



Doc No T02752197

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Apr 11, 2023 4:29 PM

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Ramsey County, Minnesota  
Todd J. Jecker, Registrar of Titles  
Tracy M. West, County Auditor and Treasurer

Deputy 703

Pkg ID 1568605C

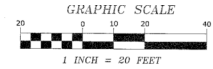
Document Recording Fee Torrens	\$46.00
Memorial Entry - Additional Certificates	\$40.00
<b>Document Total</b>	<b>\$86.00</b>

**Existing Certs**

344915, 647175, 648824

# CERTIFICATE OF SURVEY

~for~ KATHLEEN JOHNSON  
 ~of~ 2780 NOEL DRIVE  
 LITTLE CANADA, MN 55117



## EXISTING PROPERTY DESCRIPTIONS

**PARCEL ID NO. 05-29-22-31-0077**  
 Lot 16, Block 5, GERVAIS HEIGHTS, Ramsey County, Minnesota together with that part of the vacated Noel Drive accruing thereto.

**PARCEL ID NO. 05-29-22-31-0078**  
 Lot 17, Block 5, GERVAIS HEIGHTS, Ramsey County, Minnesota together with that part of the vacated Noel Drive accruing thereto.

and

That part of the west 100 feet of Lot 19, Block 5, Gervais Heights, Ramsey County, Minnesota lying south of the easterly extension the north line of Lot 17, Block 5, Gervais Heights and lying north of the easterly extension of the south line of said Lot 17.

## PROPOSED PROPERTY DESCRIPTIONS

**PARCEL A**  
 Lot 16, Block 5 and the north 10 feet of Lot 17, Block 5, GERVAIS HEIGHTS, Ramsey County, Minnesota together with that part of the vacated Noel Drive accruing thereto.

**PARCEL B**  
 Lot 17, Block 5, Gervais Heights, Ramsey County, Minnesota EXCEPT the north 10 feet thereof, together with that part of the vacated Noel Drive accruing thereto.

and

That part of the west 100 feet of Lot 19, Block 5, Gervais Heights, Ramsey County, Minnesota lying south of the easterly extension the north line of Lot 17, Block 5, Gervais Heights and lying north of the easterly extension of the south line of said Lot 17.

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/18/2022.
- Bearings shown are on Ramsey County datum.
- Parcel ID Number: 05-29-22-31-0077 and 05-29-22-31-0078.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- X 162.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES PAVER SURFACE

