



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,

A handwritten signature in black ink, appearing to read "Yasmine Robinson". The signature is fluid and cursive, with the first name being the most prominent.

Yasmine Robinson
Planning Director

RIVER BIRCH ADDITION

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. Baor, LS
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

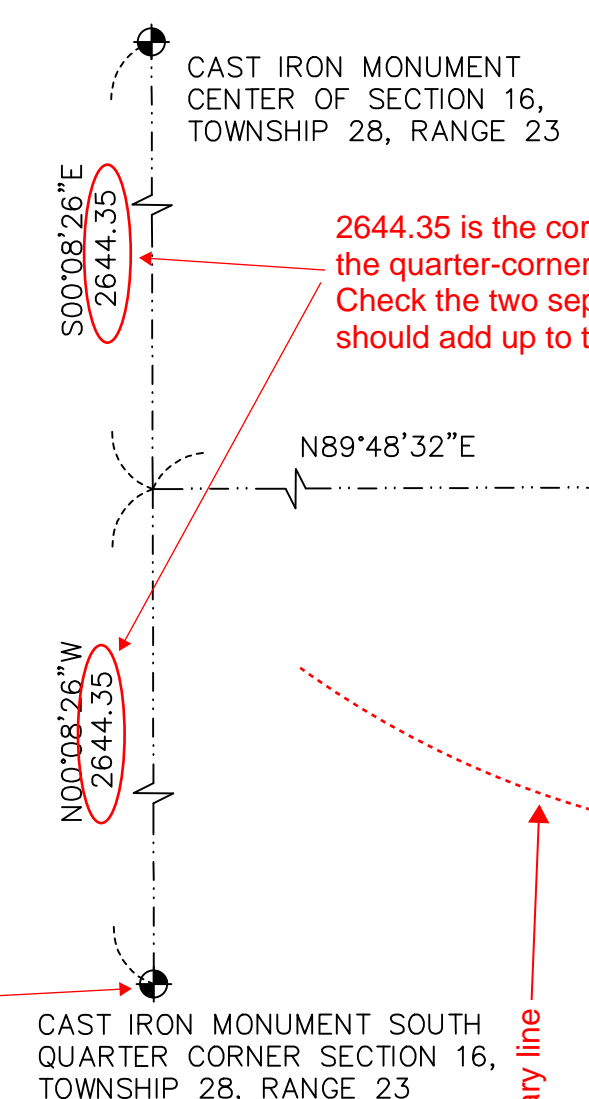
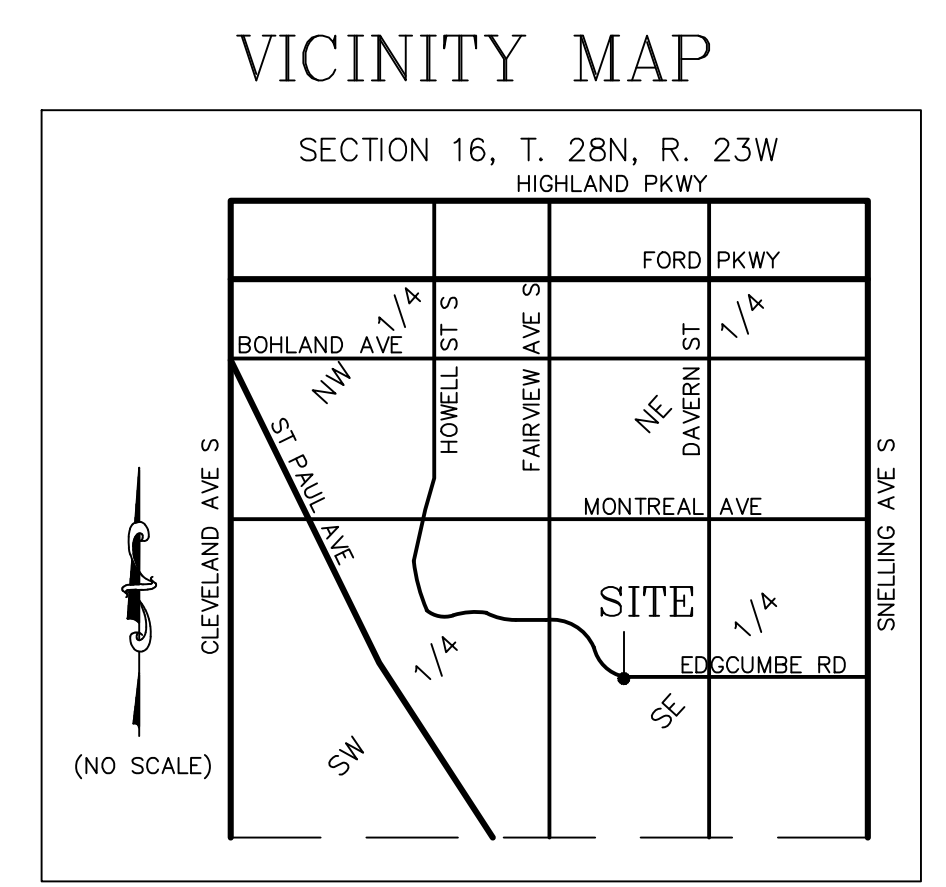
I hereby certify that this plat of RIVER BIRCH ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 202____, at _____ o'clock _____ M. and was duly filed in Book _____ of Plats, Page _____ as Document Number _____.

