

Zoning File #: 11-236-662  
File Name: Capp Road Addition  
Applicant: Sunde Land Surveying  
Address: 2286 Capp Road, SE corner at Hersey  
Purpose: Combined plat for Capp Road Addition to create 2 industrial parcels

Staff Recommendation: Approval with conditions

District Council Recommendation: The St. Anthony Park Community Council reviewed the proposed plat and requested that the city take any proceeds from the sale, rent and/or taxes of the property and dedicate it to the clean up of the contaminated lot. The district council also asked that the city keep it apprised of any potential owner/lessee or clean-up activities.

Deadline for Action: November 18, 2011

Staff Assigned: Kate Reilly, 651-266-6618

## SUBDIVISION STAFF REPORT

FILE # 11-236-662

1. **FILE NAME:** Capp Road Addition **HEARING DATE:** September 7, 2011
  2. **TYPE OF APPLICATION:** Preliminary and Final Plat
  3. **LOCATION:** SE corner at Hersey
  4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
  5. **PLANNING DISTRICT:** 12 **PRESENT ZONING:** I2
  6. **ZONING CODE REFERENCE:** §69.301; §69.406; §69.511
  7. **STAFF REPORT DATE:** August 23, 2011 **BY:** Kate Reilly
  8. **DATE RECEIVED:** June 3, 2011 **DEADLINE FOR ACTION:** December 2, 2011
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A. **PURPOSE:** Combined plat for Capp Road Addition to create 2 industrial parcels

B. **PARCEL SIZE:** ~544.50 ft x ~264 ft; 126,279 square feet

C. **EXISTING LAND USE:** Vacant

D. **SURROUNDING LAND USE:**

The site is surrounded by other industrial uses in the I2 zoning district, with a Catholic Charities SRO facility to the south.

E. **ZONING CODE CITATION:** §69.301 states that platting is required when a subdivision (1) creates five or more lots or parcels each of which is 2½ acres or less in size, or (2) requires paved streets, alleys and other public improvements, or (3) is previously unplatted land. §69.304 lists conditions for lot splits and adjustments of common boundaries. §69.406 provides criteria for review of subdivision applications. These criteria are covered below under "Required Findings." §69.511 regulates parkland dedication.

F. **HISTORY/DISCUSSION:** The HRA is selling the irregularly-shaped vacant parcel at 2286 Capp Road to BarOle Trucking. A portion of the existing parcel is polluted. BarOle Trucking does not wish to purchase the polluted portion of the parcel. The parcel must be replatted in order to sell the buildable portion of the parcel to BarOle Trucking.

G. **DISTRICT COUNCIL RECOMMENDATION:** The St. Anthony Park Community Council reviewed the proposed plat and requested that the city take any proceeds from the sale, rent and/or taxes of the property and dedicate it to the clean up of the contaminated lot. The district council also asked that the city keep it apprised of any potential owner/lessee or clean-up activities.

H. **REQUIRED FINDINGS:** § 69.406 of the Zoning Code requires that all of the following findings shall be made prior to approval of a subdivision:

1. *All the applicable provisions of the Legislative Code are complied with.* City staff have reviewed the proposed plat and have determined that all applicable provisions of city codes are met.
2. *The proposed subdivision will not be detrimental to the present and potential surrounding land uses.* The proposed plat is consistent with the surrounding land uses, and will not be detrimental to present and future use of surrounding land.
3. *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.* The area surrounding the proposed plat is already developed and compatible with the proposed plat.
4. *The subdivision is in conformance with the comprehensive plan.* The subdivision is in conformance with the Land Use chapter of the comprehensive plan, which calls for providing land for jobs in Strategy 2 of the Land Use chapter of the comprehensive plan. It is also in conformance with redevelopment plans for the area.

5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* The site is in a fully-developed part of St. Paul with no remaining natural features.
  6. *All land intended for building sites can be used safely without endangering residents by peril from floods, erosion, continuously high water table, severe soil conditions or other menace.* The site is a flat, fully developed area with no flooding, erosion, high water table or soil condition problems.
  7. *The subdivision can be economically served with public facilities and services.* The subdivision can be economically served with public facilities and services from surrounding streets.
- I. **PARKLAND DEDICATION:** §69.511 requires dedication of two (2) percent of the total land area of the plat for public use, for parks, playgrounds, trails, open space, or conservation purposes. At the discretion of the City Council, a cash dedication in lieu of land may be paid prior to the city clerk's signing of the final plat.
- For this subdivision, staff recommends cash dedication in the amount of \$6,737.33 in lieu of dedication of land.
- J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the preliminary and final plat for Capp Road Addition subject to the following conditions:
1. A parkland cash dedication in the amount of \$6,737.33 is paid prior to the city clerk signing the final plat.
  2. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office.

