



PETITION TO DIVERT OR DISPOSE OF CITY PARK LAND

I (we), the undersigned, do hereby petition the Council of the City of Saint Paul to divert or dispose of its interests in the park land described as follows:

"That part of lot 7, Auditor's Subdivision No.38, St. Paul, Minn. described as follows:  
Commencing at the mast southerly corner of said Lot 7; thence North 37 degrees 18 minutes 50 seconds West (bearing based on the Ramsey County Coordinate System, NAD83 1996 adjustment), along the southwesterly line of said lot 7, a distance of 132.80 feet to the Point of Beginning of the parcel of land to be described; thence continuing North 37 degrees 18 minutes 50 seconds West along the southwesterly line of said Lot 7, a distance of 55.65 feet to the north line of said Lot 7, also being the southerly right of way line of Portland Avenue; thence North 89 degree 48 minutes 45 seconds East, along said north line of lot 7, a distance of 46.59 feet; thence at a right angle South 00 degrees 11 minutes 15 seconds East a distance of 44.37 feet; thence at a right angle South 89 degrees 48 minutes 45 seconds West a distance of 13.00 feet to the Point of Beginning.  
Said parcel contains 1,322 square feet or 0.0303 acres.  
(If available, include a legal description of the park land to be disposed of or diverted, or attach a detailed map to scale)

I (we) request this diversion or disposal for the following reason(s).

The portion of the park property abutting our home has been unmaintained by the City for, at least, the past 18 years. The property had been incorporated into the appearance of the home. We wish to formalize this unintended situation so our landscaping and fence don't encroach on City property.

(Indicate whether you will be building on the site)

I (we) have attached 2 copies of the site plans of any development intended for construction on the land to be diverted or disposed of.

Petitioner(s)

Name:	Arne Carlson	Name:	Julie Carlson
Address:	420 Portland Avenue	Address:	420 Portland Avenue
Cy/St/Zp:	St. Paul, MN 55102	Cy/St/Zp:	St. Paul, MN 55102
Phone:	(612) 849-0258	Phone:	(612)709-3333

Please return the completed petition to:

Financial Services – Real Estate  
1000 City Hall Annex  
25 W. Fourth St.  
Saint Paul, MN 55102      Attention: Park Land Diversion



KEMPER & ASSOCIATES INC.

PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY 8 N.W.  
NEW BRIGHTON, MINNESOTA 55112  
651-631-0351  
FAX 651-631-9805  
email: kemper@pro-ns.net  
www.kempersurveys.com

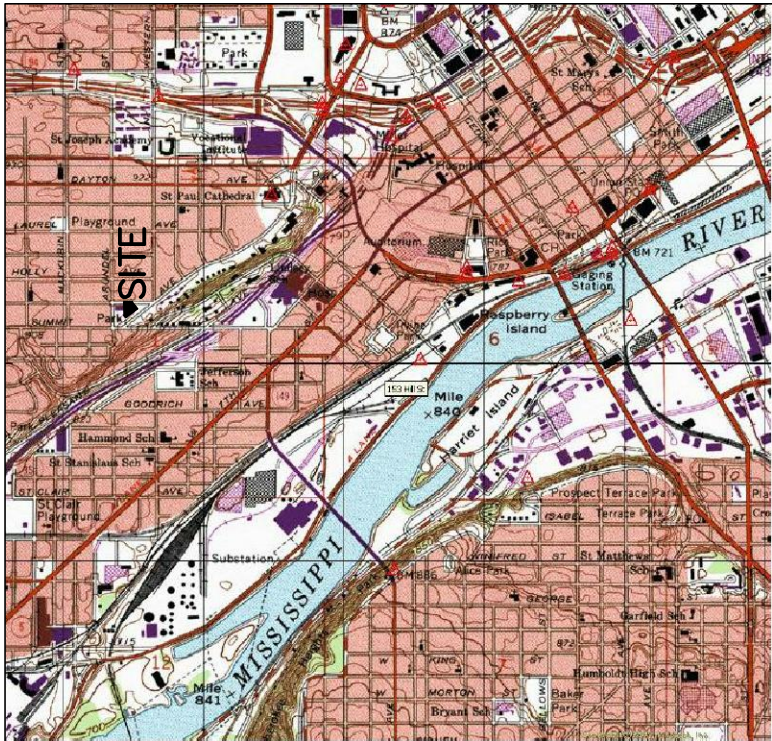
THE CARLSON RESIDENCE

420 PORTLAND AVENUE

CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA

(PROPOSED ADJACENT PARCEL IN LOT 7, AUDITOR'S SUBDIVISION NO. 38)

SECTION 01, T28N, R23W



VICINITY MAP  
(NO SCALE)

ZONING REQUIREMENTS

ZONED R-3: ONE-FAMILY RESIDENTIAL

MINIMUM LOT AREA - 6,000 SQ. FT.