Deputy County Recorder _____

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

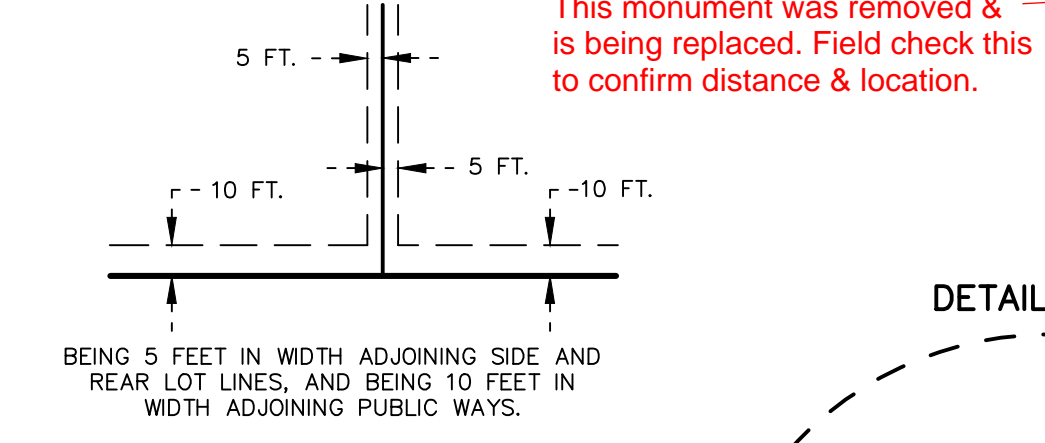
BASIS OF BEARINGS: FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE NORTH 1/4 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28, RANGE 23 IS ASSUMED TO BEAR S89°48'32"W



2644.35 is the correct overall distance from the quarter-corner to the center of the section. Check the two separate distances - they should add up to this, not be this!

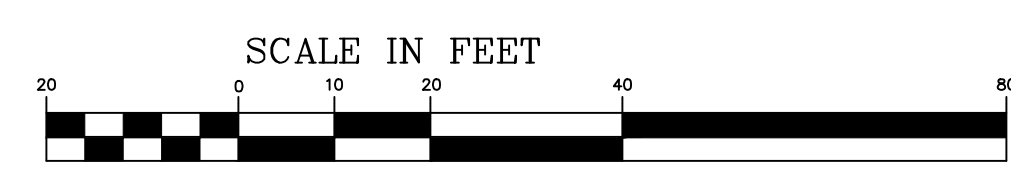
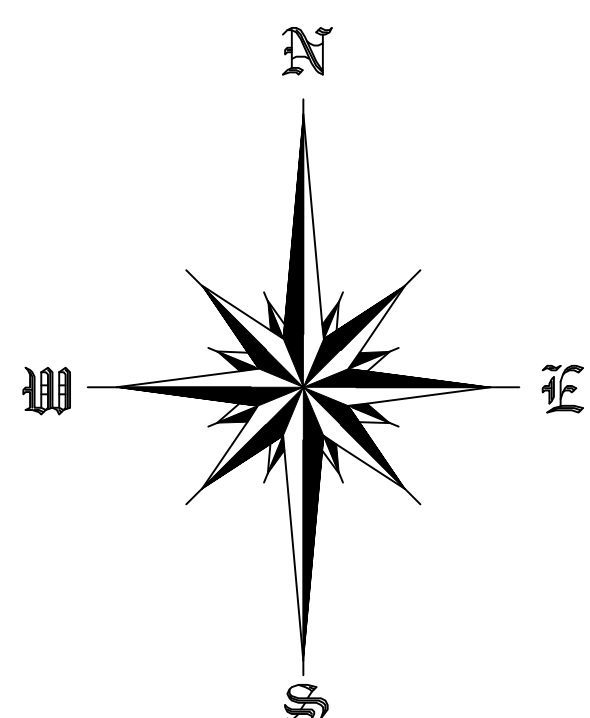
Sec.69.513 Monuments
All plats must show boundary references with distance and directions to at least two existing government corners. Center of the section is not a government corner.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: NO SCALE