Attachments:

Application  
Preliminary Plat  
Final Plat (reduction)  
Site Location Maps



**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 # 11-236662

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

Tentative Hearing Date:

PD=12 TO BE Scheduled

# 29292341 0029

**APPLICANT**

Name Mark Hanson c/o HRA of the City of Saint Paul  
Address Sunde Land Surveying, LLC 9001 E. Blmgt. Fwy., Suite 118  
City Bloomington St. MN Zip 55420 Daytime Phone (952) 886-3105  
Name of Owner (if different) HRA of the City of Saint Paul  
Contact Person (if different) \_\_\_\_\_ Phone \_\_\_\_\_

**PROPERTY LOCATION**

Address / Location 2286 Capp Road  
Legal Description See Attached  
Current Zoning I2  
(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:

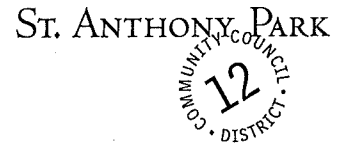
OK 25255  
25256

6-3-11

(attach additional sheets if necessary)

Applicant's Signature [Signature] Date \_\_\_\_\_ City Agent pdd 6/3/11

St. Anthony Park Community Council/District 12  
890 Cromwell Avenue, Saint Paul, MN 55114  
651/649-5992 TEL 651/649-5993 FAX www.sapcc.org



July 20, 2011

Martin Schieckel  
PED – 1300 CHA  
25 W. 4<sup>th</sup> Street  
St. Paul, MN 55102

Dear Martin:

The St. Anthony Park Community Council reviewed the proposed changes for the Capp Road Addition. We request that the City of St. Paul take any proceeds from the sale, rent and/or taxes of the property be dedicated to the cleanup of the contaminated property on the lot.

In addition, we request that the City update us on any potential owner/lessee and cleanup activities.

Thank you,

A handwritten signature in cursive script that reads "Lauren".

Lauren Fulner, Community Organizer  
St. Anthony Park Community Council

A small handwritten mark consisting of two overlapping loops, possibly initials.



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6700  
Facsimile: 651-228-3220*

July 25, 2011

Sunde Land Surveying  
Attn: Mr Mark Hanson  
9001 E Bloomington Freeway Ste 118  
Bloomington MN 55420

RE: Zoning File # 11-236-662, Capp Road Addition

Dear Mr Mark Hanson

On June 3, 2011, you submitted an application for a combined plat for Capp Road addition to create 2 industrial parcels at 2286 Capp Road. City staff have reviewed the preliminary plat and have identified the following issues:

**Department of Public Works (contact is Colleen Paavola, 266-6104):**

Public Works has reviewed the Capp Road Addition plat and has the following comments and concerns:

- The City of Saint Paul acknowledgement block should be revised to reflect that only the City Clerk's signature will be required on this plat.
- The County Surveyor's acknowledgement block should be revised to reflect the current County Surveyor (Craig Hinzman).
- The vicinity map should be oriented to match the orientation of the plat.
- The monument shown on this proposed plat at the NE corner of 29-29-23 differs from that which is shown in our records. If the monumentation is as indicated, a revised Certification of Location should be submitted to our office and the office of the County Surveyor.

**PED Zoning (contact is Kate Reilly, 266-6618):**

No issues.

**Department of Safety and Inspections (DSI) (contact is Mary Montgomery, 651-266-9088):**

This is an I2 Industrial lot with an area of 129,268 sq ft. (2.968 acres) to be split into two I2 parcels. Proposed Lot 1 in the northeast corner and will be 13,391 sq ft. The office building was removed under demo permit 09-327474. Note for future site plan review: There is no current curb cut to this proposed lot. An access easement over proposed Lot 2 will be needed if a curb cut cannot be obtained from Public Works. No zoning issue for plat purposes. No setback or slope issues.

(Hersey street right of way is 2,989 sq ft.)

Proposed lot 2 to the south will be 112,888 sq ft. The previous warehouse building on this site shared a common wall with the existing building to the east. It was removed under demo permit 07-001734. The existing building to the east at 2274 Capp Rd is encroaching onto proposed Lot

2 by 0.2 to 0.4 ft. and there is a loading dock door and a service door on the south end of the west wall of the 2274 Capp Rd building. Since this north/south property line has not been moved, there are no zoning or fire issues for the plat. No setback or slope issues.

**Fire Prevention Division (contact is Angie Wiese, 651-266-6287):**

No issues.

**Saint Paul Regional Water Services (contact is Dave Marruffo, 651-266-6813):**

No issues.

**Division of Parks and Recreation (contact is Mike Kimble, 651-266-6417):**

§69.511 requires the dedication of land for parks or cash in lieu of land at the time of platting. Parks and Recreation will recommend that the City Council require cash dedication of \$6,737.33. The 2286 Capp Rd. combined plat, Zoning File 11-236662, is not suitable for parks, nor adjacent to a city park, and there are other parks in the area, so parkland dedication on this site is not needed. Therefore, cash dedication is calculated as follows:

2011 Market Value = \$1,010,600

Times the amount of land that would otherwise be dedicated = 2%

Times 1/3

Equals: \$6,737.33 in cash dedication fees.

Based on these comments, staff approves the preliminary plat subject to the following condition(s):

1. That Public Works' comments are satisfied

Please submit 3 full - sized copies of the revised final plat and one copy of the final plat reduced to 8½ X 11 to the Zoning Desk, 1400 City Hall Annex, so that a public hearing can be scheduled before the City Council. Please also e-mail PDF copies of the preliminary and final plats. If you have further questions, please contact me at 651-266-6618 or by e-mail at [kate.reilly@ci.stpaul.mn.us](mailto:kate.reilly@ci.stpaul.mn.us).

