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Ramsey County, Minnesota
Todd J. Jecker, County Recorder
Tracy M. West, County Auditor and Treasurer

Deputy 403

Pkg ID 1577927C

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Document Total \$46.00

CERTIFICATION BY CITY CLERK

STATE OF MINNESOTA)
COUNTY OF RAMSEY) ss
CITY OF WHITE BEAR LAKE)

I, the undersigned, being the duly qualified and acting City Clerk of the City of White Bear Lake, Minnesota, hereby certify that I have carefully compared the attached and foregoing **Resolution No. 13203** with the original thereof on file in my office and the same is a full, true and correct copy passed by the White Bear Lake City Council on June 13, 2023.

Caley Longferdyke
Caley Longferdyke



CITY SEAL

RESOLUTION NO. 13203

**RESOLUTION GRANTING A MINOR SUBDIVISION FOR
2241 8TH STREET (PID 143022140006) WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, Cox Contracting has requested a minor subdivision, per section 1407.030, in order to split one lot into tow at the following location:

LEGAL DESCRIPTION: Attached as Exhibit A. PID 143022140006.

WHEREAS, the Planning Commission held a public hearing as required by the Zoning Code on May 22, 2023; and

WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed subdivision upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake, Minnesota that, in relation to the minor subdivision, the City Council accepts and adopts the following findings of the Planning Commission:

1. The proposal is consistent with the City's Comprehensive Plan.
2. The proposal is consistent with the existing and future land uses in the area.
3. The proposal conforms to the Zoning Code requirements.
4. The proposal will not depreciate values in the area.
5. The proposal will not overburden the existing public services nor the capacity of the City to service the area.
6. Traffic generation will be within the capabilities of the streets serving the site.

BE IT FURTHER RESOLVED, that the City Council of the City of White Bear Lake hereby approves the requested subdivision and variances, subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. Within 6 months after the approval of the survey by the City, the applicant shall record the survey, along with the instruments of conveyance with the County Land Records Office, or the subdivision shall become null and void.
3. The resolution of approval shall be recorded against both properties and notice of these conditions shall be provided as condition of the sale of any lot.
4. The applicant shall provide the City with proof of recording (receipt) as evidence of compliance with conditions #2 and #3. Within 120 days after the date of recording, the applicant shall provide the City Planner with a final recorded copy of the Certificate of Survey.
5. The applicant shall agree to reapportion any pending or actual assessments on the

RESOLUTION NO. 13203

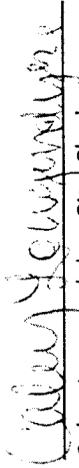
original parcel or lot of recording in accordance with the original assessment formula on the newly approved parcels, as per the City of White Bear Lake finance office schedules.

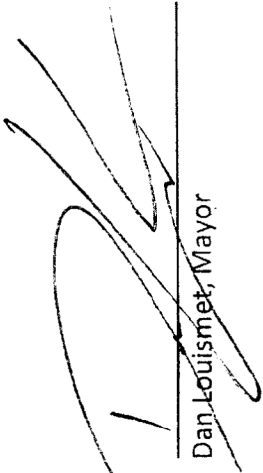
6. Durable iron monuments shall be set at the intersection points of the new lot lines with existing lot lines. The applicant shall have one year from the date of Council approval in which to set the monuments.
7. The park dedication fee shall be collected for Parcel A at the time when a building permit is issued.
8. Metropolitan Council SAC (Sewer Availability Charge) and WAC (Water Availability Charge) and City SAC and WAC shall be due at the time of building permit for Parcel A.
9. Water and sewer hook-up fees shall be collected at the time when a building permit is issued for Parcel A.
10. A tree preservation plan shall be submitted for review and approval prior to the issuance of a building permit for new construction on either parcel.

The foregoing resolution, offered by Councilmember Engstran and supported by Councilmember Hughes, was declared carried on the following vote:

Ayes: Engstran, Hughes, Jones, Walsh
Nays: None
Absent: Edberg
Passed: June 13, 2023

ATTEST:


Caley Longendyke, City Clerk


~~Dan Louismet, Mayor~~

Approval is contingent upon execution and return of this document to the City Planning Office. I have read and agree to the conditions of this resolution as outlined above.

