SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
NICOLLE GOODMAN, DIRECTOR

City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102
Tel: 651-266-6565

September 27, 2024

Brian Alton
951 Grand Avenue
Saint Paul, Minnesota 55105

Loren and Cynthia Smith
2254 Edgcumbe Road
Saint Paul, Minnesota 55116

Lake & Land Surveying Inc.
1200 Centre Pointe Curve, Suite 375
Saint Paul, Minnesota 55120

Ross Kronholm and Greta Larson
2260 Edgcumbe Road
Saint Paul, Minnesota 55116

Re: Zoning File No: # 24-074-178, 2254-2260 Edgcumbe Road River Birch Addition Combined Plat (Preliminary)

Dear Applicant:

Thank you for submitting your application for a combined plat under Leg. Code Sec. 69.405 to adjust the lot line of two H1 (Residential) parcels that have previously not been platted at 2254-2260 Edgcumbe Road, moving the lot line two feet to the east. Pursuant to Leg. Code Sec. 69.405(2), the application was distributed to affected city departments for comments and required modifications. Additionally, in accordance with departmental practice, the preliminary plat was distributed to relevant external government agencies for their review and comment.

Please see comments below and address them in your final plat submittal, either on the plat or in the narrative that accompanies it:

1. Development in the H1 Residential Zoning District must comply with Sec. 66.230 – Residential District Density and Dimensional Standards.
2. Per Sec. 69.401(c)(2, 4, 5, 6), the preliminary plat must include the current zoning classification in the “notes” section, existing surrounding context and ownership 100 feet beyond the boundary line, and vertical contours.
3. Edgcumbe Road is a designated parkway. Vehicular access to Lot 2 may remain as currently constructed. If it is ever reconstructed in the future, the paved area within the right-of-way may not be enlarged. Vehicular access to Lot 1 must come from Hilltop Lane.
4. 2254 Edgcumbe Road has an existing driveway from Edgcumbe leading to a detached garage in the rear yard. Please update the survey to reflect the amount of paving on Lot 2 to ensure compliance with Sec. 63.316.

5. Curb cut at 2260 Edgcumbe Road accessing Edgcumbe no longer leads to a legal parking area and must be removed and curbing restored in compliance with Sec. 63.310.
6. Please confirm the location of the existing fence running between the two properties, and whether any part of the fence is proposed to be on top of or over the new proposed property line to verify compliance with the requirements of Sec. 33.07.
7. The plat must be reconciled per attached redline comments from the City Surveyor and Ramsey County.

Please resubmit a revised preliminary plat for 2254-2260 Edgcumbe Road per the comments noted above, and address any relevant changes in the final plat before the City can approve the application as conforming with the City's subdivision regulations and the City of Saint Paul's *Comprehensive Plan*. After the corrections have been noted with revisions or explanations to the satisfaction of the City, you may submit your application for final plat approval pursuant to Leg. Code Sec. 69.405(3).

