

# AGENDA PLANNING COMMISSION OF THE CITY OF WHITE BEAR LAKE, MINNESOTA MONDAY, JULY 29, 2024 7:00 P.M. IN THE CITY HALL COUNCIL CHAMBERS

#### 1. CALL TO ORDER AND ATTENDANCE

#### 2. APPROVAL OF AGENDA

#### 3. APPROVAL OF THE MINUTES

A. Minutes of the Planning Commission Work Session on May 20, 2024

#### 4. PUBLIC HEARING

- **A.** Case No. 24-9-Z & CUP: The applicant, Hardik Patel, is requesting an amendment to zoning code section 1303.160 to establish liquor stores as a permitted or conditional use in the B-5 Central Business district and a conditional use permit, per the amended code, to allow a liquor store at 2140 3<sup>rd</sup> Street.
- **B.** Case No. 24-10-V: The applicant, Patrick Walsh, is requesting rear and side yard setback variances, per section 1303.060, subd.5.c, at 48XX Central Avenue to construct a new single family home on the vacant parcel.
- **C. Case No. 24-12-P**: The applicant, White Bear Lake Area Schools, is requesting preliminary and final plat approvals, per sections 1401.020 and 1401.030, as part of the north campus expansion project at 4857 Bloom/5045 Division.

#### 5. DISCUSSION ITEMS

- A. City Council Meeting Overview
- B. Zoning Code Update

#### 6. ADJOURNMENT

Next Regular City Council Meeting	y August 14, 2024
Next Regular Planning Commission Meeting	August 26, 2024



# MINUTES PLANNING COMMISSION WORK SESSION OF THE CITY OF WHITE BEAR LAKE, MINNESOTA 7:00 P.M., MONDAY, MAY 20, 2024 IN THE CITY HALL BOARD ROOM

Planning Commission Chair, Mike Amundsen, opened the meeting at 7:00 p.m. Planning Commissioners in attendance included: Mike Amundsen, Pam Enz, Ken Baltzer, Jim Berry, Mark Lynch, Scott Bill, and Joy Erickson. Staff present included: Community Development Director Jason Lindahl, City Planner Ashton Miller, and Planning Technician Shea Lawrence.

#### 1. American Planning Association Planning Commission Training – Essential Skills.

Community Development Director, Jason Lindahl, provided a brief introduction to the training videos provided by the American Planning Association. The videos presented to the Planning Commissioners included topics such as: roles and responsibilities, managing a meeting, and staff reports.

Throughout the work session the planning commissioners discussed various topics such as meeting management practices and how to structure the public hearing when soliciting comments from the community and applicants. Also discussed were the meeting packets that the commissioners receive and the content and structure of the staff reports. Lindahl added each case does get routed to the other City departments to provide input as well. The commissioners also expressed interest in receiving more updates on the cases they review after they receive City Council approval, so they can know where the project stands. Due to the time, the commissioners decided to adjourn the meeting before getting to the last two items on the agenda which included videos on comprehensive plans and zoning ordinances.

Member Amundsen adjourned the meeting at 9:27 p.m.



# City of White Bear Lake

Community Development Department

# MEMORANDUM

TO: The Planning Commission FROM: Ashton Miller, City Planner

**DATE:** July 29, 2024

SUBJECT: B-5 Zoning District Text Amendment – Case No. 24-9-Z

#### **SUMMARY**

The applicant, Hardik Patel, is requesting a zoning text amendment to allow off-sale liquor (liquor stores) in the B-5: Central Business zoning district. Should the City determine off-sale liquor is an appropriate use in the downtown district, this use could be established as a permitted, permitted with conditions, or conditional use. In anticipation that the city may conclude that off-sale liquor should be a conditional use, the applicant has also submitted a conditional use permit application. If the city approves this request, it would allow the existing liquor store at 2148 3<sup>rd</sup> Street to relocate across the street to the recently vacated property at 2140 3<sup>rd</sup> Street. This memo provides background information on this request, analyzes each of the three options to establish this use in the Downtown district and ultimately recommends the City allow this use in the Downtown district as a permitted use with certain conditions.