Applicant's Signature Date

RESOLUTION NO. 13203

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2241 8TH STREET (PID 143022140006) WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

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LEGAL DESCRIPTION: Attached as Exhibit A. PID 143022140006.

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WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed subdivision upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake, Minnesota that, in relation to the minor subdivision, the City Council accepts and adopts the following findings of the Planning Commission:

1. The proposal is consistent with the City's Comprehensive Plan.
2. The proposal is consistent with the existing and future land uses in the area.
3. The proposal conforms to the Zoning Code requirements.
4. The proposal will not depreciate values in the area.
5. The proposal will not overburden the existing public services nor the capacity of the City to service the area.
6. Traffic generation will be within the capabilities of the streets serving the site.

BE IT FURTHER RESOLVED, that the City Council of the City of White Bear Lake hereby approves the requested subdivision and variances, subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. Within 6 months after the approval of the survey by the City, the applicant shall record the survey, along with the instruments of conveyance with the County Land Records Office, or the subdivision shall become null and void.
3. The resolution of approval shall be recorded against both properties and notice of these conditions shall be provided as condition of the sale of any lot.
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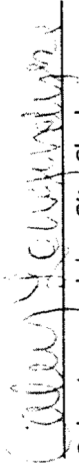
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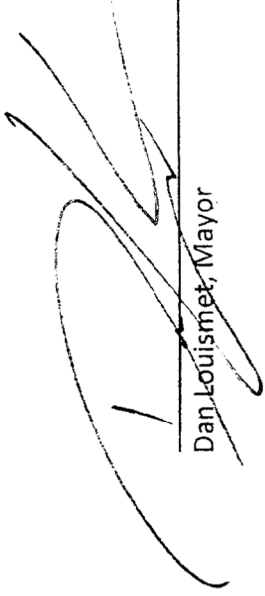
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7. The park dedication fee shall be collected for Parcel A at the time when a building permit is issued.
8. Metropolitan Council SAC (Sewer Availability Charge) and WAC (Water Availability Charge) and City SAC and WAC shall be due at the time of building permit for Parcel A.
9. Water and sewer hook-up fees shall be collected at the time when a building permit is issued for Parcel A.
10. A tree preservation plan shall be submitted for review and approval prior to the issuance of a building permit for new construction on either parcel.

The foregoing resolution, offered by Councilmember Engstran and supported by Councilmember Hughes, was declared carried on the following vote:

Ayes: Engstran, Hughes, Jones, Walsh
Nays: None
Absent: Edberg
Passed: June 13, 2023

ATTEST:


Caley Longendyke, City Clerk


~~Dan Louismet, Mayor~~

Approval is contingent upon execution and return of this document to the City Planning Office. I have read and agree to the conditions of this resolution as outlined above.

Applicant's Signature Date

RESOLUTION NO.

EXHIBIT A

EXISTING LEGAL DESCRIPTION

Lot 7, Block 22, Auerbach's Rearrangement of part of White Bear, Ramsey County, Minnesota, except the East 4 feet thereof. -----

Lot 8, Block 22, Auerbach's Rearrangement of part of White Bear, Ramsey County, Minnesota, together with that portion of the adjacent vacated Cook Avenue that accrued thereto by reason of the vacation thereof. -----

AND

That part of Lot 1, Block 23, White Bear, Ramsey County, Minnesota, which lies southeasterly of the Stillwater and St. Paul Railroad right of way, together with that portion of the adjacent vacated Cook Avenue that accrued thereto by reason of the vacation thereof.

PROPOSED LEGAL DESCRIPTIONS

LOT 1

Parcel A

That part of the following described property:

Lot 7, Block 22, Auerbach's Rearrangement of part of White Bear, Ramsey County, Minnesota, except the East 4 feet thereof.

Lot 8, Block 22, Auerbach's Rearrangement of part of White Bear, Ramsey County, Minnesota, together with that portion of the adjacent vacated Cook Avenue that accrued thereto by reason of the vacation thereof.

AND

That part of Lot 1, Block 23, White Bear, Ramsey County, Minnesota, which lies southeasterly of the Stillwater and St. Paul Railroad right of way, together with that portion of the adjacent vacated Cook Avenue that accrued thereto by reason of the vacation thereof.