Sincerely,



Kate Reilly  
City Planner

cc: Zoning File # 11-236-662 Capp Road Addition  
Paul Dubruiel  
District 12  
Craig Hinzman, County Surveyor  
Martin Schieckel, St. Paul HRA

DESCRIPTION OF PROPERTY SURVEYED

Old Republic National Title Insurance Company Commitment for Title Insurance Application No. OR1734040, effective date March 28, 2011

That part of Lots 1 through 17, Block 1, Lots 2 through 12, Block 2, and Lot A, all in Minnesota Transfer Addition, St. Paul, Minn. according to the recorded plat thereof, Ramsey County, Minnesota, and of the Southeast Quarter of the Northwest Quarter and the Northwest Quarter of the Southeast Quarter, Section 29, Township 29, Range 23, Ramsey County, Minnesota, described as follows:

Beginning at the southeast corner of Lot 12, Block 2, thence on an assumed bearing of West of a right angle to the west line of add Block 2, a distance of 40.00 feet to the east line of add Block 1, thence on a bearing of North along said west line of Block 2, a distance of 231.50 feet to an extended westerly line to the right angle to said west line of Block 2 from a point on said west line of Block 2 distant 15.00 feet north of said southwest corner of Lot 12, Block 2, thence on a bearing of West along said west line of Block 2, a distance of 10.00 feet to the west line of Block 2, a distance of 224.50 feet to the west line of add Block 1, thence on a bearing of North along said west line of Block 1 a distance of 69.29 to a line long 33.00 feet northwesterly of and parallel with "Line A" described below, thence northwesterly a distance of 56.63 feet along said parallel line to the northwesterly line of add Lot 1, Block 1, thence South 51 degrees 35 minutes 47 seconds East along said northwesterly line of Lot 1, Block 1, a distance of 33.00 feet to said "Line A", thence North 38 degrees 31 minutes 22 seconds East along said "Line A" a distance of 110.19 feet to the point of termination of said "Line A", thence South 51 degrees 23 minutes 38 seconds East a distance of 80.17 feet, thence southwesterly a distance of 114.04 feet along a tangential curve concave to the northeast, having a radius of 2734.53 feet and a central angle of 2 degrees 23 minutes 22 seconds to the northerly extension of said west line of Block 2, thence on a bearing of South along said northerly extension of said west line of Block 2, a distance of 4.81 feet, thence on a bearing of South parallel with said west line of Block 2 a distance of 509.78 feet to a line extended easterly of a right angle to said west line of Block 2 from a point on said west line of Block 2 a distance of 4.81 feet, thence on a bearing of South along said west line of Block 2, a distance of 35.00 feet to the point of beginning.

"Line A" is described as commencing at the southwest corner of add Lot 12, Block 2, thence on a bearing of West of a right angle to add west line of Block 2 a distance of 288.50 feet to a point on said west line of Block 1, thence on a bearing of North along said west line of Block 1 a distance of 610.43 feet to the point of beginning of said "Line A", thence northwesterly a distance of 163.00 feet on a tangential curve concave to the east, having a radius of 8170.00 feet tangent to said curve, a distance of 127.89 feet and 89° "Line A" there terminating.

Which lies northwesterly of the east enclosure of the subject property. The west building wall was previously covered in a party wall agreement recorded as Doc. No. 1377882, 50th Dec. No. 1377882, automatically expired and was removed from the monuments on the Certificate of Title per Court Order Doc. No. 2053432.

Terms Properly Surveyed. Any land so evidenced by Certificate of Title No. 563905.

PLAT RECORDING INFORMATION

The plot of Minnesota Transfer Addition, St. Paul, Minn., was filed of record on September 28, 1883, in Book 12, Town Plat, Page 45.

Bearings and/or dimensions listed within brackets are per plot or record documents.

TITLE COMMITMENT

Old Republic National Title Insurance Company Commitment for Title Insurance Application No. OR1734040, effective date March 28, 2011, was relied upon as to matters of record.

Schedule B Exceptions:

- 7) All mineral and mineral rights are reserved by the State of Minnesota, as shown on the Certificate of Title. (as to Lot 2, Block 1.) (Not shown)
8) Easement for cuts, slopes and fills for Hersey Avenue as set forth in Book 18 of Plat page 22. (Said instrument depicts cuts and fills for slopes along Hersey Street. Said instrument refers to "the extent shown upon the sketch attached to the report of Public Works in the matter, dated July 18, 1920". The "best copy available" is not legible. The approximate location is shown on the survey.)
9) Terms and conditions of Council File No. 173042 of the City of St. Paul filed as Document No. 355327 and 355288. (Not shown)
10) Gas and Electric Utility Easement Agreement dated November 19, 2006, filed December 8, 2006 as Document No. 2204156. (Shown on survey)
11) Terms and conditions of Environmental Covenant and Easement filed May 20, 2010 as Document No. 2109956. (Shown on survey)
12) Gas Utility Easement in favor of Northern States Power Company dated November 19, 2006, filed May 20, 2010 as Document No. 2109951. (Shown on survey)

GENERAL NOTES

- 1) The adjoining building to the east encloses the subject property. The west building wall was previously covered in a party wall agreement recorded as Doc. No. 1377882, 50th Dec. No. 1377882, automatically expired and was removed from the monuments on the Certificate of Title per Court Order Doc. No. 2053432.
2) Physical features shown on the adjoining site to the south have not been updated or related to this ALTA survey.
3) Survey coordinate and basis: Ramsey County System (North American Datum of 1983 Coordinates, flat adjustment December 15, 1993)

UTILITY NOTES

- 1) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown herein. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
2) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
3) Some underground utility locations are shown as marked notes by those utility companies whose locators responded to our Copher State One Call ticket number 11242559.
4) Contact COPHER STATE ONE CALL at 651-654-0002 (800-253-1165) for precise locate location of utilities prior to any excavation.