#### **GENERAL INFORMATION**

Applicant/Owner: Hardik Patel

Existing Land Use /

Zoning:

Vacant (former auto repair shop); zoned B-5: Central Business

Surrounding Land North: Green Space; zoned P

Use / Zoning: South: Commercial Mixed Use; zoned B-5

East: Commercial Mixed Use; zoned B-5

West: Commercial Mixed Use (Across Hwy 61); zoned DCB: Diversified

**Central Business** 

Comprehensive Plan: Downtown

Lot Size & Width: Code: None

Site: 9,268 square feet; 128 feet wide

60 Day Review Date: August 6, 2024; Extended 60 days October 6, 2024

#### **BACKGROUND INFORMATION**

The applicant, Hardik Patel, is the current owner of Cotroneo's Liquor, which is located in the Getty Building at the southeast corner of Clark Avenue and 3<sup>rd</sup> Street with an address of 2148 3<sup>rd</sup> Street. The corner store has operated as a liquor store since at least the 1970's, when it was known as Ciresi's. According to Mr. Patel, he began looking for a new location nearby to relocate his business due to changing lease terms at his current location. The property directly across the street at 2140 3<sup>rd</sup> Street recently became available after the previous business, Frazer Automotive, closed earlier this year.

Both parcels are zoned B-5: Central Business, which allows for a number of commercial activities as permitted use including: banks without drive-thru facilities, food service, hotels, bed and breakfast inns, printing process/supply, clubs and lodges, home improvement showrooms and studios, upholstery shops, restaurants without drive-thru facilities, indoor recreation, retail shops, grocery stores, and art, music and dance studios, and personal service establishments.

It should be noted that the Zoning Code specifically states that when a use in not expressly permitted or prohibited in a zoning district, it is considered prohibited. Therefore, liquor stores are currently not a permitted use in the downtown zoning district. Due to the fact that Cotroneo's operated as a liquor before the adoption of the current zoning code, it is considered a legal non-conforming use, but only in its existing location. In order for the liquor store to move to the new location across the street, a text amendment would need to be granted to establish off-sale liquor either as a permitted or conditional use.

Community Comment. Under state law and the City's zoning regulations, text amendment applications require a public hearing. Accordingly, the City published notice of this request in the White Bear Press and mailed notice directly to adjacent property owners of the subject site. That notice directed all interested parties to send questions or comments to the Planning Department by mail, phone, or email or to attend the public hearing where they could learn about the request, ask questions, and provide feedback. As of the writing of this report, city staff has received one comment supporting the request from Lori Hughes at 4984 Stewart Avenue. That email is included as an attachment to this report. During the public hearing, staff will provide an update if any public comments are received prior to the Planning Commission meeting.

#### **ANALYSIS**

City Code Section 1301.040 outlines the process for amendments to the zoning code. It requires the Planning Commission to hold a public hearing to review the proposed amendment and then make a recommendation to the City Council. The City Council must then review the recommendation from the Planning Commission and hold two readings of the proposed ordinance before it can be published and put into effect.

As noted above, should the City determine off-sale liquor is an appropriate use in the downtown district, this use could be established as a permitted, permitted with conditions, or conditional use. Each of these three options are described below. Of these three, staff

recommends establishing off-sale liquor as a permitted use with conditions, as it would both allow this longstanding business to relocate within downtown, while limiting the general allowance of this use throughout the downtown zone.

- 1. Permitted Use –Establishing off-sale liquor as a permitted would mean that liquor stores would be allowed by right at any property within the B-5 zoning district subject to an administrative building permit process. This approach represents a wholescale change from the current zoning policy to prohibit these uses in downtown.
- 2. Permitted Use with Conditions Similar to Option 1 above, establishing off-sale liquor as a permitted use with conditions would also allow liquor stores by right, but in limited locations within the downtown district subject to an administrative building permit process. This option is closest to the "status quo" in that it would allow this longstanding business to relocate within downtown while limiting the general allowance of this use throughout the downtown zone. Staff recommends approval of this option, subject to the following conditions:
  - a. The property is along Highway 61; and
  - b. The property is along 3rd Street or 4th Street; and
  - c. The parcel does not exceed 0.2 acres or 8,712 square feet in size.
- 3. Conditional Use As a conditional use, off-sale liquor would be regulated in the same manner as described in the permitted with conditions option above; however, each request would be reviewed using the conditional use permit criteria as laid out in zoning code section 1301.050. Conditional use permit application requires a public hearing before the Planning Commission and formal approval by the City Council. In anticipation that the city could select this option, the applicant applied for both the zoning text amendment and a conditional use permit and staff has reviewed the application against the conditional use permit standards.