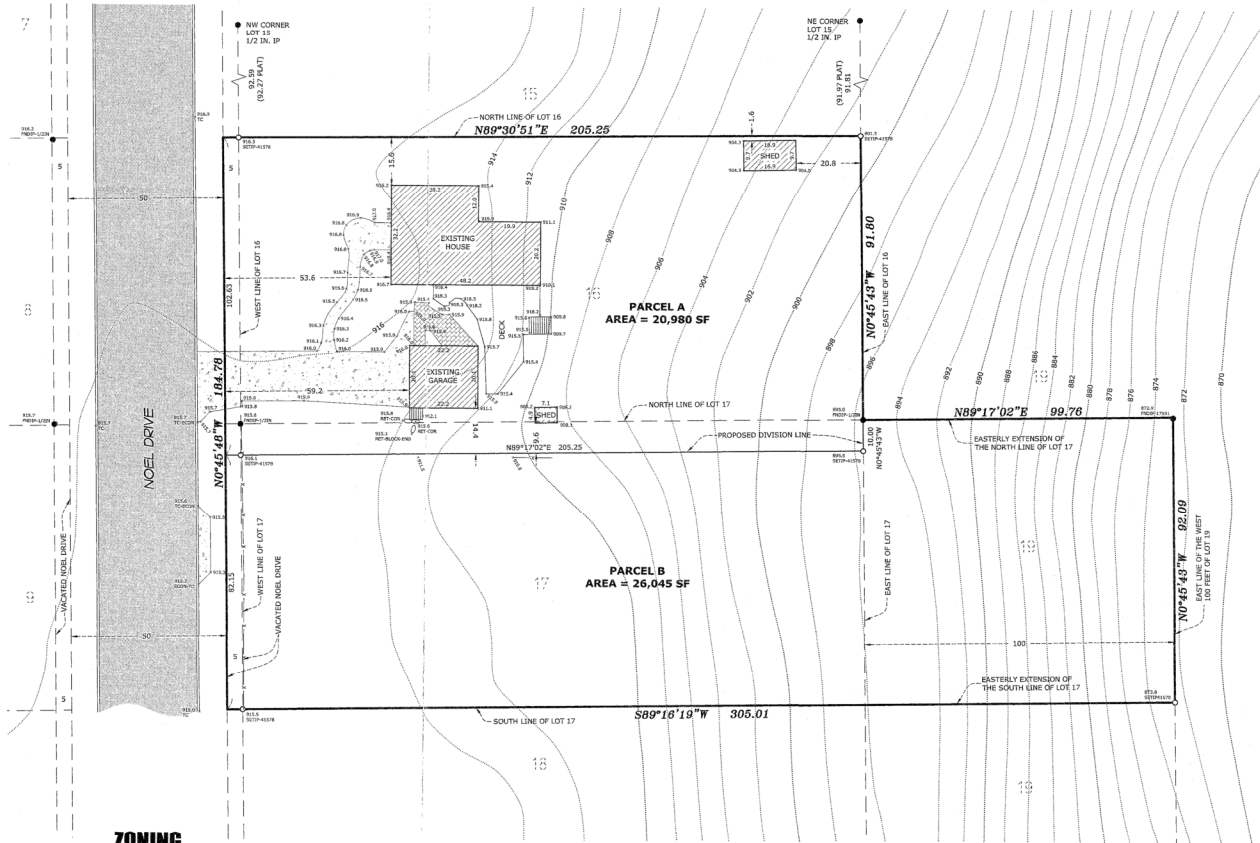
## ZONING

Per City of Little Canada Zoning Map dated April 1, 2019 this parcel is currently zoned R-1 (Single Family Residential) and subject to the following standards per City of Little Canada Zoning Code:

- Minimum lot area = 10,000 SF (interior lot)  
11,000 SF (corner lot)
- Minimum lot width = 75 ft. (interior lot)  
80 ft. (corner lot)
- Minimum lot depth = 130 ft.
- Minimum setbacks (Principal structure)  
Front = 30 ft.  
Side = 7.5 ft.  
Side (attached garage) = 5 ft.  
Side (corner) = 20 ft.  
Rear = 40 ft.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD  
 Date: 11/3/2022 License No. 41578



**E.G. RUD & SONS, INC.**  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701

**BENCHMARK**  
 RAMSEY CO. BENCHMARK NO. 9119  
 ELEVATION: 890.19 (NAVD 88)

DRAWN BY: RAB	JOB NO: 22111687	DATE: 10/20/2022	
CHECK BY: JER	FIELD CREW: JAC/CR		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

3  
5  
19  
17  
10  
8  
2  
9  
4  
4  
8  
2  
4

I, Heidi Heller, being the duly qualified City Clerk of the City of Little Canada, do hereby certify that the attached is a true and exact duplicate of a Little Canada Resolution approving the subdivision/lot line adjustment of 2750 Noel Drive (PID #05-29-22-31-0077) and 2780 Noel Drive (PID #05-29- 22-31-0078), which was adopted at the February 8, 2023 Regular City Council Meeting.

McGraw introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2023-2-17 – APPROVING A MINOR SUBDIVISION, LOT LINE ADJUSTMENT LOCATED AT 2780 AND 2750 NOEL DRIVE TO MODIFY THE SIDE LOT LINE 10 FEET TO THE SOUTH FOR PID: 05-29-22-31-0077 AND PID: 05-29- 22-31-0078.**

The foregoing resolution was duly seconded by T. Miller.  
Ayes (5). Nays (0). Resolution declared adopted.

Witness my hand as City Clerk and the Corporate Seal of the City of Little Canada, Minnesota  
this 11<sup>th</sup> day of April, 2023.



  
Heidi Heller, City Clerk



515 Little Canada Road, Little Canada, MN 55117-1600  
(651) 766-4029 / FAX: (651) 766-4048  
[www.littlecanadamn.org](http://www.littlecanadamn.org)

MAYOR  
John Keis

COUNCIL  
Rick Montour  
Michael McGraw  
Tom Fischer  
Christian Torkelson

**CITY OF LITTLE CANADA  
NOTIFICATION FORM  
LOT LINE ADJUSTMENT/MINOR SUBDIVISION**

**APPLICANT:**

Jim Novak  
2780 Noel Drive  
Little Canada, MN 55117

**OWNER:**

Kathleen Johnson  
2750 Noel Drive  
Little Canada, MN 55117

**PROPERTY LOCATION:**

2780 and 2750 Noel Drive, Little Canada, MN 55109  
PID: 05-29-22-31-0077 and PID: 05-29-22-31-0078

**REQUEST:**

A request for a **Lot Line Adjustment/Minor Subdivision**

**ACTION DATE:**

At its February 8, 2023 meeting, the City Council acted as follows:

McGraw introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2023-2-17 – APPROVING A MINOR SUBDIVISION, LOT LINE ADJUSTMENT LOCATED AT 2780 AND 2750 NOEL DRIVE TO MODIFY THE SIDE LOT LINE 10 FEET TO THE SOUTH FOR PID: 05-29-22-31-0077 AND PID: 05-29-22-31-0078.**

The foregoing resolution was duly seconded by T. Miller. Ayes (5). Nays (0). Resolution declared adopted.

NOTE TO  
APPLICANT:

Any request involving a Conditional Use Permit or Variance must be exercised within twelve months from the date of approval, or the approval will lapse. When a Final Plat or Subdivision is approved, the subdivider has six months to record the Final Plat or Subdivision. If a time extension is necessary, it is the applicant's responsibility to file for such extension at least 30 days prior to the lapse of approval.

I, the applicant, hereby accept the terms and conditions of this approval. The approval is not in effect under the conditions as stated above until this form has been signed and one copy returned to the City of Little Canada.

K. Allen Johnson  
Applicant/Owner

3-10-2023

Date