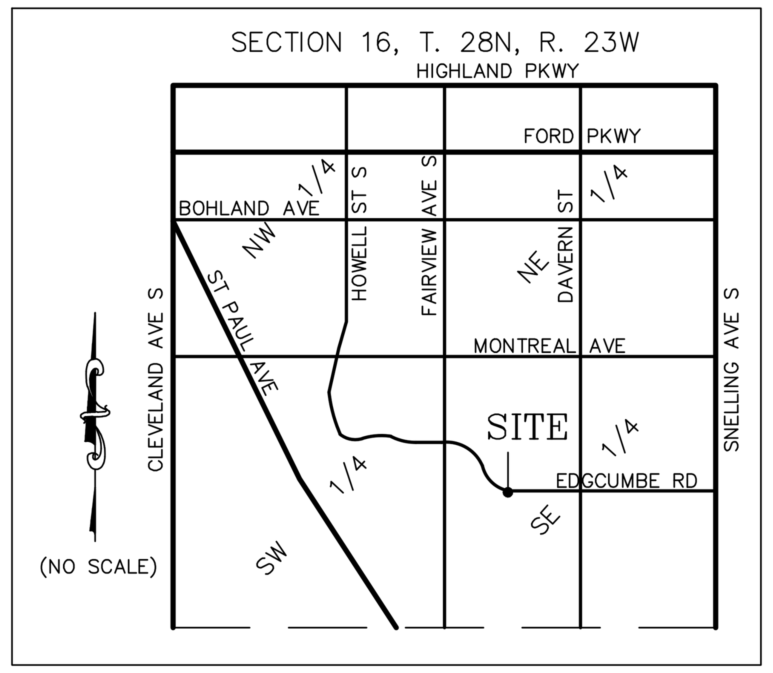
Best regards,

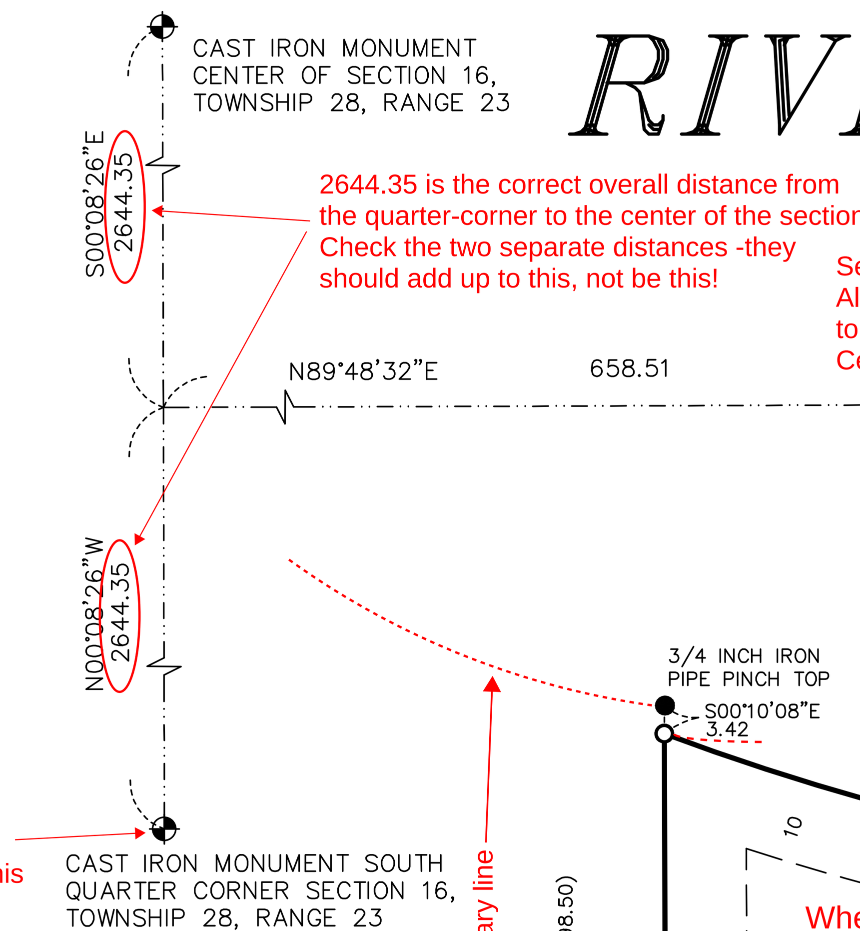
Yasmine Robinson
Planning Director

~~OFFICIAL PLAT~~

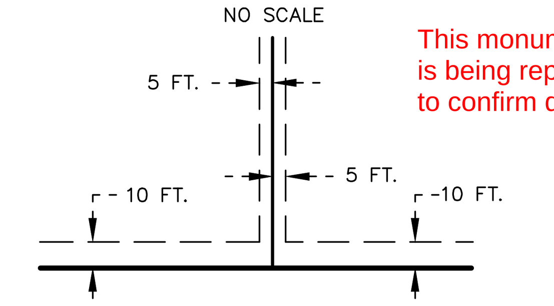
RIVER BIRCH ADDITION

VICINITY MAP

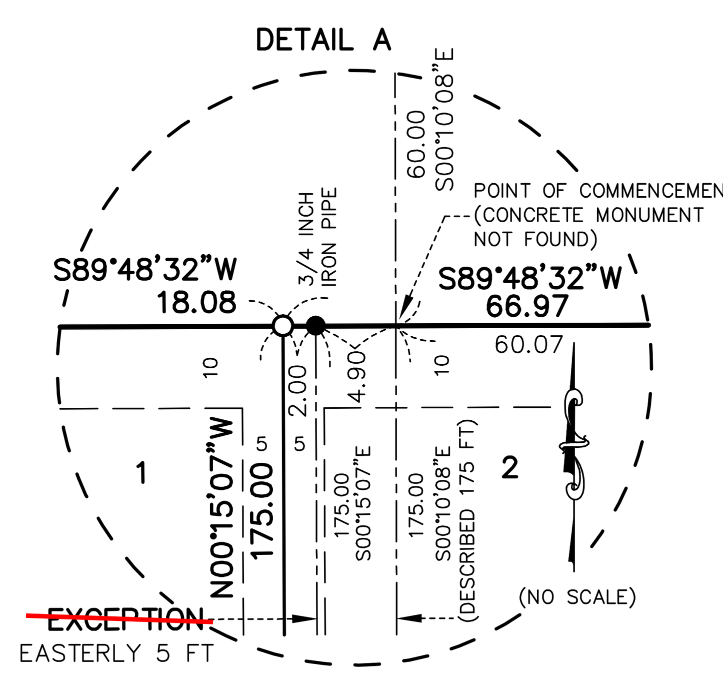


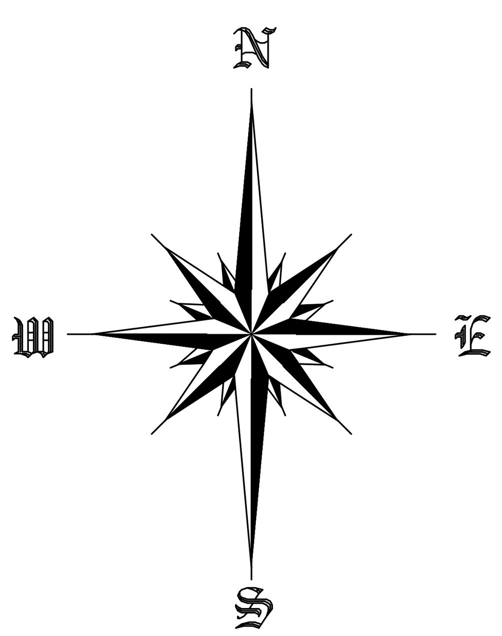


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
NO SCALE



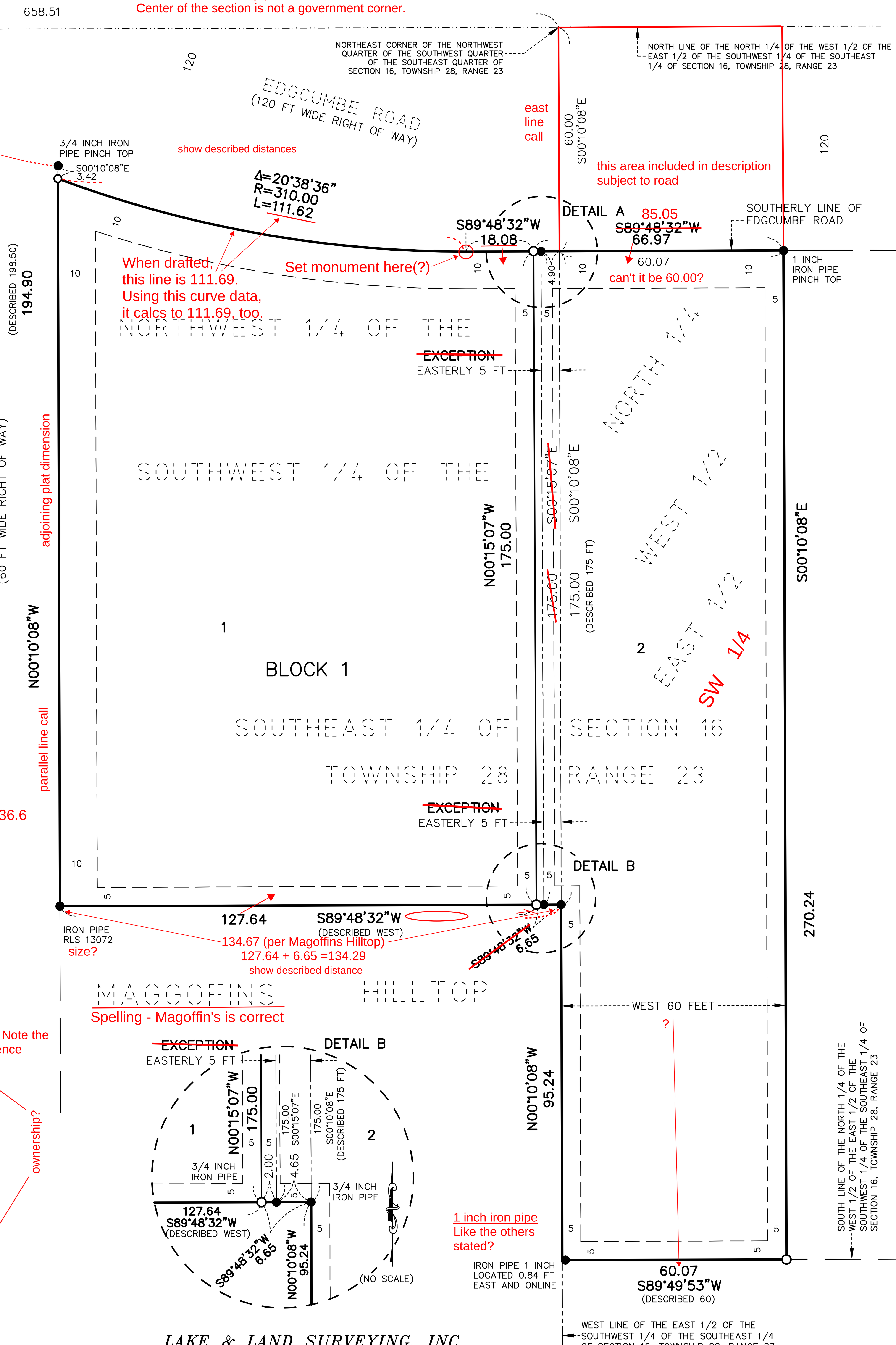
BEING 5 FEET IN WIDTH ADJOINING SIDE AND REAR LOT LINES, AND BEING 10 FEET IN WIDTH ADJOINING PUBLIC WAYS.





SCALE IN FEET

SCALE: 1 INCH = 20 FEET



mortgagee consent, if any

? ownership change ?

111.62 + 18.08 + 2 + 4.9 = 136.6

KNOW ALL PERSONS BY THESE PRESENTS: That Ross G Kronholm and Greta L Larsen, husband and wife, owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 16, Township 28, Range 23, which is the Easterly 5 feet of the following described tract:

Commencing at a point on the Southerly line of Edgcumbe Road 60 feet South of the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 16, which point of beginning is indicated by a concrete monument; thence South along the East line of the said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 175 feet to a point indicated by an iron marker; thence West 134.67 feet to a point indicated by an iron marker; thence North parallel with the East line of said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 198.50 feet to the Southerly line of Edgcumbe Road, which point is indicated by an iron marker; thence Southeasterly along the Southerly line of Edgcumbe Road a distance of 136.50 feet to the point of beginning.

136.6 Note the difference

~~Subject to a reservation for the State of Minnesota of all minerals and mineral rights.~~

134.67 (per Magoffins Hilltop)
Line adds up to 134.29 Note the difference

And

That part of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 16, Township 28, Range 23 described as follows: Commencing at a point on the Southerly line of Edgcumbe Road 60 feet South of the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 16, which point of beginning is indicated by a concrete monument; thence South along the East line of the said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 175 feet to a point indicated by an iron marker; thence West 134.67 feet to a point indicated by an iron marker; thence North parallel with the East line of said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 198.50 feet to the Southerly line of Edgcumbe Road, which point is indicated by an iron marker; thence Southeasterly along the Southerly line of Edgcumbe Road a distance of 134.50 feet to the point of beginning, except the Easterly 5 feet thereof.