Which lies westerly, northwesterly, and northerly of the following described line and its southerly and easterly extensions:

Commencing at the Southwest corner of said East 4.00 feet of Lot 7, Block 22; thence South 89 degrees 47 minutes 44 seconds West, assumed bearing, along the South line of said Lots 7 and 8, Block 22, a distance of 60.06 feet to the point of beginning of said line to be described; thence North 00 degrees 02 minutes 22 seconds West, a distance of 99.35 feet; thence North 38 degrees 52 minutes 13 seconds East, a distance of 85.50 feet; thence North 89 degrees 47 minutes 44 seconds East, a distance of 6.28 feet to the West line of said East 4.00 feet of Lot 7, Block 22 and said line there terminating.

RESOLUTION NO.

LOT 2

Parcel B

That part of the following described property:

Lot 7, Block 22, Auerbach's Rearrangement of part of White Bear, Ramsey County, Minnesota, except the East 4 feet thereof.

Lot 8, Block 22, Auerbach's Rearrangement of part of White Bear, Ramsey County, Minnesota, together with that portion of the adjacent vacated Cook Avenue that accrued thereto by reason of the vacation thereof.

AND

That part of Lot 1, Block 23, White Bear, Ramsey County, Minnesota, which lies southeasterly of the Stillwater and St. Paul Railroad right of way, together with that portion of the adjacent vacated Cook Avenue that accrued thereto by reason of the vacation thereof.

Which lies easterly, southeasterly, and southerly of the following described line and its southerly and easterly extensions:

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RESOLUTION NO. 13203

LOT 2

Parcel B

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AND

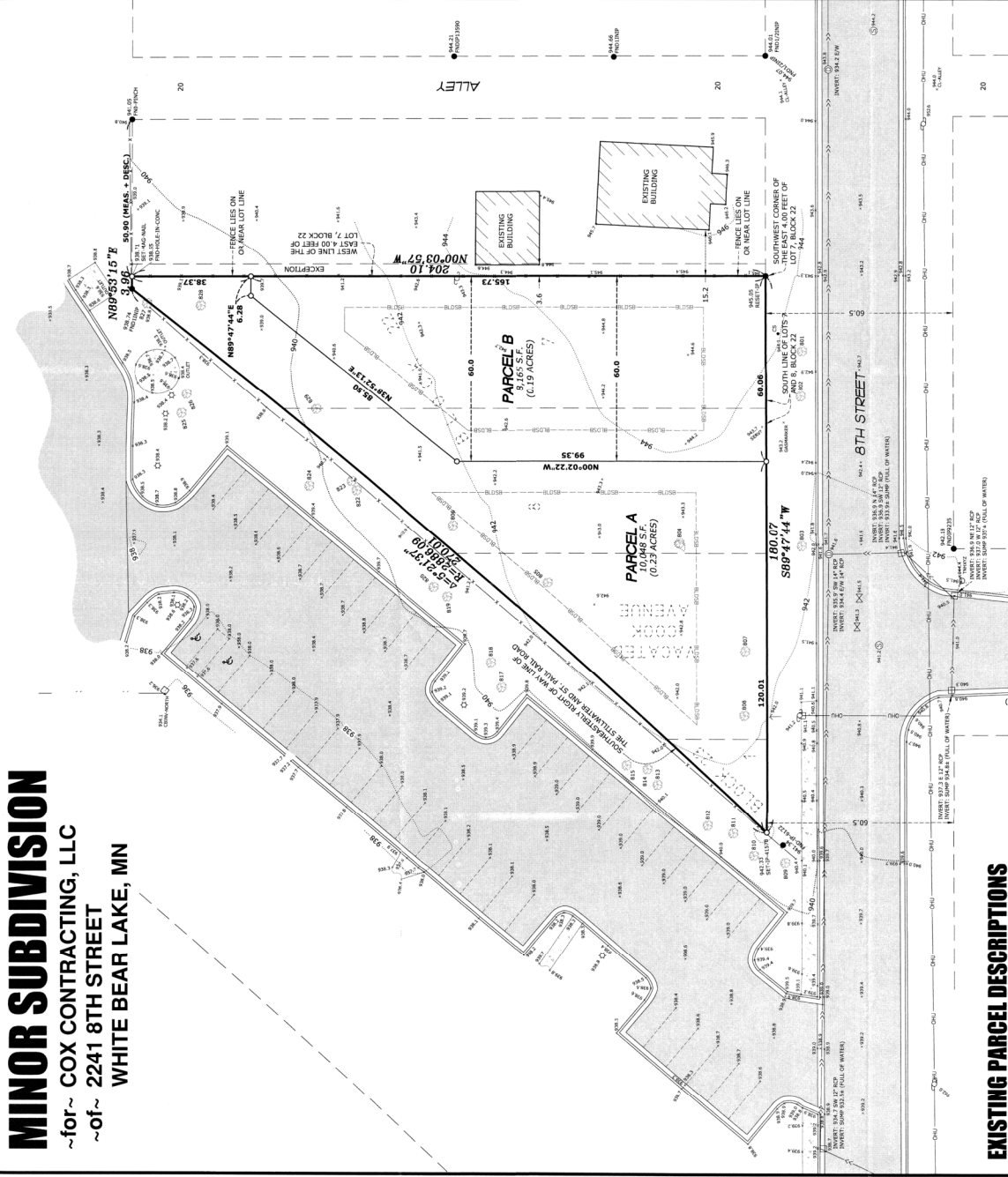
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MINOR SUBDIVISION