This monument was removed & is being replaced. Field check this to confirm distance & location.

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



mortgage 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 Edgumbe 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 Southeast quarter a distance of 198.50 feet to the Southerly line of Edgumbe Road, which point is indicated by an iron marker; thence Southeasterly along the Southerly line of Edgumbe Road a distance of 136.50 feet to the point of beginning.

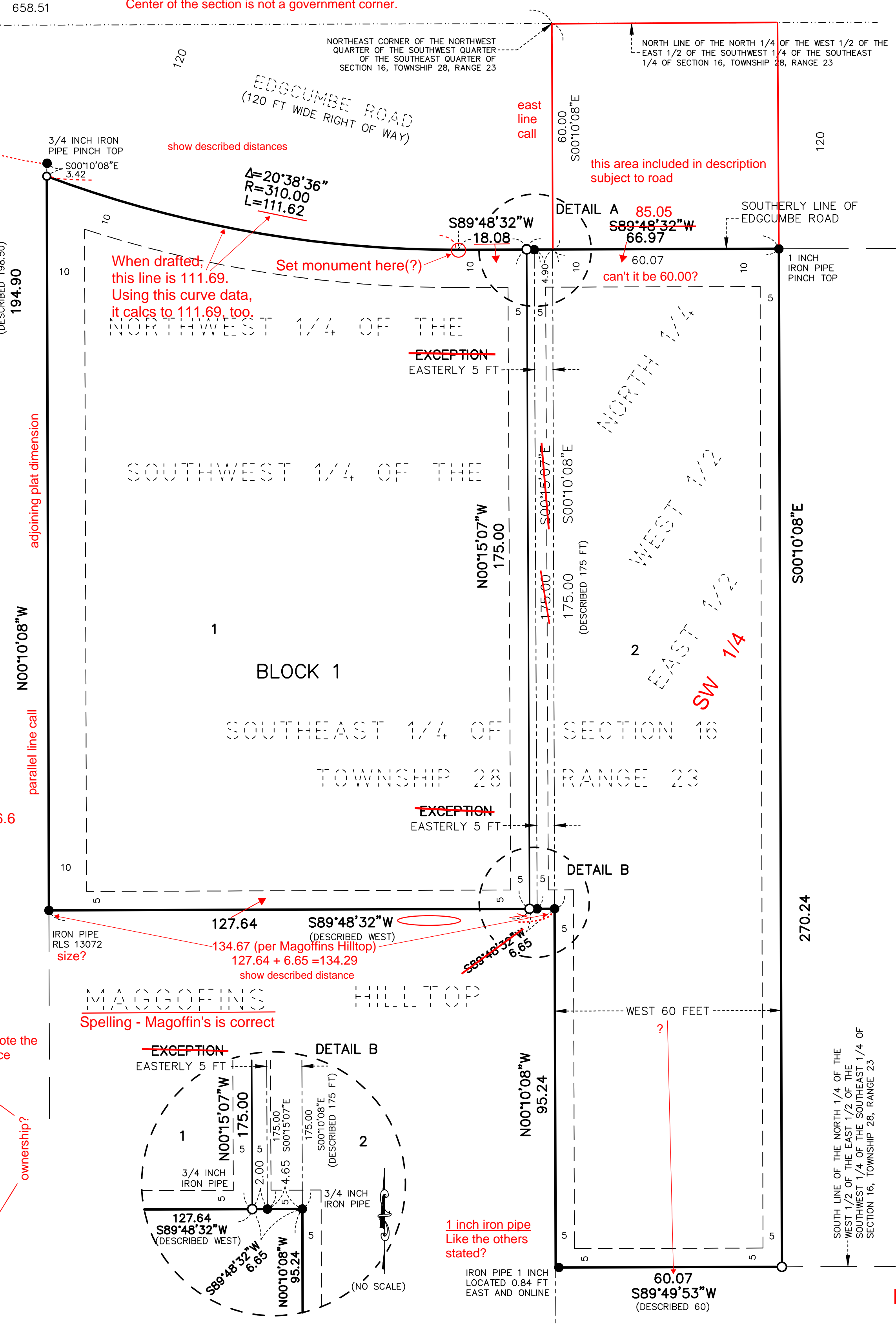
Subject to a reservation for the State of Minnesota of all minerals and mineral rights.
134.67 (per Magoffin's Hilltop)
Line adds up to 134.29
Note the difference