FLOOD ZONE NOTES

- 1) The subject property is located in the City of Saint Paul, FEMA Community ID No. 270246, which is designated as NSFMHA (No Special Flood Hazard Area-Off Zone C) by FEMA and therefore no Flood map is available.

ZONING NOTES

1) Zoning and setback information as provided by the Planning Department of the City of Saint Paul. The subject property is zoned I-2 (Industrial District). The setbacks for zone I-2 are: Building: Front = 0 feet, Side = 0 feet, Rear = 0 feet.

NOTE: Please see Sec. 64.531 of the Saint Paul City Code for detailed restrictions. 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 a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys".

AREAS

Acres: Gross = 175,208 square feet or 2.998 acres; Net (excludes right of way) = 126,279 square feet or 2.899 acres; Proposed Lot 1 = 11,301 square feet or 0.260 acres; Proposed Lot 2 = 112,858 square feet or 2.592 acres; Proposed street right of way = 2,969 square feet or 0.069 acres.

CHEF, HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA
APPLICANT: SUNDE LAND SURVEYING, LLC, 300 EAST BLOOMINGTON FREEWAY, SUITE 118, BLOOMINGTON, MN 55420, CONTACT: Mark Harmon, Phone: 651-993-9528

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 3rd day of June, 2011.

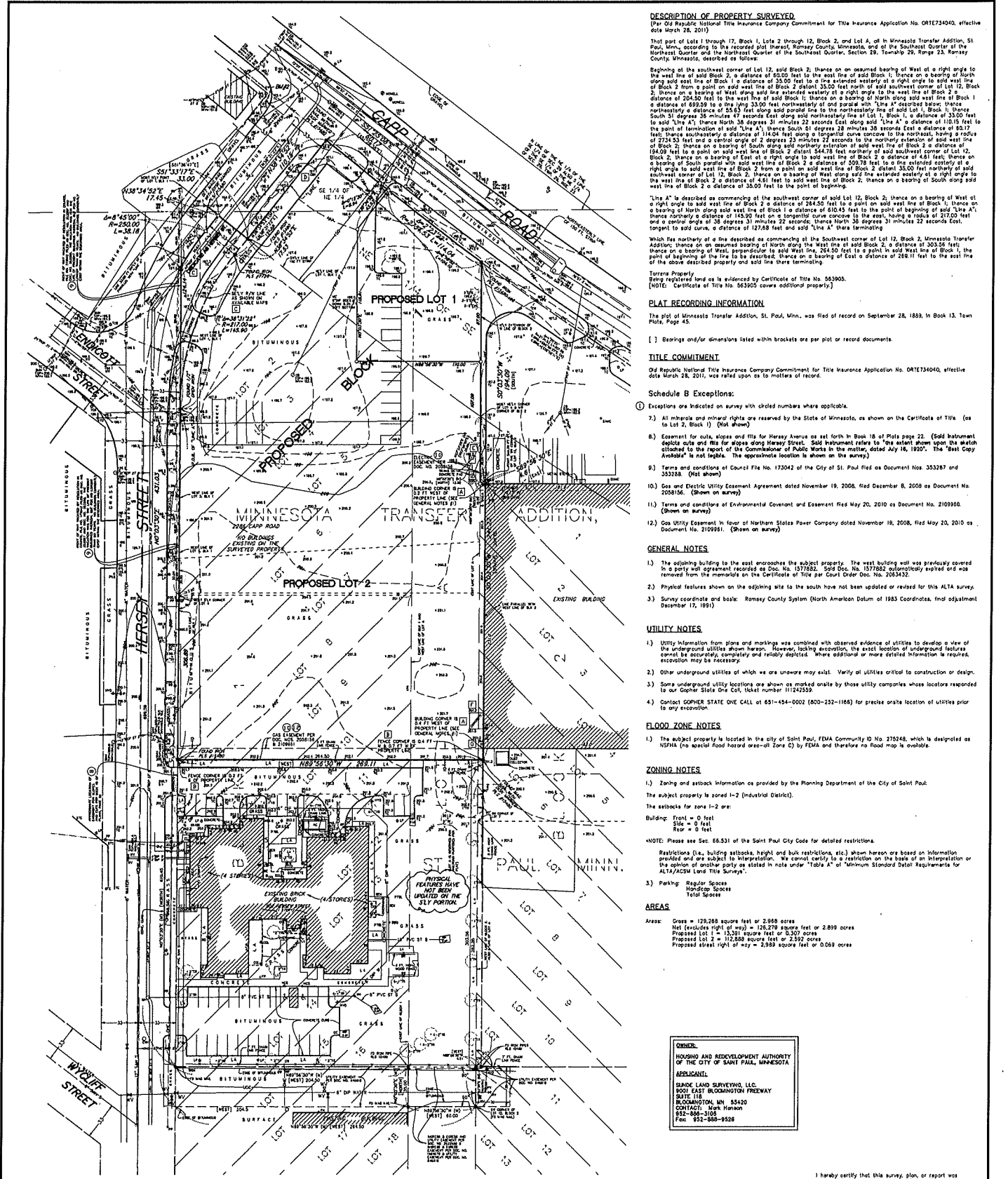
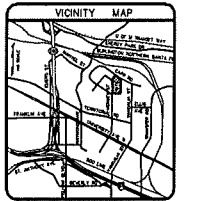
Mark Harmon, Surveyor, Minn. Lic. No. 15480