The procedure and criteria used to evaluate zoning amendment applications (either text changes or rezoning of individual properties) are found in City Code Section 1301.040 – Amendments. Review of this type of application is considered a legislative action. When considering legislative actions, cities have discretion to set the public policy or development standards they decide are appropriate for their community.

By comparison, review authority for conditional use permit applications is considered a Quasi-Judicial action. This means the city acts like a judge in evaluating the facts against the applicable review standards. The city's role is limited to applying the review standards to the facts presented by the application. Generally, if the application meets the review standards, it should be approved. The standards for reviewing CUPs are detailed in city code section 1301.050 and are the same criteria used to evaluate proposed amendments. As such, staff has reviewed both requests concurrently below. Based on these findings, staff recommends approval of the text amendment and, if required, the associated conditional use permit. These standards and staff findings for each are detailed below.

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.

**Finding**: Other than the city-owned parking lots, all the parcels zoned B-5: Central Business, including the proposed location for the new liquor store, 2140 3<sup>rd</sup> Street, are guided downtown on the Future Land Use Map in the 2040 Comprehensive Plan. The Downtown designation does not mention liquor stores specifically, but encompasses a broad range of uses and intensities, including residential, commercial, and institutional. It is intended that development contribute to the pedestrian-scale, walkable environment that is already present in downtown. The mix in downtown is anticipated to be approximately 70% commercial, 20% residential, and 10% institutional. As a commercial use, liquor stores could be considered consistent with the guiding of the downtown land use category.

2. The proposed use is or will be compatible with present and future land uses of the area.

**Finding**: Permitting liquor stores in the B-5 zoning district is generally compatible with the present and future land uses of the area. The purpose and intent of the B-5 zoning district is to sustain the economic viability of the district by preserving its historic character and allowing for compatible redevelopment. It is intended that the mixed-use, small-scale, and pedestrian-oriented character associated with the district will be strengthened through improvements to existing properties and new infill development that is consistent with its distinct historic scale, architecture, and landscape architecture. The desired mix of uses shall consist of retail, service, and limited office establishments on the ground floor with office and residential above the ground floors. Development shall be carefully controlled to protect neighboring residential properties from impact while at the same time permitting needed revitalization and redevelopment.

Staff finds that permitting the use with the conditions outlined above particularly achieves the goal of protecting residential properties from impact, since it limits the use to properties nearest Highway 61 and away from where the neighborhood transitions to residential.

3. The proposed use conforms with all performance standards contained herein.

**Finding**: As either a permitted or conditional use within the B-5 zoning district, liquor stores would be required to conform with all the performance standards listed in the district. The proposed liquor store at 2140 3<sup>rd</sup> Street would move into an existing building that was previously used as an auto repair shop, a use that is expressly prohibited in the B-5 zoning district. There are currently no changes proposed to the exterior of the building, which meets, or is grandfathered into, the setback, height, and building design requirements. The applicant has been working with the Building Department to make the necessary improvements inside to meet the state building code requirements triggered by the change in use. This includes making the site ADA (Americans with Disabilities Act) compliant.

4. The proposed use will not tend to or actually depreciate the area in which it is proposed.

**Finding**: The proposed use is similar to other commercial uses in the B-5 zoning district, so it is reasonable that the area will not be depreciated. There is no indication that the existing liquor store is depreciating the area. Rather, the applicant is making an investment in the building across the street at 2140 3<sup>rd</sup> Street that will improve the site.

5. The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.

**Finding**: The properties in the B-5 zoning district, including 2140 3<sup>rd</sup> Street, are all served by city sewer and water and would be able to accommodate the demands generated by a liquor store. The applicant will need to submit a sewer availability charge (SAC) determination application to the Metropolitan Council and pay any associated SAC and WAC (water availability charge) fees generated by the change in use.

6. Traffic generation by the proposed use is within capabilities of streets serving the property.

**Finding**: Highway 61, a minor arterial road, runs along the western edge of the B-5 zoning district, providing a number of ingress and egress locations for visitors to access downtown. Traffic generated by a liquor store is generally consistent with other retail uses and the streets in downtown would be able to accommodate those trips.

2140 3<sup>rd</sup> Street can be accessed from both Highway 61 and Clark Avenue. The existing liquor store is also along Clark, so the number of vehicles using the street should remain consistent with current usage levels. Parking is not required for this site, but it has over 5,000 square feet of hard space that encompasses most of the lot and could be used for employee and customer parking.

