



**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

SEP 17 2014

Per \_\_\_\_\_ PD=12  
 #20 2923240062  
 Tentative Hearing Date: To Be Scheduled

Zoning office use only

File # 14 332 320

Fee: \_\_\_\_\_

**APPLICANT**

Name Greenway Holdings, LLC  
 Address 2951 Weeks Ave. SE  
 City Minneapolis St. MN Zip 55414 Daytime Phone \_\_\_\_\_  
 Name of Owner (if different) Luther Seminary  
 Contact Person (if different) Brian McCool Phone 612-492-7309

**PROPERTY LOCATION**

Address / Location Near (East) to 1550 Eustis Street  
 Legal Description Lot 1, Luther Northwestern Addition  
(see preliminary plat) Current Zoning T1  
 (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 \_\_\_\_\_

[Signature]  
 Attorney

Date

9/17/2014

City Agent

[Signature] 9/17/14

RECEIVED  
SEP 17 2014

Per \_\_\_\_\_

# LUTHER SEMINARY ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Luther Seminary, a Minnesota non-profit corporation, owner and proprietor of the following described property situated in the County of Ramsey, State of Minnesota, to-wit:

That part of Block 1, LUTHER NORTHWESTERN ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota described as follows: Beginning at the southeast corner of Lot 3, Block 1, said LUTHER NORTHWESTERN ADDITION, thence North 89 degrees 55 minutes 55 seconds East, along the north line of said Block 1, a distance of 244.02 feet to the point of beginning; thence continuing North 89 degrees 55 seconds East, along the north line of said Block 1, a distance of 309.53 feet to the intersection with a line that bears South from the point of beginning; thence on a bearing of North a distance of 22.74 feet to the point of beginning.

Together with that part of the South half of the Northwest Quarter of Section 20, Township 26, Range 23, Ramsey County, Minnesota, 1/40 east of Earth Street, lying west of OAK WOOD, according to the recorded plat thereof and lying south of the following described line: Beginning at a point on the east line of said South half of the Northwest Quarter distant 40 feet south of the northeast corner thereof; thence west 63.97 feet to the intersection with the north line of said South half of the Northwest Quarter; thence North 89 degrees 55 minutes 55 seconds East, along the north line of Earth Street and there said line terminates.

Excepting from the above described part of said Northwest Quarter of the following: That part of the Northwest Quarter of Section 20, Township 26, Range 23 that is described as follows: Beginning at the Southwest corner of said Northwest Quarter of North West 1/4 of Section 20, Township 26, Range 23, thence North 89 degrees 55 minutes 55 seconds East, along the north line of said Northwest Quarter, a distance of 311.25 feet to the West line of said Northwest Quarter; thence North 89 degrees 55 minutes 55 seconds East, along the north line of said Northwest Quarter, a distance of 137.67 feet to the West line of said Northwest Quarter; thence South, along said West line, 66.31 feet to the point of beginning.

Together with that part of the Northwest Quarter of Section 20, Township 26, Range 23 that is described as follows: Beginning at the Southwest corner of said Northwest Quarter of North West 1/4 of Section 20, Township 26, Range 23, thence North 89 degrees 55 minutes 55 seconds East, along the north line of said Northwest Quarter, a distance of 311.25 feet to the West line of said Northwest Quarter; thence North 89 degrees 55 minutes 55 seconds East, along the north line of said Northwest Quarter, a distance of 137.67 feet to the West line of said Northwest Quarter; thence South, along said West line, 66.31 feet to the point of beginning.

Has caused the same to be surveyed and platted as LUTHER SEMINARY ADDITION and does hereby devote or dedicate to the public, for public use the public way and drainage and utility easements as shown on this plat.

In witness whereof said Luther Seminary, a Minnesota non-profit corporation has caused these presents to be signed by its proper officer; this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Robin J. Stelzke, President  
State of \_\_\_\_\_  
County of \_\_\_\_\_  
This foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Robin J. Stelzke, President of Luther Seminary, a Minnesota non-profit corporation, in behalf of the corporation.  
\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_

I, Thomas J. Adam, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepare this plat on the basis of the survey; that the same is a true and correct copy of the original survey; that the monuments shown on this plat have been correctly set; that all water boundaries and wet lands, as called in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Date this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Thomas J. Adam, Licensed Land Surveyor  
Minnesota License No. 45414

State of \_\_\_\_\_  
County of \_\_\_\_\_  
This foregoing Surveyor's Certificate was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Thomas J. Adam, a Licensed Land Surveyor.

\_\_\_\_\_  
Notary Public,  
My Commission Expires \_\_\_\_\_

CITY COUNCIL, CITY OF LAUDERDALE, MINNESOTA  
I, \_\_\_\_\_, Mayor of \_\_\_\_\_, 2014, do hereby certify that the conditions of Minnesota Statutes, Section 255.03, Subd. 2, have been fulfilled.