BENCH MARKS (BM): 1) Top of top nail of flat fire hydrant east of Hersey Street on the south side of Capp Road, Elevation = 200.85 feet; 2) Top of top nail of fire hydrant in the southwest quadrant of Hersey Street and Capp Road, Elevation = 185.53 feet.

NOTE: Elevations shown are based on City of St. Paul datum. Add 684.10 feet to convert to mean sea level datum.

Form for Preliminary Plat of Capp Road Addition, including Sunde Land Surveying, LLC logo and contact information.

- Legend: D, AC, BBG, BE, BEN, BR, BT, CBB, CBH, CBE, CBL, COL, CDM, CEM, CR, CRV, CP, CAS, DW, GTP, HFD, HPS, LA, etc. Denotes iron monument set marked with P.L.S. No. 15480, unless otherwise noted.





# CAPP ROAD ADDITION

KNOW ALL MEN BY THESE PRESENTS, That Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a Minnesota corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of Lots 1 through 12, Block 2, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Has caused the same to be surveyed and staked as CAPP ROAD ADDITION and does hereby donate and dedicate to the public for public use forever the public way as shown on this plat.

In witness whereof said Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a Minnesota corporation, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: Housing and Redevelopment Authority of the City of Saint Paul, Minnesota

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ of \_\_\_\_\_ of Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a Minnesota corporation, on behalf of the corporation.

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

I, Mark S. Hanson, 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; and that the same is a correct representation of the actual survey made and shown and labeled on this plat; that all measurements shown on this plat have been taken in accordance with the provisions of the Minnesota Statutes, Chapter 362.01, Subd. 3, as of the date of the surveyor's certification on this plat; and of public ways are shown and labeled on this plat.

Mark S. Hanson, Licensed Land Surveyor  
Minnesota License No. 05480

STATE OF MINNESOTA  
COUNTY OF HENNING

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Mark S. Hanson, a Professional Land Surveyor.

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

City of Saint Paul, Minnesota

I do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the City Council of the City of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 362.01, Subd. 2, have been fulfilled.

Clerk

Department of Property Records and Revenue

Pursuant to Minnesota Statutes, Section 362.01, Subd. 5, taxes payable in the year \_\_\_\_\_ on the land hereinafter described have been paid. Also, pursuant to Minnesota Statutes, Section 212.1, there are no delinquent taxes and transfer ordered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Department of Property Records and Revenue

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

County Surveyor

I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 362.02, and is approved pursuant to Minnesota Statutes, Section 362A.02, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Don W. Johnson, L.S.  
Ramsey County Surveyor