#### RECOMMENDATION

Staff recommends approval of a zoning ordinance text amendment to allow off-sale liquor as a permitted use within the B-5: Central Business zoning district with conditions. Should the City determine that off-sale liquor should be a conditional use, staff also recommends approval of the associated conditional use permit.

#### **ATTACHMENTS:**

Draft Ordinance
Zoning Location Map
Applicant Narrative
Neighbor Comment – 4984 Stewart Avenue

ORDINANCE NO.	

# AN ORDINANCE AMENDING THE CITY OF WHITE BEAR LAKE ZONING CODE AT SECTION 1303.160, "B-5, CENTRAL BUSINESS DISTRICT" AS IT RELATES TO OFF-SALE LIQUOR (CASE NO. 24-9-Z)

THE CITY COUNCIL OF THE CITY OF WHITE BEAR LAKE, MINNESOTA DOES ORDAIN THE FOLLOWING:

ARTICLE I. <u>Amendments</u>. The Municipal Code of the City of White Bear Lake is hereby amended at Section 1303.160 as follows:

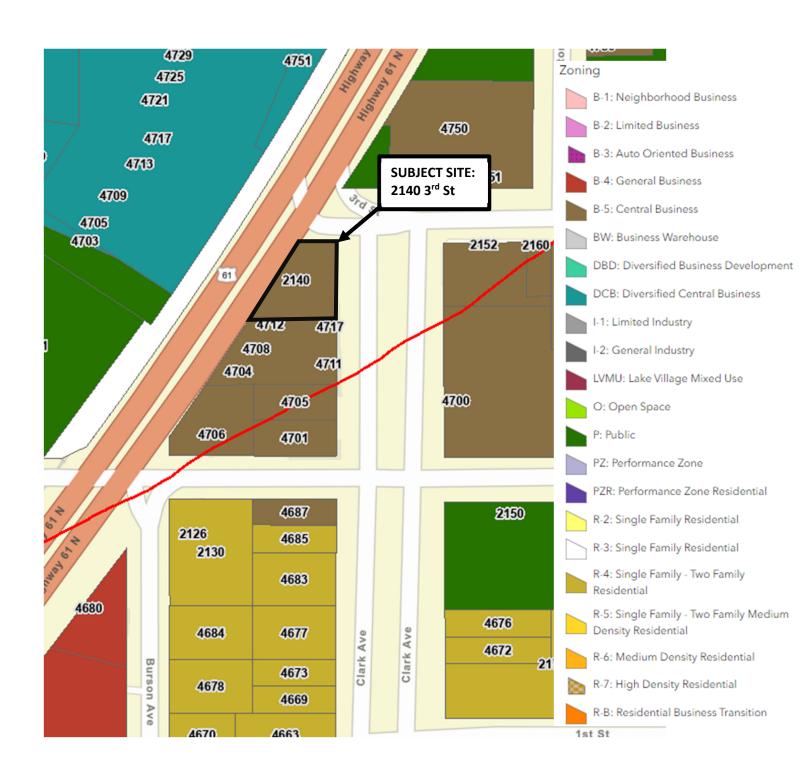
Subd. 3. <u>Permitted Uses</u>. Any proposed exterior structural change, or exterior remodeling exceeding twenty five hundred (\$2,500.00) dollars in value shall require the unanimous approval of the City Engineer, City Building Official, City Planner, and Zoning Administrator. The following are permitted uses in the B-5, Central Business District: (Ref. Ord. 10-1-1063, 1/12/10)

- a. Commercial uses. Commercial uses are limited to the following: banks (without drive-thru facilities), food services, hotels, bed and breakfast inns, printing process/supply, clubs and lodges, home improvement showrooms and studios, upholstery shops, restaurants (without drive-in or drive-thru facilities), indoor recreation, retail shops, grocery stores, and art, music and dance studios and personal service establishments.
- b. Liquor stores, provided that:
  - 1. The property is along Highway 61; and
  - 2. The property is along 3<sup>rd</sup> Street or 4<sup>th</sup> Street; and
  - 3. The parcel does not exceed 0.2 acres or 8,712 square feet in size.
- b. c. Civic/institutional and transportation uses. Community centers, education/ academic facilities, libraries, museum art/galleries, indoor and outdoor public parks/open space, post offices, customer service facilities, public studios and performance theaters and time transfer and transit stations.
- e. d. Offices, professional uses, located above the ground floor.
- d. e. Offices, professional uses located at ground floor level, limited to no more than 30% of both the gross floor area and linear street frontage on any parcel in the B-5 District. Upper story offices shall be permitted uses and will not be included in determining this percentage. (Ref. Ord. 12-03-1012, 12/9/03).