By \_\_\_\_\_, Mayor

CITY COUNCIL, CITY OF ST. PAUL, MINNESOTA  
I, \_\_\_\_\_, Clerk of \_\_\_\_\_, 2014 the City Council of the City of St. Paul, Minnesota approved this plat. Also, the conditions of Minnesota Statutes, Section 255.03, Subd. 2, have been fulfilled.

By \_\_\_\_\_, Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 5, taxes payable in the year 2014 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 \_\_\_\_\_, 2014.

\_\_\_\_\_  
Director  
Department of Property Records and Revenue  
By \_\_\_\_\_, Deputy

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 333A.42, 016 \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
MICHAEL D. REISBERG, P.L.S.

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA  
I hereby certify that the sale of LUTHER SEMINARY ADDITION was filed in the office of the County Recorder for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock \_\_\_\_\_ P.M., and said day filed in Book \_\_\_\_\_ of Ramsey County, Minnesota.

\_\_\_\_\_  
Deputy County Recorder





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

**PID: 20-29-23-24-0062**

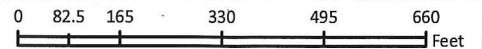
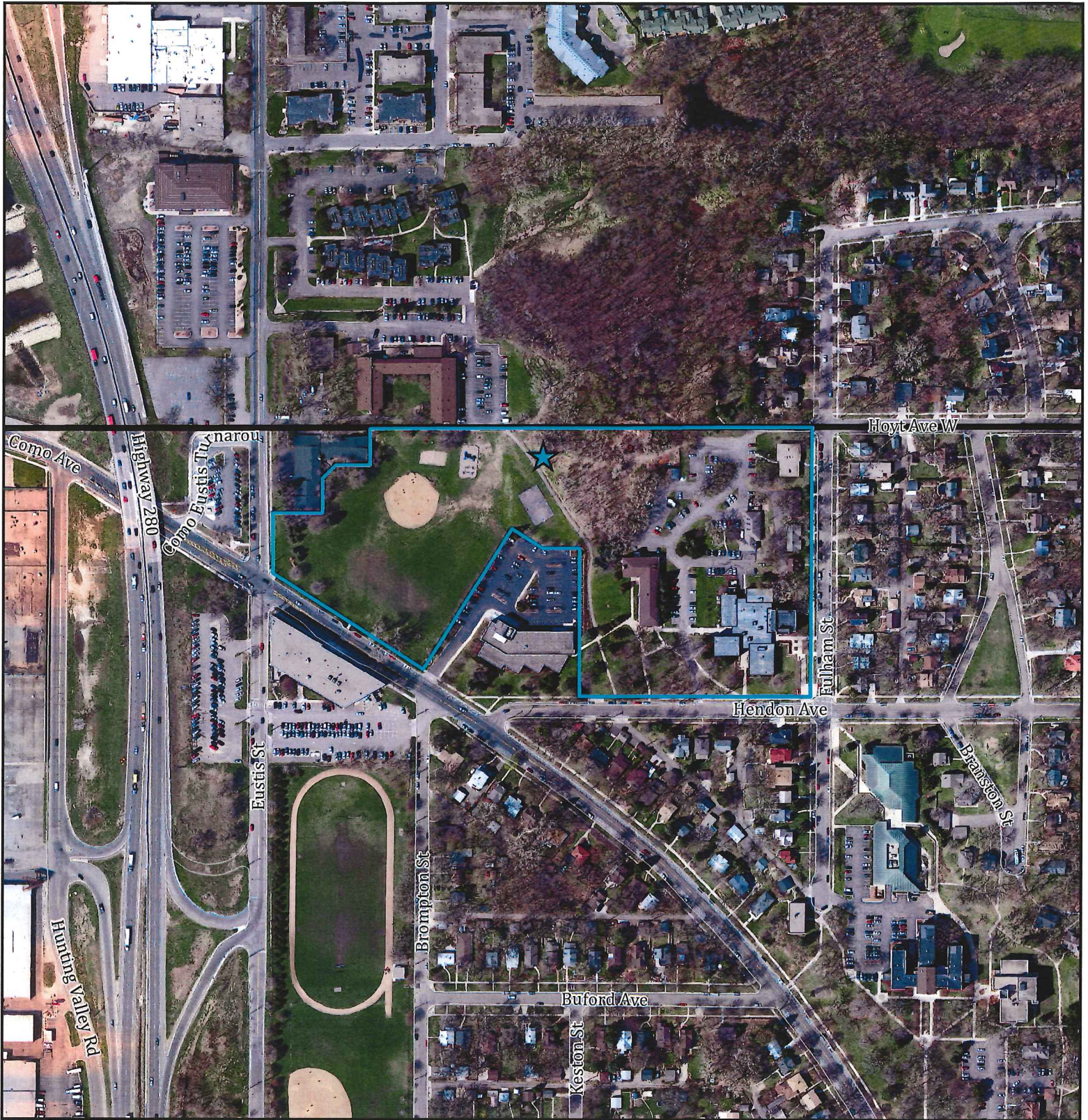
**Property Address: 1501 FULHAM ST 55108-1442**