Register of Titles, County of Ramsey, State of Minnesota

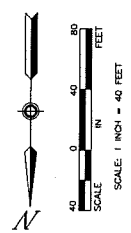
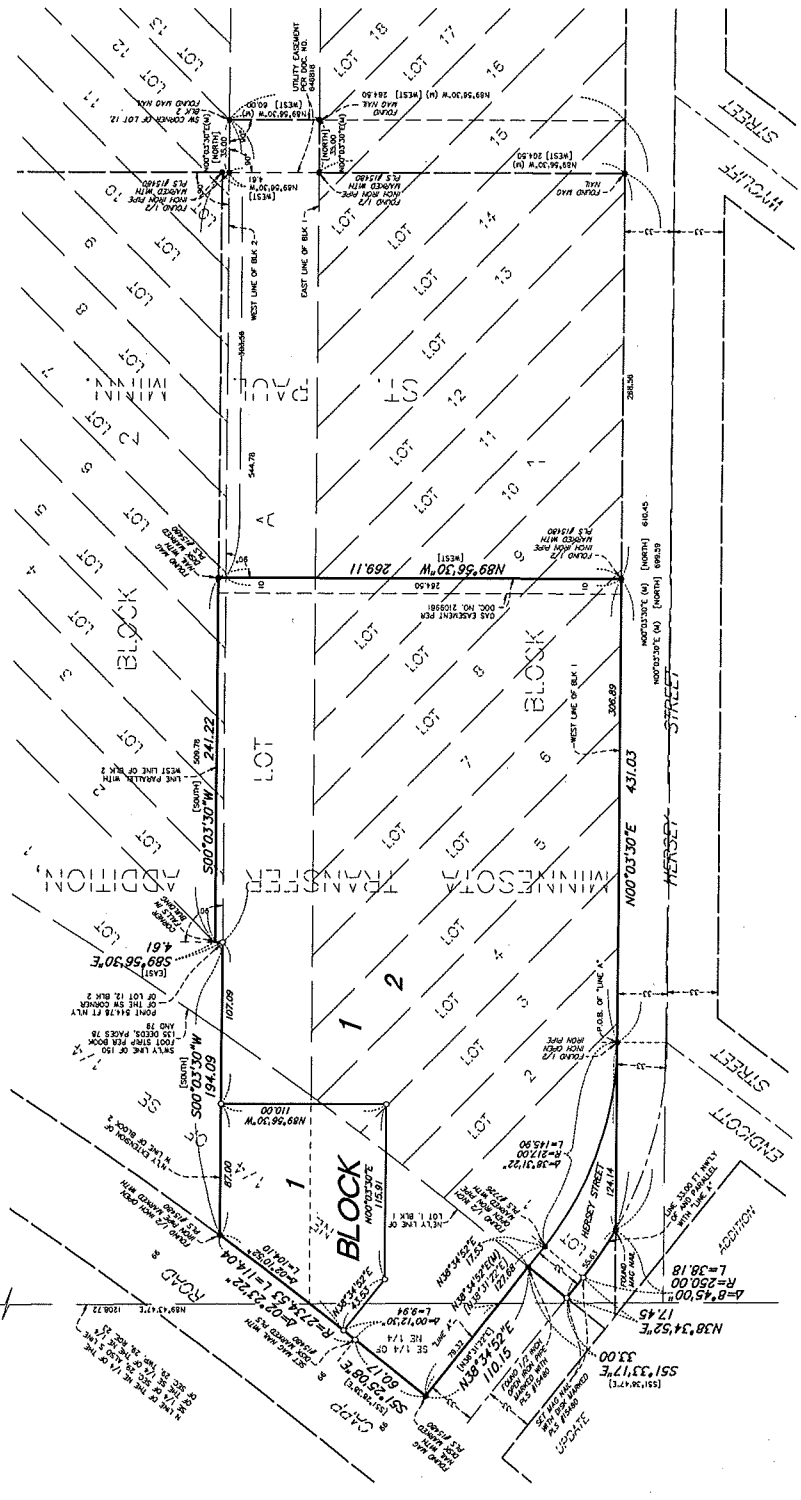
I hereby certify that this plat of CAPP ROAD ADDITION was filed in the office of the Register of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ A.M., and was duly filed in Book \_\_\_\_\_ of Public Papers \_\_\_\_\_ and \_\_\_\_\_ on Document Number \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Deputy Register of Titles



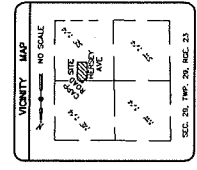
# CAPP ROAD ADDITION

NO. 20, TWP. 20, R. 23  
 SEC. 23, TWP. 20, R. 23  
 COUNTY OF RAMSEY, MINN.  
 1:10000  
 1:10000  
 1:10000



- o Denotes 1/2 inch by 1/4 inch iron pipe monument otherwise noted
- Denotes found monument as noted
- Denotes found cast iron monument, unless otherwise noted
- [WEST] Denotes bearing per Certificate of Title No. 563905
- (M) Denotes measured

For the purposes of this plat, the orientation of this bearing system is based upon Ramsey County adjustment, North American Datum of 1983, 1986 adjustment.