MINIMUM LOT WIDTH - 50 FEET

MAXIMUM BUILDING HEIGHT - 30 FEET, OR 3 STORIES

BUILDING SETBACKS:

FRONT - 25 FEET

SIDE - 6 FEET

REAR - 25 FEET

WHERE AT LEAST 50 PERCENT OF THE FRONT FOOTAGE OF ANY BLOCK IS BUILT UP WITH PRINCIPAL STRUCTURES, THE MINIMUM FRONT YARD SETBACK FOR NEW STRUCTURES SHALL BE THE AVERAGE SETBACK OF THE EXISTING STRUCTURES, OR THE NORMAL SETBACK REQUIREMENT IN THE DISTRICT PLUS HALF THE AMOUNT THE AVERAGE SETBACK IS GREATER THAN THE NORMAL SETBACK REQUIREMENT, WHICHEVER IS LESS. EXISTING STRUCTURES SET BACK 20 PERCENT MORE OR LESS THAN THE AVERAGE SHALL BE DISCOUNTED FROM THE FORMULA.

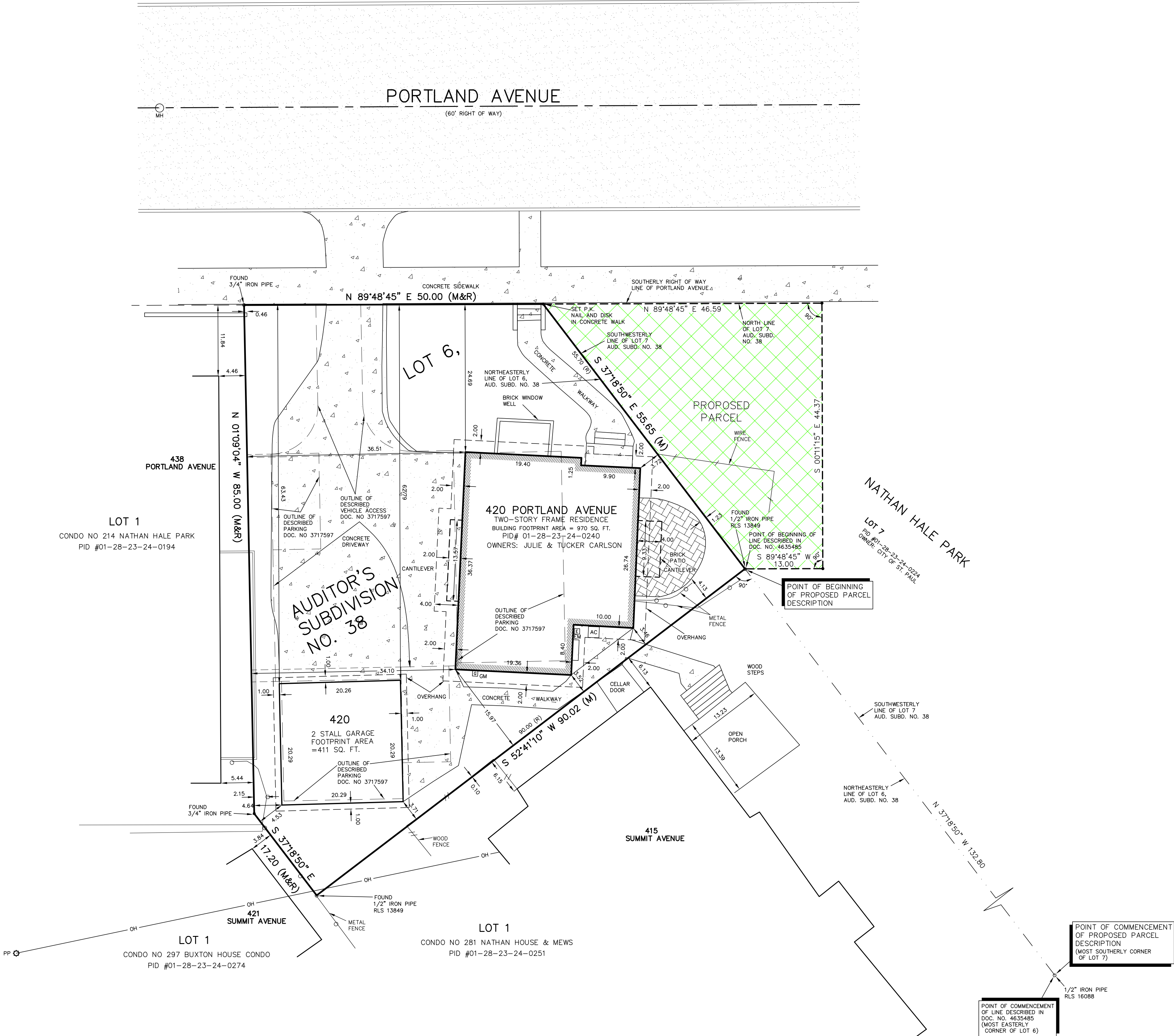
(AS PER CITY OF SAINT PAUL ZONING CODE)  
(OWNER OR BUILDER TO VERIFY PRIOR TO CONSTRUCTION)