Luther Seminary  
2481 Como Ave W  
St Paul MN 55108-1445

Owner  
Taxpayer

LUTHER NORTHWESTERN ADDITION LOT 1 BLK 1





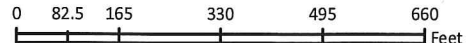
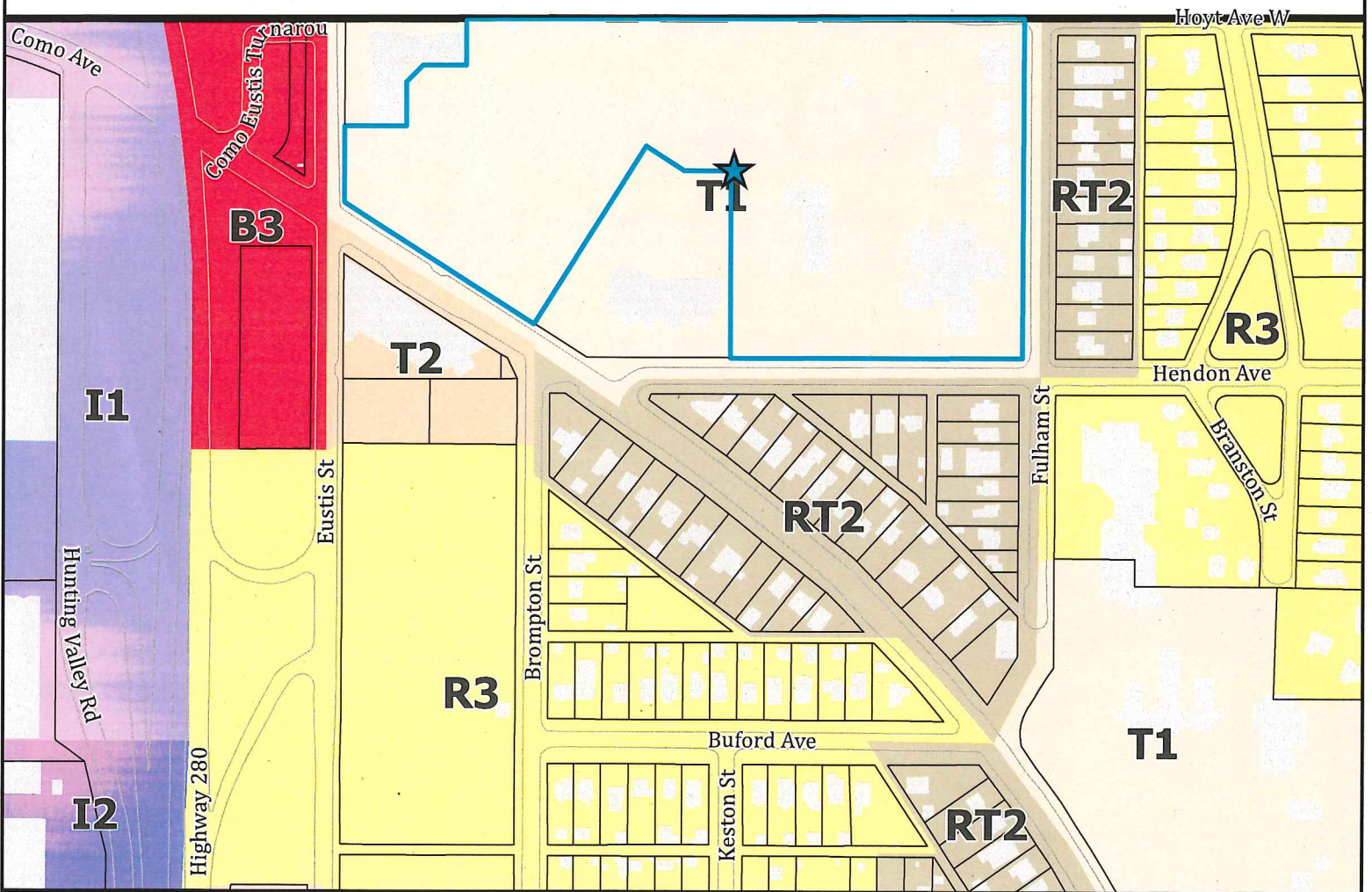
APPLICANT: Greenway Holdings LLC

APPLICATION TYPE: Combined Plat

FILE #: 14-332320      DATE: 9/24/2014

PLANNING DISTRICT: 12

ZONING PANEL: 1



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APPLICATION TYPE: Combined Plat

