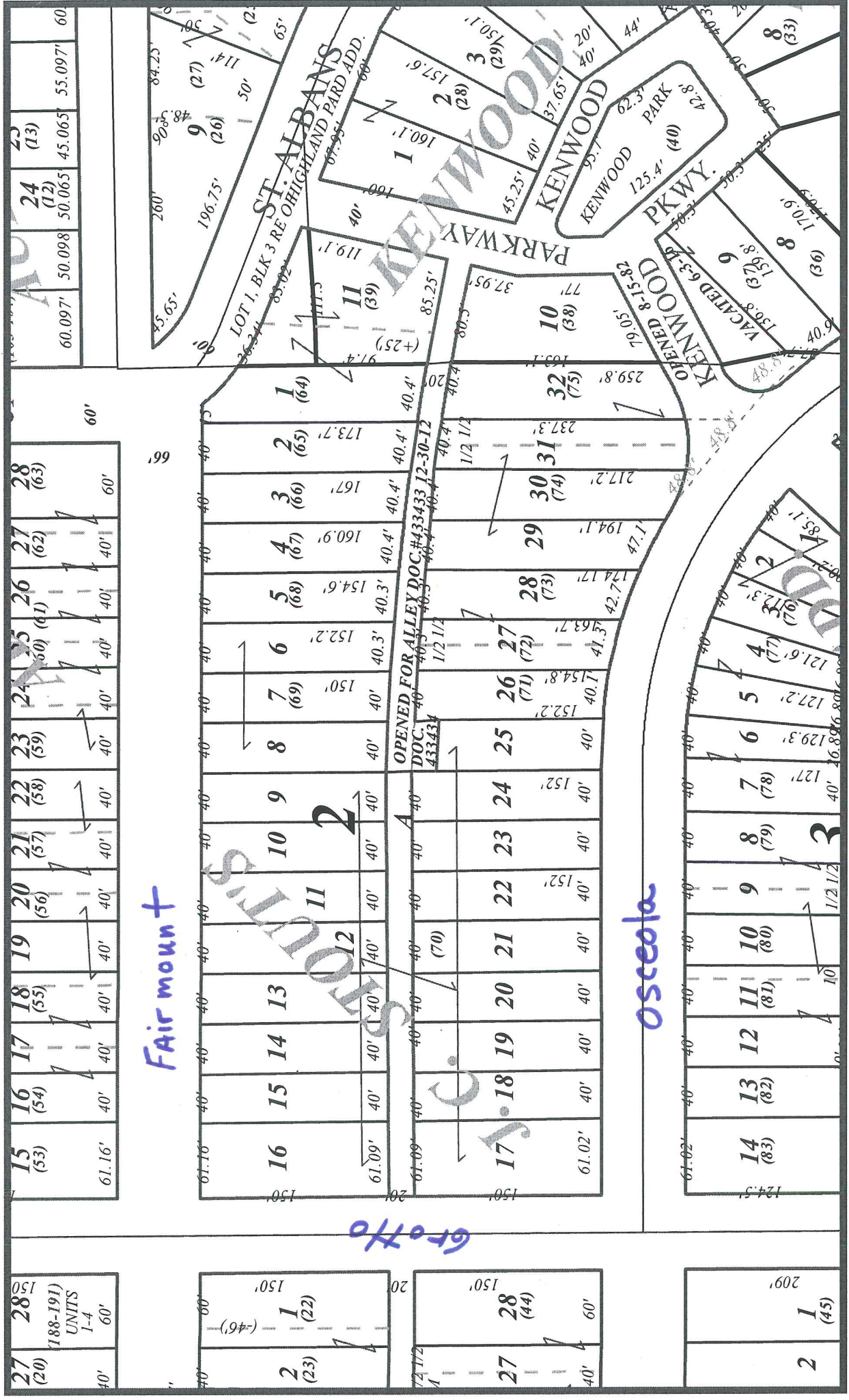
**PID: 02-28-23-44-0070**

**Property Address: 180 GROTTO ST S 55105-3505**

Crocus New Hill Llc  
811 Lasalle Ave Ste 102  
Minneapolis MN 55402-2544

Owner  
Taxpayer

J. C. STOUT'S ADDITION TO SUMMIT PARK PART OF LOT A W OF EXTENDED E L OF LOT 24 LOTS 9 THRU 24 AND EX  
FT LOT 25 BLK 2



27 (20)	24 (12)	23 (13)	60.097'	50.098'	50.065'	45.065'	55.097'	60'
------------	------------	------------	---------	---------	---------	---------	---------	-----

15 (53)	16 (54)	17 (55)	18 (56)	19 (57)	20 (58)	21 (59)	22 (60)	23 (61)	24 (62)	25 (63)	26 (64)	27 (65)	28 (66)
------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------

27 (20)	28 (188-191) UNITS 1-4	40'	60'
------------	---------------------------------	-----	-----

1 (64)	2 (65)	3 (66)	4 (67)	5 (68)	6 (69)	7 (70)	8 (71)	9 (72)	10 (73)	11 (74)	12 (75)
-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	------------	------------	------------

16 (76)	17 (77)	18 (78)	19 (79)	20 (80)	21 (81)	22 (82)	23 (83)	24 (84)	25 (85)	26 (86)	27 (87)	28 (88)	29 (89)	30 (90)	31 (91)	32 (92)
------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------

2 (23)	1 (22)	150'	60'
-----------	-----------	------	-----

1 (93)	2 (94)	3 (95)	4 (96)	5 (97)	6 (98)	7 (99)	8 (100)	9 (101)	10 (102)	11 (103)	12 (104)
-----------	-----------	-----------	-----------	-----------	-----------	-----------	------------	------------	-------------	-------------	-------------

17 (93)	18 (94)	19 (95)	20 (96)	21 (97)	22 (98)	23 (99)	24 (100)	25 (101)	26 (102)	27 (103)	28 (104)	29 (105)	30 (106)	31 (107)	32 (108)
------------	------------	------------	------------	------------	------------	------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------

27 (44)	28 (45)	150'	60'
------------	------------	------	-----

1 (109)	2 (110)	3 (111)	4 (112)	5 (113)	6 (114)	7 (115)	8 (116)	9 (117)	10 (118)	11 (119)	12 (120)
------------	------------	------------	------------	------------	------------	------------	------------	------------	-------------	-------------	-------------

14 (83)	15 (84)	16 (85)	17 (86)	18 (87)	19 (88)	20 (89)	21 (90)	22 (91)	23 (92)	24 (93)	25 (94)	26 (95)	27 (96)	28 (97)	29 (98)	30 (99)	31 (100)	32 (101)
------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	-------------	-------------

2 (45)	1 (46)	209'	60'
-----------	-----------	------	-----