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Ramsey County, Minnesota
Todd J. Jecker, County Recorder
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Document Recording Fee Abstract \$46.00

Document Total \$46.00

MINOR SUBDIVISION

~for~ TERRY AND BEBE McTEAGUE
 ~of~ 3000 ARCADE STREET
 LITTLE CANADA, MN

EXISTING PROPERTY DESCRIPTION

(PER TITLE COMMITMENT)

Beginning at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 4, Township 29, Range 22, Ramsey County, Minnesota; thence south along the west line thereof 150 feet; thence east, parallel with the north line thereof, 216.78 feet; thence northeasterly 172.34 feet to a point on said north line 301.2 feet east along said north line from said southwest corner; thence west along said north line to the point of beginning.

PROPOSED PROPERTY DESCRIPTIONS

PARCEL A:

That part of the north 75 feet of the Southwest Quarter of the Northwest Quarter of Section 4, Township 29, Range 22, Ramsey County, Minnesota, as measured along the west line thereof which lies westerly of the plat of PINETREE POND, as recorded in Ramsey County.

PARCEL B:

That part of the south 75 feet of the north 150 feet of the Southwest Quarter of the Northwest Quarter of Section 4, Township 29, Range 22, Ramsey County, Minnesota, as measured along the west line thereof which lies westerly of the plat of PINETREE POND, as recorded in Ramsey County.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 4/5/2022.
- Bearings shown are on Ramsey County datum.
- Parcel ID Number: 04-29-22-23-0009.
- Curb shots are taken at the top and back of curb.
- This survey was prepared using an ALTA Owner Policy issued by Westcor Land Title Insurance Company dated effective on 11/26/2019.
- Total parcel area = 38,842 sq. ft. (0.89 acres).

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41378
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊕ DENOTES HYDRANT
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES CURB STOP
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES POWER POLE AND OVERHEAD WIRES
- ⊕ DENOTES EXISTING SPOT ELEVATION
- ⊕ DENOTES EXISTING CONTOURS
- ⊕ DENOTES FENCE
- ⊕ DENOTES RETAINING WALL
- ⊕ DENOTES BITUMINOUS SURFACE
- ⊕ DENOTES CONCRETE SURFACE
- ⊕ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER RAMSEY COUNTY TAX INFORMATION)

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

R-1 DEVELOPMENT STANDARDS

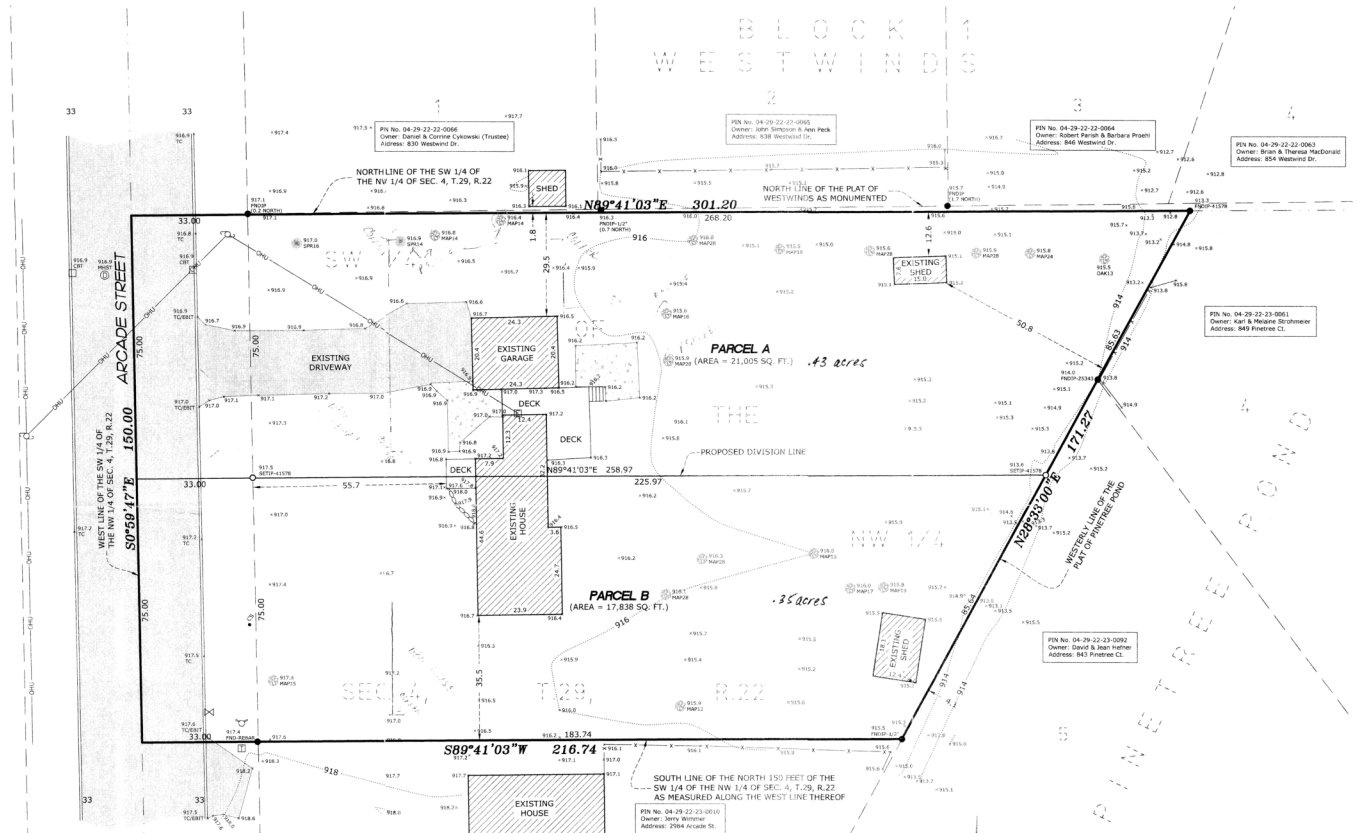
(per City of Little Canada website)