~for~ COX CONTRACTING, LLC
 ~of~ 2241 8TH STREET
 WHITE BEAR LAKE, MN



EXISTING PARCEL DESCRIPTIONS

Lot 7, Block 22, Auerbach's Rearrangement of part of White Bear, Ramsey County, Minnesota, except the East 4 feet thereof.
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 AND
 That part of Lot 1, Block 23, White Bear, Ramsey County, Minnesota, which lies southeasterly of the Stillwater and St. Paul Railroad right of way, together with that portion of the adjacent vacated Cook Avenue that accrued thereto by reason of the vacation thereof.

PROPOSED PARCEL A DESCRIPTION

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Which lies westerly, northwesterly, and northerly of the following described line and its southerly and easterly extensions:
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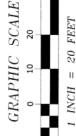
PROPOSED PARCEL B DESCRIPTION

That part of the following described property:
 Lot 7, Block 22, Auerbach's Rearrangement of part of White Bear, Ramsey County, Minnesota, except the East 4 feet thereof.
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LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED ON DEED RECORD
- DENOTES CATCH BASIN
- DENOTES CURB STOP
- DENOTES TREE WITH TAG NUMBER
- DENOTES EXISTING SPOT ELEVATION
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES STORM SEWER MANHOLE
- DENOTES POWER POLE
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- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE



BENCHMARK:

RAMSEY COUNTY BENCHMARK # 9076
 EAST OF INTERSECTION OF BALD EAGLE
 BLVD AND 8TH STREET
 ELEVATION: 935.91 (MVD 88)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/04/21.
- Bearings shown are on Ramsey County datum.
- 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 title commitment or an attorney's title opinion.
- Total parcel area = 18.213 s.f. (.42 Acres)

PROPOSED SETBACK DATA:

- FRONT: 22.5 FEET
- SIDE: 10 FEET
- REAR: 30 FEET
- MAXIMUM 30% IMPERVIOUS COVERAGE

PROPOSED PARCEL A

- FRONT: 20 FEET
- SIDE: 10 FEET
- REAR: 30 FEET
- MAXIMUM 30% IMPERVIOUS COVERAGE

PROPOSED SETBACK DATA:

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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.