~~Subject to a reservation for the State of Minnesota of all minerals and mineral rights.~~

ownership?

And

please spell these out

The West 60 feet of the North 1/4 of the West 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28, Range 23, Subject to the rights of the public in that part of said Tract which lies within the boundary line of Edgcumbe Road. ← Add Edgcumbe on map.

Has caused the same to be surveyed and platted as RIVER BIRCH ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.
?

LAKE & LAND SURVEYING, INC.
1200 CENTRE POINTE CURVE, SUITE 375
SAINT PAUL, MINNESOTA 55120

In witness whereof said Ross G Kronholm and Greta L Larsen, husband and wife, have hereunto set their hands this ______day of ____________________, 202___.

____________________________________ ____________________________________
Ross G Kronholm Greta L Larsen

STATE OF MINNESOTA

COUNTY OF__________________

The foregoing instrument was acknowledged before me this______day of ____________________ 202___,
by Ross G Kronholm and Greta L Larsen, husband and wife.

____

____
Notary Public,____________ County, Minnesota

My Commission Expires __________________

I, Ryan M. Peterson, 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 all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined 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.

Dated this______day of ____________________, 202___.

____
Ryan M. Peterson, Professional Land Surveyor
Minnesota License No. 60424

STATE OF MINNESOTA

COUNTY OF __________________

The foregoing Surveyor's Certificate was acknowledged before me this ______day of ____________________ 202___, by Ryan M. Peterson, a Licensed Land Surveyor.

____

____
Notary Public, ___________ County, Minnesota
My Commission Expires __________________

City of Saint Paul

I do hereby certify that on the ______day of _____________________, 202___, the City Council of the City of Saint Paul, Minnesota, approved this plat.

____
City Clerk

Property Tax, Records and Election Services Department

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 202___ 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 ____________________, 202___.

____, Ramsey County Auditor/Treasurer

By ____, Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this ______day of ____________________, 202___.

____
Daniel D. Baar, LS
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of RIVER BIRCH ADDITION was filed in the office of the County Recorder for pubic record on this ______ day of______________, 202___, at_____o'clock__M. and was duly filed in Book______ of Plats, Page______, as Document Number____________.

________________________________,
Deputy County Recorder

Include the County Registrar too.

L E G E N D

- DENOTES GOVERNMENT CORNER FOUND, TYPE AS NOTED
- DENOTES 14 INCH X 5/8 INCH REBAR MONUMENT SET AND CAPPED RLS 60424
- DENOTES IRON MONUMENT FOUND, SIZE, TYPE, AND RLS AS NOTED

BASIS OF BEARINGS: FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE NORTH 1/4 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28, RANGE 23 IS ASSUMED TO BEAR S89°48'32"W
N E

RIVER BIRCH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Ross G Kronholm and Greta L Larsen, husband and wife, owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota

That part of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 16, Township 28, Range 23 described as follows: Commencing at a point on the Southerly line of Edgcumbe Road 60 feet South of the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 16, which point of beginning is indicated by a concrete monument; thence South along the East line of the said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 175 feet to a point indicated by an iron marker; thence West 134.67 feet to a point indicated by an iron marker; thence North parallel with the East line of said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 198.50 feet to the Southerly line of Edgcumbe Road, which point is indicated by an iron marker; thence Southeasterly along the Southerly line of Edgcumbe Road a distance of 134.50 feet to the point of beginning, except the Easterly 5 feet thereof.

Have caused the same to be surveyed and platted as RIVER BIRCH ADDITION and do hereby dedicate to the public for public use the dralnage and utility easements as shown on this plat.

In witness whereof said Ross G Kronholm and Greta L Larsen, husband and wife, have hereunto set their hands this _____day of _____, 202___.

_____ _____
Ross G Kronholm Greta L Larsen

STATE OF MINNESOTA

COUNTY OF_____

The foregoing instrument was acknowledged before me this_____day of _____
202___,
by Ross G Kronholm and Greta L Larsen, husband and wife.