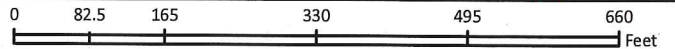
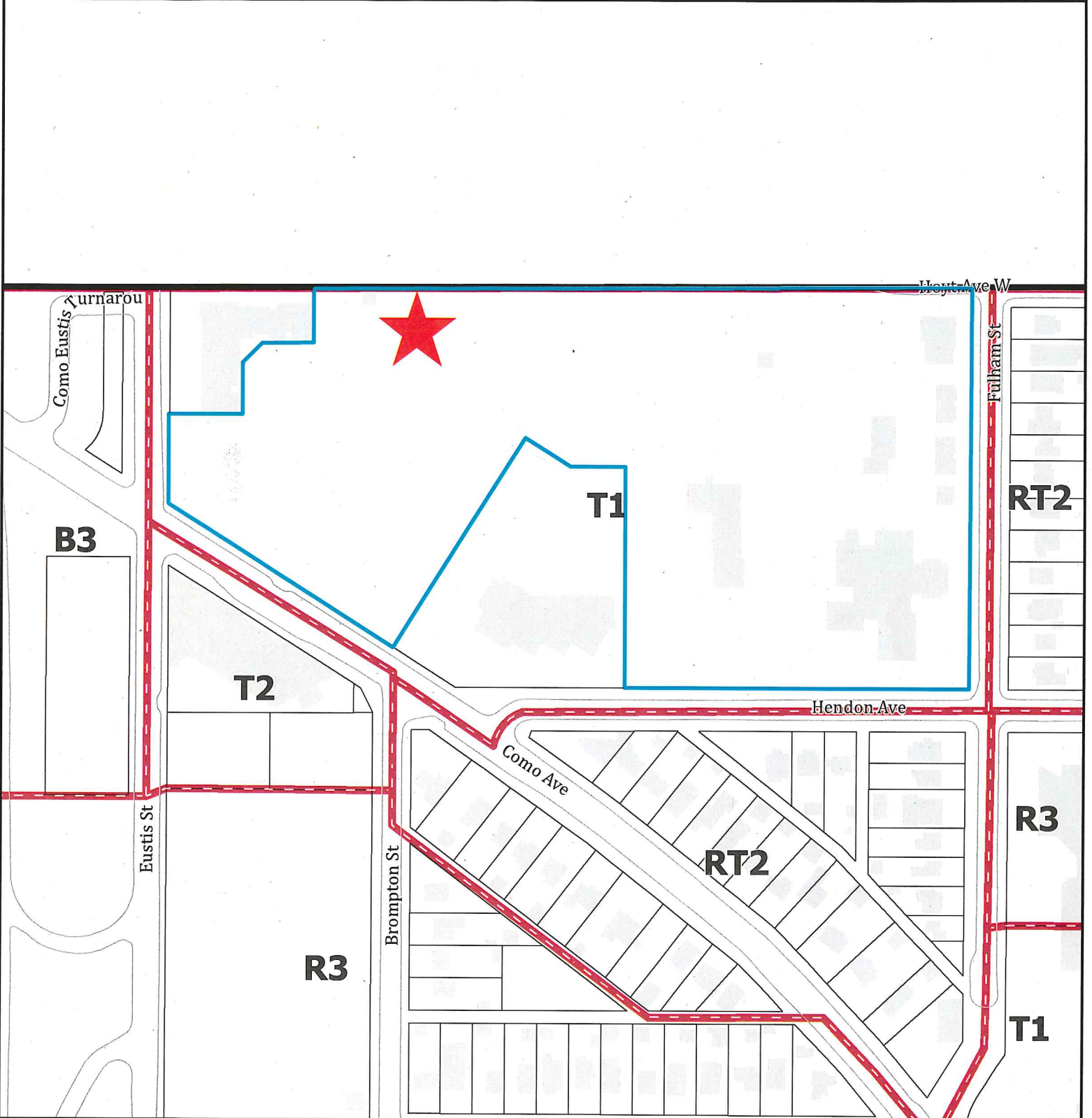
FILE #: 14-332320 DATE: 9/24/2014

PLANNING DISTRICT: 12

ZONING PANEL: 1

- Zoning**
- R3 One-Family
  - RT2 Townhouse
  - T1 Traditional Neighborhood
  - T2 Traditional Neighborhood
  - OS Office-Service
  - B3 General Business
  - I1 Light Industrial
  - I2 General Industrial





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APPLICATION TYPE: COMBINED PLAT

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ZONING PANEL: 1

- |                      |                          |
|----------------------|--------------------------|
| Commercial & Office  | Residential One Family   |
| Industrial & Utility | Residential Two Family   |
| Institutional        | Residential Three Family |
| Vacant/Undeveloped   | Multifamily              |