- Minimum Lot Area (interior lot) = 10,000 sq. ft.
- Minimum Lot Width (interior lot) = 75 feet
- Minimum Lot Depth (interior lot) = 130 feet
- Minimum Building Setbacks:
 Front = 30 feet
 Front (deck or porch) = 22 feet
 Side (house) = 7.5 feet
 Side (attached garage) = 5 feet
 Rear = 40 feet

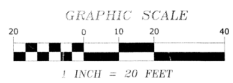
*If two or more existing houses on the same side of the block have front setbacks other than the standard, the setback for the remaining lots on that side of the block shall be an average setback of the existing homes.

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: 4/18/2022 License No. 41578



NORTH



BENCHMARK

MNDOT Station 9118
 Elevation = 898.21 (NAVD 88)

DRAWN BY: BAB		JOB NO: 220310BT		DATE: 4/18/2022	
CHECK BY: JER	FIELD CREW: DT/CT				
1					
2					
3					
NO.	DATE	DESCRIPTION			BY

E. G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701



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

MAYOR
John Keis

COUNCIL
Rick Montour
Michael McGraw
Tom Fischer
Christian Torkelson

**CITY OF LITTLE CANADA
NOTIFICATION FORM
MINOR SUBDIVISION/LOT SPLIT**

APPLICANT: Terry McTeague, 3000 Arcade Street, Little Canada, MN 55109.
OWNER: Terry McTeague, 3000 Arcade Street, Little Canada, MN 55109.
PROPERTY: PID 04-29-22-23-0009.
LOCATION: 3000 Arcade Street, Little Canada, MN 55109.
REQUEST: A request for a **Minor Subdivision/Lot Split**
ACTION DATE: At its April 27, 2022 meeting, the City Council acted as follows:

Fischer introduced the following resolution and moved its adoption:

RESOLUTION NO. 2022-4-57 – APPROVE THE MINOR SUBDIVISION OF 3000 ARCADE STREET (PID 042922230009) FROM ONE PARCEL INTO TWO PARCELS AS PRESENTED

The foregoing resolution was duly seconded by Torkelson.
Ayes (4). 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.

Terry McTeague, Applicant _____ **Date** _____

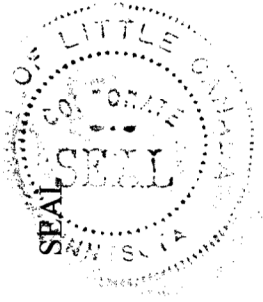
I, Heidi Heller, being the duly qualified City Clerk of the City of Little Canada, do hereby certify that the attached is a true and exact duplicate of a Little Canada Resolution approving the subdivision of 3000 Arcade Street (PID #04-29-22-23-0009) into two parcels, which was adopted at the April 27, 2022 Regular City Council Meeting.

Fischer introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2022-4-57 – APPROVE THE MINOR SUBDIVISION OF 3000
ARCADE STREET (PID 042922230009) FROM ONE PARCEL INTO TWO
PARCELS AS PRESENTED**

The foregoing resolution was duly seconded by Torkelson.
Ayes (4). Nays (0). Resolution declared adopted.

Witness my hand as City Clerk and the Corporate Seal of the City of Little Canada, Minnesota
this 25th day of July, 2022.




Heidi Heller, City Clerk