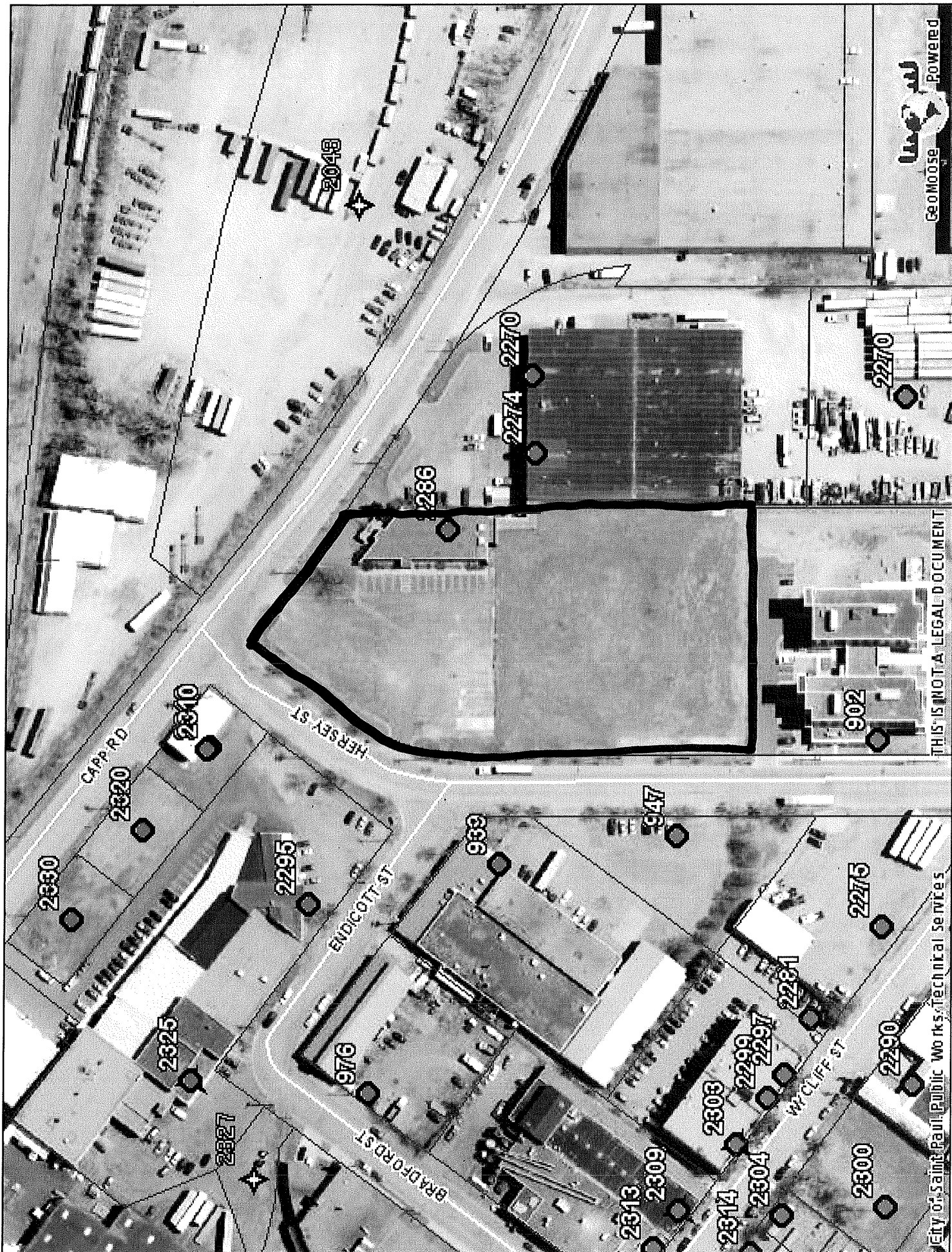


That part of Lots I through 17, Block 1, Lots 2 through 12, Block 2, and Lot A, all in Minnesota Transfer Addition, St. Paul, Minn., according to the recorded plat thereof, Ramsey County, Minnesota, and of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter, Section 29, Township 29, Range 23, Ramsey County, Minnesota, described as follows:

Beginning at the southwest corner of Lot 12, said Block 2; thence on an assumed bearing of West at a right angle to the west line of said Block 2, a distance of 60.00 feet to the east line of said Block 1; thence on a bearing of North along said east line of Block 1 a distance of 35.00 feet to a line extended westerly at a right angle to said west line of Block 2 from a point on said west line of Block 2 distant 35.00 feet north of said southwest corner of Lot 12, Block 2; thence on a bearing of West along said line extended westerly at a right angle to the west line of Block 2 a distance of 204.50 feet to the west line of said Block 1; thence on a bearing of North along said west line of Block 1 a distance of 699.59 to a line lying 33.00 feet northwesterly of and parallel with "Line A" described below; thence northeasterly a distance of 55.63 feet along said parallel line to the northeasterly line of said Lot 1, Block 1; thence South 51 degrees 36 minutes 47 seconds East along said northeasterly line of Lot 1, Block 1, a distance of 33.00 feet to said "Line A"; thence North 38 degrees 31 minutes 22 seconds East along said "Line A" a distance of 110.15 feet to the point of termination of said "Line A"; thence South 51 degrees 28 minutes 38 seconds East a distance of 60.17 feet; thence southeasterly a distance of 114.04 feet along a tangential curve concave to the northeast, having a radius of 2734.53 feet and a central angle of 2 degrees 23 minutes 22 seconds to the northerly extension of said west line of Block 2; thence on a bearing of South along said northerly extension of said west line of Block 2 a distance of 194.09 feet to a point on said west line of Block 2 distant 544.78 feet northerly of said southwest corner of Lot 12, Block 2; thence on a bearing of East at a right angle to said west line of Block 2 a distance of 4.61 feet; thence on a bearing of South parallel with said west line of Block 2 a distance of 509.78 feet to a line extended easterly at a right angle to said west line of Block 2 from a point on said west line of Block 2 distant 35.00 feet northerly of said southwest corner of Lot 12, Block 2; thence on a bearing of West along said line extended easterly at a right angle to the west line of Block 2 a distance of 4.61 feet to said west line of Block 2; thence on a bearing of South along said west line of Block 2 a distance of 35.00 feet to the point of beginning.

"Line A" is described as commencing at the southwest corner of said Lot 12, Block 2; thence on a bearing of West at a right angle to said west line of Block 2 a distance of 264.50 feet to a point on said west line of Block 1; thence on a bearing of North along said west line of Block 1 a distance of 610.45 feet to the point of beginning of said "Line A"; thence northerly a distance of 145.90 feet on a tangential curve concave to the east, having a radius of 217.00 feet and a central angle of 38 degrees 31 minutes 22 seconds; thence North 38 degrees 31 minutes 22 seconds East, tangent to said curve, a distance of 127.68 feet and said "Line A" there terminating.