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 Edgumbe 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 Southeast quarter of the Southeast quarter a distance of 198.50 feet to the Southerly line of Edgumbe Road, which point is indicated by an iron marker; thence Southeasterly along the Southerly line of Edgumbe 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?
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 Edgumbe Road. Add Edgumbe 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.

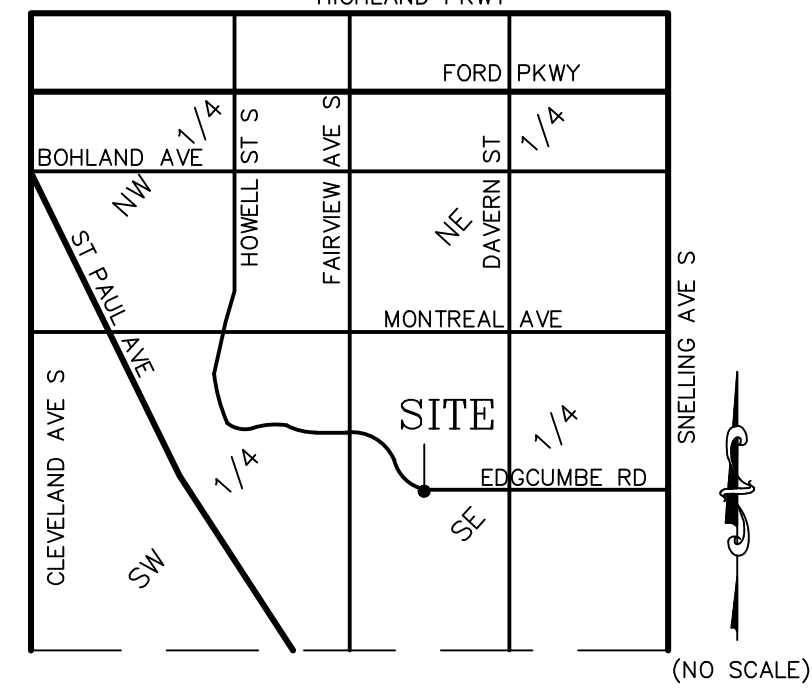


LAKE & LAND SURVEYING, INC.
1200 CENTRE POINTE CURVE, SUITE 375
SAINT PAUL, MINNESOTA 55120

Include the County Registrar too.