ARTICLE II. <u>Effective Date.</u> This ordinance shall become effective on the first day of publication after adoption.

Adopted by the City Council of the City of White Bear Lake, Minnesota on the \_\_\_ day of \_\_\_\_\_ 2024.

	Dan Louismet, Mayor
ATTEST:	
Caley Longendyke, Cit	y Clerk
Stricken material is de	eleted and <u>double underlined</u> material is added.
First Reading:	
Initial Publication:	
Second Reading:	
Final Publication:	
Codified:	
Posted on web:	





City of White Bear Lake Planning & Zoning 651-429-8561 **CASE NO.** : 24-9-Z & CUP

CASE NAME: B-5 District Text Amendment and CUP

**DATE** : 07-29-2024

DESCRIPTION OF REQUEST: We're getting Strong armed by foundlord to comply out the Stree. The Landlard is not willing to othere our lease and asking also asking unrealistic amount of rend the figure store is port of the Community for 70 years +. It is part of history in downtown while Bear late & Continue our is to please allow us to do business in white Bear late & Continue the history at 2140 3Pd St. White Bear have I am securely the history at 2140 3Pd St. White Bear have I am securely for Amountaint for the BS Zoning Lethor to allow higher store. Since our business is abundance estatum in downtown we're assuing for our business is abundance to we can more 1500+ to new building.

From: Lori Hughes

To: <u>Community Development</u>

Subject: potential liquor store at 2140 3rd St

Date: Wednesday, July 24, 2024 2:01:27 PM

#### Hello, Planning Commission.

Re the request to allow a liquor store at 2140 3rd St, I would be happy to see that the liquor store that has been at the corner of 3rd and Clark for many decades (Ciresi's, then Controneo's) could find a new home that is still within downtown WBL business area. Adapting the zoning to allow the store to move directly across Clark from its current location seems quite reasonable.

Thank you.

Lori Hughes 4984 Stewart Ave WBL



### City of White Bear Lake Community Development Department

## MEMORANDUM

TO: The Planning Commission

Shea Lawrence, Planning Technician FROM:

DATE: July 29, 2024

SUBJECT: 48XX Central Avenue - Case No. 24-10-V

#### **SUMMARY**

The applicant, Patrick Walsh is requesting 2 setback variances to build a new home on the vacant parcel on the northwest corner lot at Central Avenue and 5<sup>th</sup> Street. The applicant is requesting a 20 foot variance from the required 30 foot rear yard setback for the home to be located 10 feet from the rear property line and an 8 foot variance from the required 25 foot setback for a side yard abutting a public right-of-way to construct a porch 17 feet from the property line on 5<sup>th</sup> Street.

Based on the findings made in this report, staff finds that the applicant has demonstrated a practical difficulty with meeting the City's zoning regulations as required by Minnesota Statute 462.357, Subd.6 and recommends approval of this request.

#### **GENERAL INFORMATION**

Existing Land Use /

Patrick Walsh Applicant/Owner:

Vacant Lot / Zoned: R-4: Single-Family – Two Family Residential

Zoning:

Surrounding Land: All directions: R-4: Single Family – Two Family Residential

Comprehensive Plan: Low Density Residential

Lot Size & Width: Code: 7,200 square feet; 60 feet wide

Site: 7,295 square feet; 67.15 feet wide

60 Day Review Date: August 16, 2024

#### **BACKGROUND**

The subject site is located on the northwest corner of the intersection of Central Avenue and 5<sup>th</sup> Street. The property is located directly north of the Washington Square Apartments. The property was platted in 1924 as part of the Spruce Grove plat. The lot previously was a part of the lot to the north at 4805 Central Avenue, but the property was split in 2003 resulting in the

vacant lot on the south. The proposed house is a single story home with an attached garage—the house features an open porch on the 5<sup>th</sup> Street side, gabled roof elements, and numerous windows along the street facing walls including on the garage.