_____
_____
Notary Public,_____ County, Minnesota

My Commission Expires _____

And

~~KNOW ALL PERSONS BY THESE PRESENTS:~~ That Loren G. Smith and Cynthia M. Skarolid–Smith, husband and wife, owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 16, Township 28, Range 23, which is the Easterly 5 feet of the following described tract:

Commencing at a point on the Southerly line of Edgcumbe Road 60 feet South of the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 16, which point of beginning is indicated by a concrete monument; thence South along the East line of the said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 175 feet to a point indicated by an iron marker; thence West 134.67 feet to a point indicated by an iron marker; thence North parallel with the East line of said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 198.50 feet to the Southerly line of Edgcumbe Road, which point is indicated by an iron marker; thence Southeasterly along the Southerly line of Edgcumbe Road a distance of 136.50 feet to the point of beginning.

And

The West 60 feet of the North Quarter of the West Half of the East Half of the Southwest Quarter of the Southeast Quarter of Section 16, Township 28, Range 23, Subject to the rights of the public in that part of said Tract which lies within the boundary line of Edgcumbe Road.

Have caused the same to be surveyed and platted as RIVER BIRCH ADDITION and do hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Loren G. Smith and Cynthia M. Skarolid–Smith, husband and wife, have hereunto set their hands this _____day of _____, 202___.

_____ _____
Ross G Kronholm Greta L Larsen

STATE OF MINNESOTA

COUNTY OF_____

The foregoing instrument was acknowledged before me this_____day of _____
202___,
by Loren G. Smith and Cynthia M. Skarolid–Smith, husband and wife.

_____
_____
Notary Public,_____ County, Minnesota

My Commission Expires _____

I, Ryan M. Peterson, 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 all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined 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.

Dated this_____day of _____, 202___.

_____
Ryan M. Peterson, Professional Land Surveyor
Minnesota License No. 60424

STATE OF MINNESOTA

COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____day of _____
202___, by Ryan M. Peterson, a Licensed Land Surveyor.

_____
_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

City of Saint Paul

I do hereby certify that on the _____day of _____, 202___, the City Council of the City of Saint Paul, Minnesota, approved this plat.

_____
City Clerk

Property Tax, Records and Election Services Department

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 202___ 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 _____, 202___.

_____, Ramsey County Auditor/Treasurer

By _____, Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this _____day of _____, 202___.

_____
Daniel D. Baar, LS
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of RIVER BIRCH ADDITION was filed in the office of the County Recorder for pubic record on this _____ day of_____, 202___, at_____o'clock__M. and was duly filed in Book_____ of Plats, Pages_____ as Document Number_____.

_____,
Deputy County Recorder

Registrar of Titles, County of Ramsey, State of Minnesota

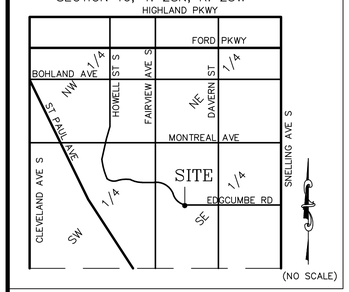
I hereby certify that this plat of RIVER BIRCH ADDITION was filed in the office of the Registrar of Titles for pubic record on this _____ day of_____, 202___, at_____o'clock__M. and was duly filed in Book_____ of Plats, Pages_____ as Document Number_____.

_____,
Deputy Registrar of Titles

RIVER BIRCH ADDITION

VICINITY MAP

SECTION 16, T. 28N, R. 23W



(NO SCALE)

N89°52'40"E
2638.19

CAST IRON MONUMENT WEST QUARTER CORNER SECTION 16, TOWNSHIP 28, RANGE 23

S00°08'26"E
1322.17

N89°48'32"E 658.36

N00°00'11"E
2654.24

CAST IRON MONUMENT SOUTHWEST CORNER SECTION 16, TOWNSHIP 28, RANGE 23

NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 28, RANGE 23

impracticable to set? witnessed by monuments to the south.

WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28, RANGE 23

NORTH LINE OF THE NORTH 1/4 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28, RANGE 23

Stated from the legal.
Suggest 3 options
1) Push the plat boundary that is described , solid Edgcumbe Road name, dimension parcel with a dedication, and add doc number.
2) Push the plat boundary that is described , Dashed Edgcumbe Road name, dimension parcel, and add doc number.
3) Change the Legal so it is no part of the plat.