VICINITY MAP

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

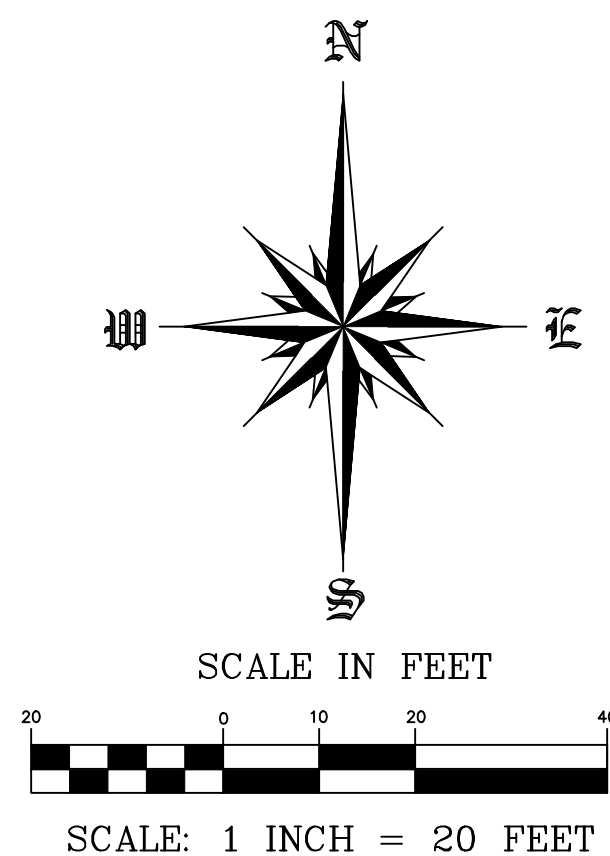
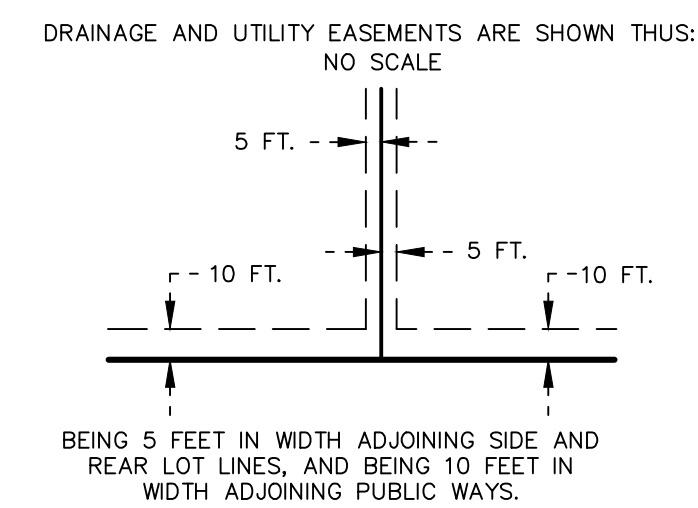
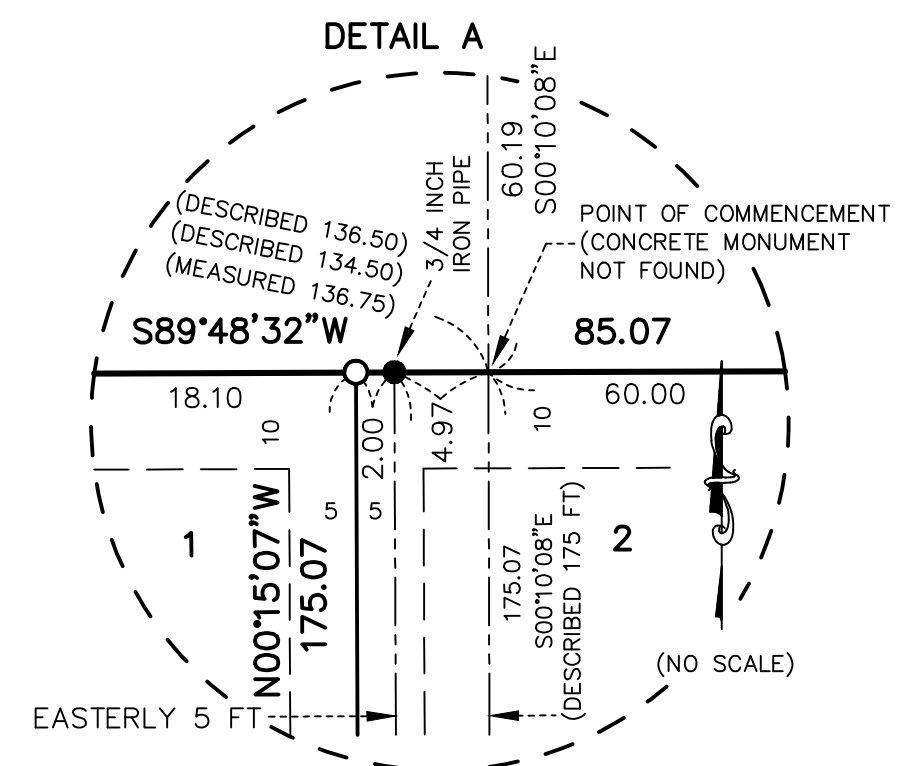