PROPOSED PARCEL DESCRIPTION

That part of Lot 7, Auditor's Subdivision No. 38, St. Paul, Minn. described as follows:  
Commencing at the most southerly corner of said Lot 7; thence North 37 degrees 18 minutes 50 seconds West (bearing based on the Ramsey County Coordinate System, NAD83 1996 adjustment), along the southwesterly line of said Lot 7, a distance of 132.80 feet to the Point of Beginning of the parcel of land to be described; thence continuing North 37 degrees 18 minutes 50 seconds West along the southwesterly line of said Lot 7, a distance of 55.65 feet to the north line of said Lot 7, also being the southerly right of way line of Portland Avenue; thence North 89 degrees 48 minutes 45 seconds East, along said north line of Lot 7, a distance of 46.59 feet; thence at a right angle South 00 degrees 11 minutes 15 seconds East a distance of 44.37 feet; thence at a right angle South 89 degrees 48 minutes 45 seconds West a distance of 13.00 feet to the Point of Beginning.  
Said parcel contains 1,322 square feet or 0.0303 acres.

CERTIFICATE OF SURVEY

17067 (17067.R1.DWG)



EXISTING LEGAL DESCRIPTION

420 PORTLAND AVENUE

WARRANTY DEED DOCUMENT NO. 4635485

That part of Lot 6, Auditor's Subdivision No. 38, St. Paul, Minnesota, according to the recorded plat thereof on file in the office of the County Recorder, Ramsey County, Minnesota, which lies northwesterly of the following described line: Commencing at the most easterly corner of said Lot 6; thence northwesterly along the northwesterly line of said Lot 6; thence northwesterly along the northeasterly line of said Lot 6 a distance of 132.80 feet to the point of beginning of the line to be described; thence southwesterly at a right angle 90.00 feet to the southwesterly line of said Lot 6 and thence terminating.

SUBJECT PROPERTY =  
5,404 SQ. FT. OR  
0.1240 ACRES

NOTE: DESCRIBED PARKING AS PER DOC. NO. 3717597 WAS MOST LIKELY DESCRIBED AND PREPARED BY A NON-SURVEYOR. LIMITS DO NOT EXACTLY DESCRIBE THE EXISTING PHYSICAL FEATURES.

LEGEND

- MH MANHOLE
- CB CATCH BASIN
- PP POWER POLE
- LP LIGHT POLE
- TR TELEPHONE RISER
- FH FIRE HYDRANT
- WV WATER VALVE
- EM ELECTRIC METER
- GM GAS METER
- AC AIR CONDITIONER
- MB MAIL BOX
- SL SIGN
- OH OVERHEAD UTILITY LINES
- (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
- (R) DENOTES RECORD DIMENSION AS PER CONDOMINIUM NO. 281
- DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"
- WOODEN FENCE
- METAL FENCE
- WIRE FENCE



CERTIFICATION  
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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Mark D. Kemper  
Mark D. Kemper, PLS 18407  
DATED THIS 22ND DAY OF MARCH, 2018

PREPARED FOR:  
TUCKER CARLSON  
420 PORTLAND AVENUE  
ST. PAUL, MN 55102  
EMAIL: tcarlson67@me.com