Opening per Docs. #445536 & #445537, City Council file #14102, approved 5-28-1912.

EDGCUMBE ROAD
(120 FT WIDE RIGHT OF WAY)

120

S00°10'08"E
3.65

3/4 INCH IRON PIPE PINCH TOP

Δ=20°38'25"
R=310.00
L=111.68

(DESCRIBED 136.50)
(DESCRIBED 134.50)
(MEASURED 136.75)

Monuments here

Leader lines

EDGCUMBE ROAD

DETAIL A

S89°48'32"W
85.07

60.00

18.10

4.97

10

5

1 INCH IRON PIPE PINCH TOP

60.19
S00°10'08"E

WEST 60 FEET

SOUTHERLY LINE OF EDGCUMBE ROAD

(MAGOFFIN'S HILLTOP 198.50)
(DESCRIBED 198.50)
194.97

HILLTOP LANE
(60 FT WIDE RIGHT OF WAY)

NORTHWEST 1/4 OF THE

EASTERLY 5 FT

NORTH 1/2

WEST 60 FEET

SOUTHWEST 1/4 OF THE

N00°15'07"W
175.07

S00°10'08"E
175.07
(DESCRIBED 175 FT)

S00°10'08"E

WEST 1/2

EAST 1/2

1

2

BLOCK 1

SOUTHEAST 1/4 OF SECTION 16

TOWNSHIP 28 RANGE 23

(DESCRIBED PARALLEL TO THE EAST LINE OF NW 1/4 OF THE SW 1/4 OF THE SE 1/4)
N00°10'08"W

EASTERLY 5 FT

SW 1/4

DETAIL B

10

5

127.63

IRON PIPE
RLS 13072

134.35
(DESCRIBED 134.67)

S89°48'32"W
(DESCRIBED WEST)

MAGOFFIN'S HILLTOP

270.34

WEST 60 FEET

N00°10'08"W
95.24

1 INCH IRON PIPE
LOCATED 0.77 FT
EAST AND ONLINE

SOUTH LINE OF THE NORTH 1/4 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28, RANGE 23

60.00
S89°49'53"W
(DESCRIBED 60)

WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28, RANGE 23

DETAIL A

(DESCRIBED 136.50)
(DESCRIBED 134.50)
(MEASURED 136.75)
S89°48'32"W

3/4 INCH IRON PIPE

POINT OF COMMENCEMENT (CONCRETE MONUMENT NOT FOUND)

60.19
S00°10'08"E

85.07

18.10

60.00

4.97

2.00

1

2

N00°15'07"W
175.07

175.07
S00°10'08"E
(DESCRIBED 175 FT)

EASTERLY 5 FT

(NO SCALE)

DETAIL B

EASTERLY 5 FT

N00°15'07"W
175.07

175.07
S00°10'08"E
(DESCRIBED 175 FT)

3/4 INCH IRON PIPE

127.63

134.35
S89°48'32"W
(DESCRIBED WEST)

N00°10'08"W
95.24

3/4 INCH IRON PIPE

(NO SCALE)

N

W E

S

SCALE IN FEET

20 0 10 20 40

SCALE: 1 INCH = 20 FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
NO SCALE

5 FT.
5 FT.
10 FT.
10 FT.

BEING 5 FEET IN WIDTH ADJOINING SIDE AND REAR LOT LINES, AND BEING 10 FEET IN WIDTH ADJOINING PUBLIC WAYS.

LEGEND

- DENOTES GOVERNMENT CORNER FOUND, TYPE AS NOTED
- DENOTES 14 INCH X 5/8 INCH REBAR MONUMENT SET AND CAPPED RLS 60424
- DENOTES IRON MONUMENT FOUND, SIZE, TYPE, AND RLS AS NOTED

BASIS OF BEARINGS: FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE NORTH 1/4 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28, RANGE 23 IS ASSUMED TO BEAR S89°48'32"W

LAKE & LAND SURVEYING, INC.
1200 CENTRE POINTE CURVE, SUITE 375
SAINT PAUL, MINNESOTA 55120