(NO SCALE)

RIVER BIRCH ADDITION

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

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

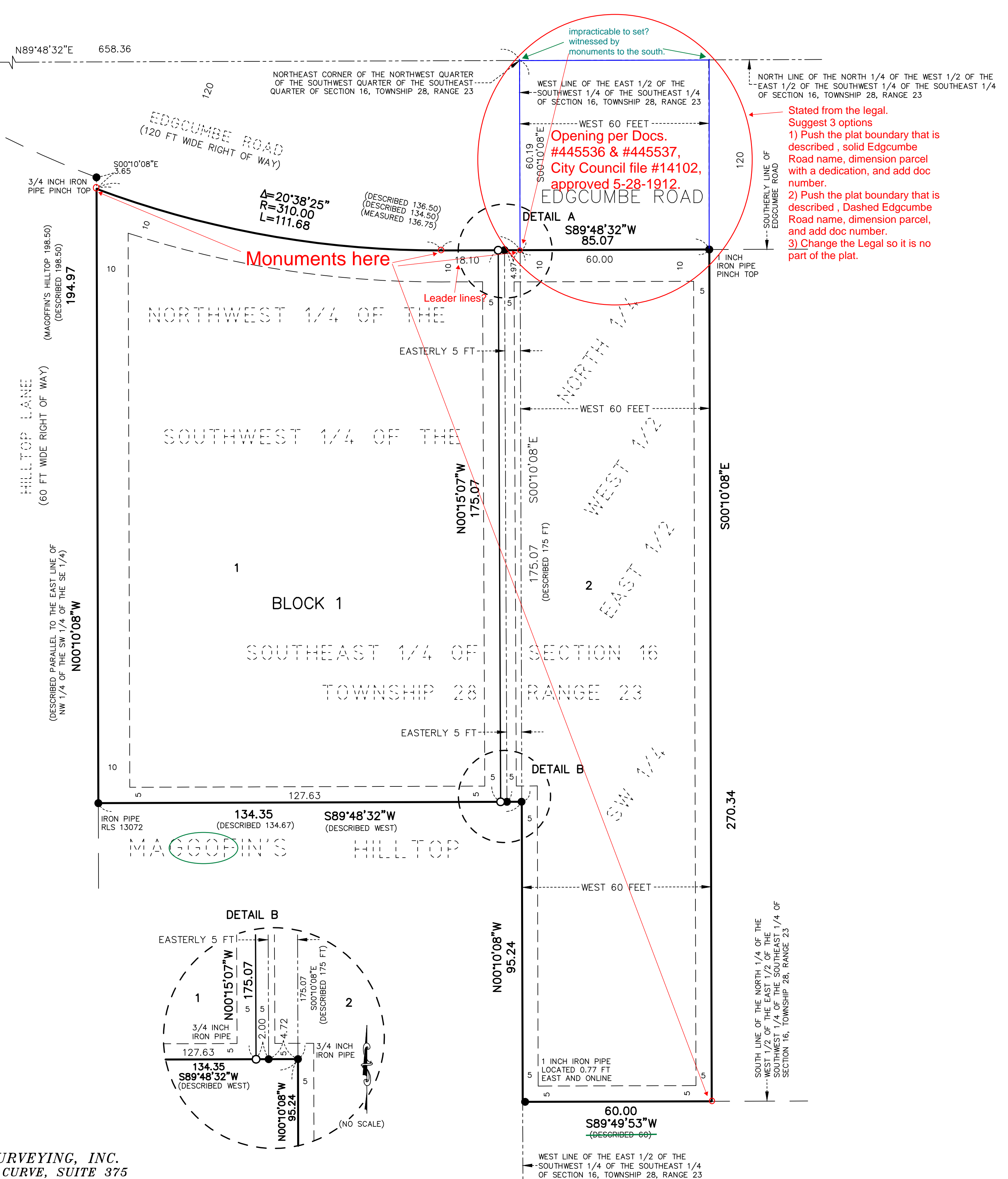


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impracticable to set? witnessed by monuments to the south.

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

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