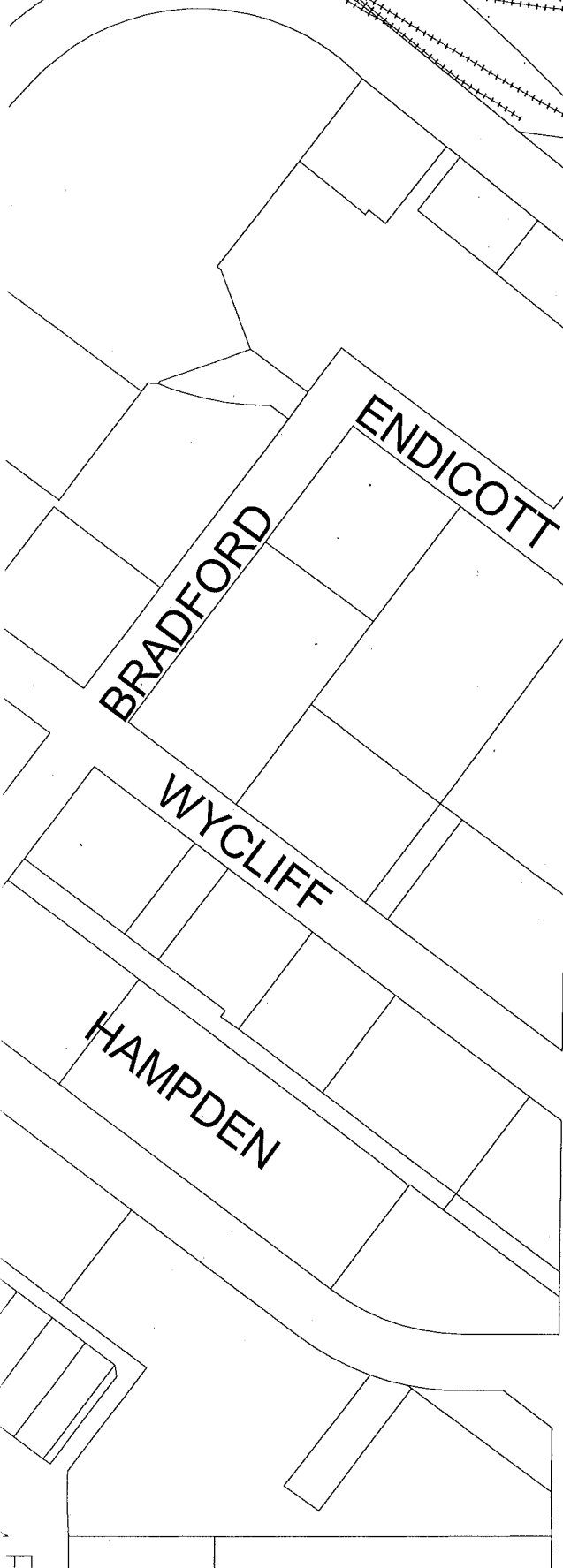
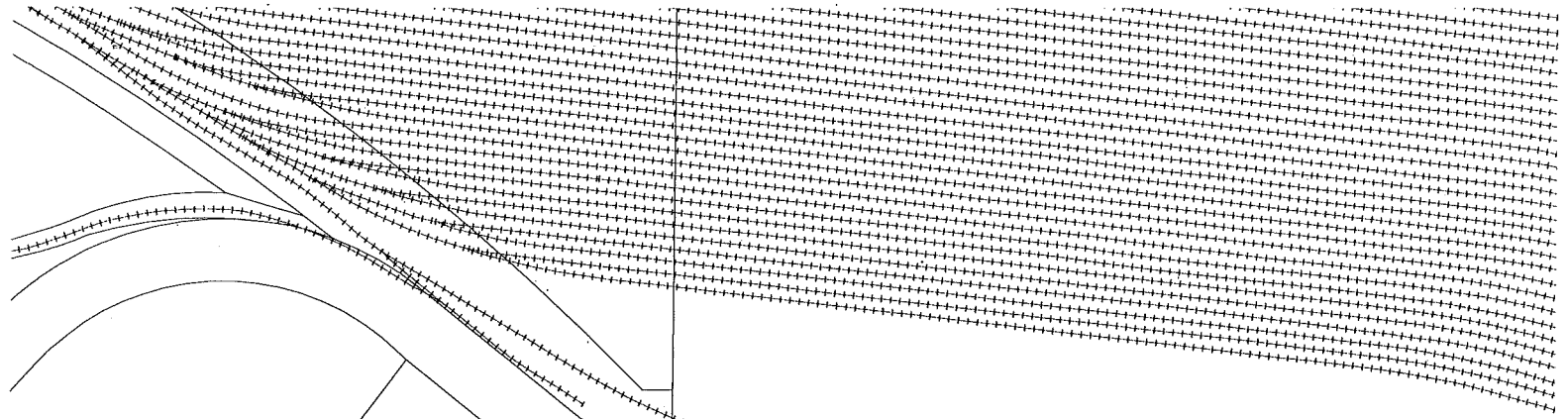
Which lies northerly of a line described as commencing at the Southwest corner of Lot 12, Block 2, Minnesota Transfer Addition; thence on an assumed bearing of North along the West line of said Block 2, a distance of 303.56 feet; thence on a bearing of West, perpendicular to said West line, 264.50 feet to a point in said West line of Block 1, the point of beginning of the line to be described; thence on a bearing of East a distance of 269.11 feet to the east line of the above described property and said line there terminating.



THIS IS NOT A LEGAL DOCUMENT

City of Saint Paul, Public Works, Technical Services





ENDICOTT

CAPP

HERSEY

VANDALIA

(029)