JASON E. RUD
 Date: 4/27/2023 License No. 41578

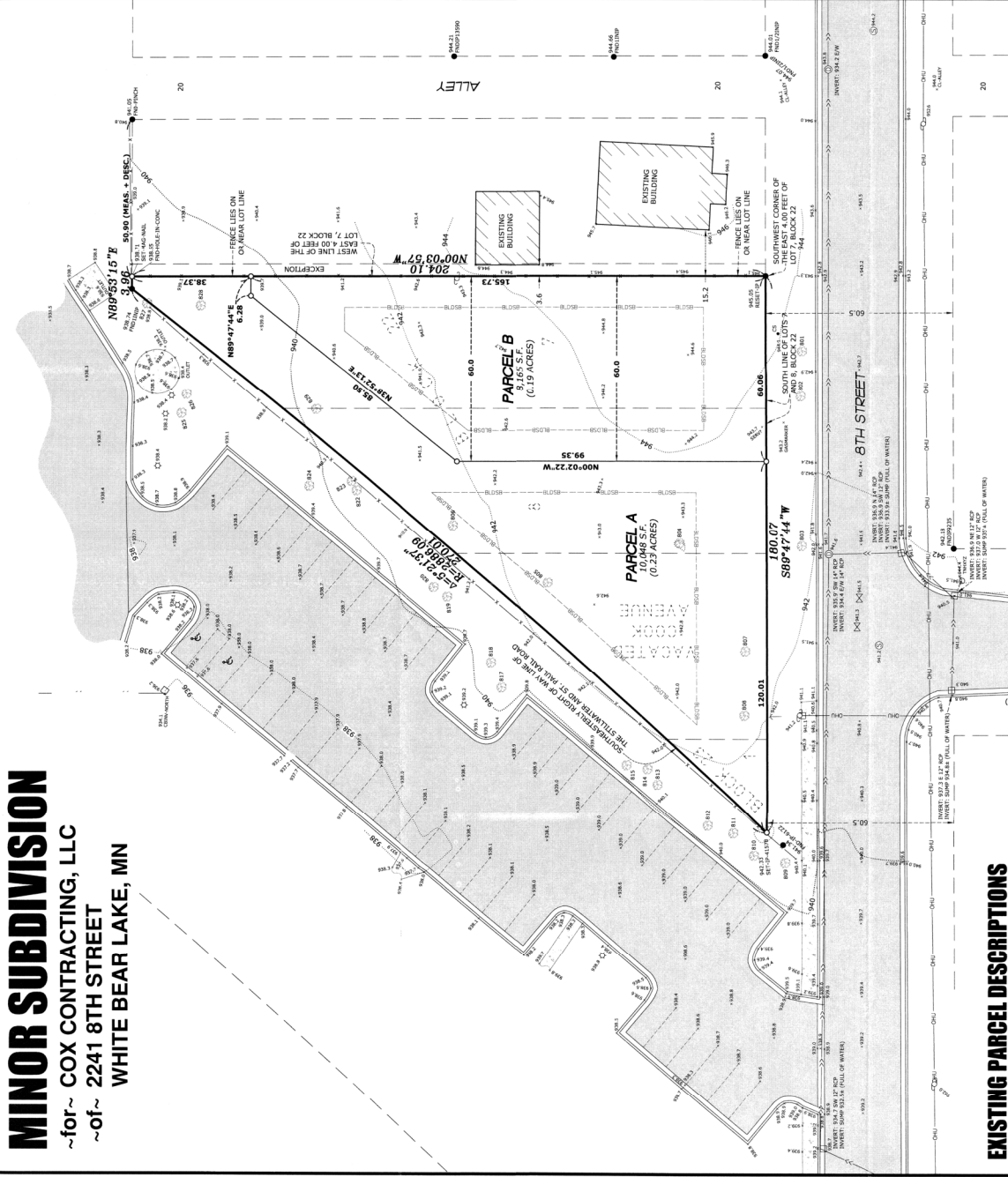


E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-6200 Fax (651) 361-6701
 www.egrud.com

DRAWN BY: EGD	JOB NO: 2301979R	DATE: 04/26/23	
CHECK BY: JER	FIELD CREW: JR		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

MINOR SUBDIVISION

~for~ COX CONTRACTING, LLC
 ~of~ 2241 8TH STREET
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PARCEL A

PROPOSED SETBACK DATA:

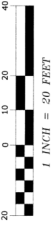
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PARCEL B

PROPOSED SETBACK DATA:

- FRONT: 20 FEET
- SIDE: 10 FEET
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GRAPHIC SCALE



BENCHMARK:

RAMSEY COUNTY BENCHMARK # 9076
 EAST OF INTERSECTION OF BALD EAGLE
 BLVD AND 8TH STREET
 ELEVATION: 935.91 (MVD 88)

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- Total parcel area = 18.213 s.f. (.42 Acres)

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.

JASON E. RUD

Date: 4/27/2023 License No. 41578



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 Professional Land Surveyors
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 Lino Lakes, MN 55014
 Tel. (651) 361-6200 Fax (651) 361-6701
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