<u>Community Comment</u>. Under state law and the City's zoning regulations, variance applications require a public hearing. Accordingly, the City published notice of this request in the White Bear Press and mailed notice directly to property owners abutting the subject site. That notice directed all interested parties to send questions or comments to the Planning Department by mail, phone, or email or to attend the public hearing where they could learn about the request, ask questions, and provide feedback. As of the writing of this report, city staff has not received any comments regarding the request. During the public hearing, staff will provide an update if any public comments are received prior to the Planning Commission meeting.

#### **ANALYSIS**

<u>Review Authority.</u> City review authority for variance applications is considered a Quasi-Judicial action. This means the city acts like a judge in evaluating the facts against the legal standard. The city's role is limited to applying the legal standard of practical difficulties to the facts presented by the application. Generally, if the application meets the review standards, the variance should be approved.

<u>Variance Review.</u> The standards for reviewing variances are detailed in Minnesota State Statute 462.357, Subdivision 6. In summary, variances may be granted when the applicant establishes there are "practical difficulties" in complying with the zoning regulations. A practical difficulty is defined by the five questions listed below. Economic considerations alone do not constitute a practical difficulty. In addition, under the statute the City may choose to add conditions of approval that are directly related to and bear a rough proportionality on the impact created by the variance.

Staff has reviewed the variance request against the standards detailed in Minnesota State Statute 462.357, Subdivision 6 and finds the applicant has demonstrated a practical difficulty. The standards for reviewing a variance application and staff's findings for each are provided below.

1. Is the variance in harmony with the purposes and intent of the ordinance?

**Finding**: The property is zoned R-4: Single Family – Two Family Residential. The purpose of the R-4 zoning district is "is to provide for low and moderate density one and two unit dwellings and directly related, complementary uses." The construction of a single family home on the property is in harmony with the purpose and intent of the ordinance and provides an opportunity to create another housing unit in White Bear Lake.

2. Is the variance consistent with the comprehensive plan?

**Finding**: The Future Land Use Map in the 2040 Comprehensive Plan guides the property for "low density residential", which has a density range of 3 to 9 units per acre. Typical housing includes single family detached. With the construction of a single family home, the property will be at 6 units per acre. The addition of the proposed single family home will bring the property within the intended density range for the Comprehensive Plan and therefore the proposed variances are consistent with the 2040 Comprehensive Plan. Additionally, one of the guiding principles of the Comprehensive Plan is to reinvest in the housing stock and "expand housing options to meet the needs of people at all life stages." The addition of a single story home in the community may be attractive to those looking for more accessible one story living.

3. Does the proposal put the property to use in a reasonable manner?

**Finding**: The proposal puts the subject property to use in a reasonable manner. Both the Low Density Residential designation from the 2040 Comprehensive Plan and the purpose and intent of the R-4 zoning district allow for single family dwelling units, so the request to construct a single family home with an attached garage on this lot is reasonable.

Staff also finds the requested rear and side yard abutting a public right-of-way variances are reasonable. Because the property is a corner lot, it has an increased side yard setback along 5<sup>th</sup> Street of 25 feet which limits the buildable area. Therefore staff finds that it is reasonable for the home to encroach into the rear setback and for the porch to encroach into the side yard setback. The side yard setback variance is for the porch to encroach 8 feet—no part of the house would fall within the standard 25 foot setback. Unenclosed porches are allowed to encroach into a front yard by up to 8 feet. Based on how the zoning code defines a front yard the Central Avenue side is the front yard and 5<sup>th</sup> Street is a side yard abutting a public right-of-way. Yet if 5<sup>th</sup> Street were classified as a major road then the 5<sup>th</sup> Street would also be considered a front yard and the 8 foot encroachment would be allowed by right without the need for a variance. Staff finds that the encroachment of a porch by 8 feet into the yard facing 5<sup>th</sup> St is consistent with the intent of the code and is a reasonable use.

4. Are there unique circumstances to the property not created by the landowner?

**Finding**: There are unique circumstances to the property not created by the landowner. The property is a corner lot which limits the buildable area because a side yard abutting a public right-of-way requires a greater setback. Side yard setbacks for a principal structure in the R-4 district are 10 feet from the property line, but when the side yard abuts a public right-of-way the side yard setback increases to 25 feet from the property line. Further, the rear yard setback on the west lot line, is 30 feet meaning the buildable footprint of the lot is then reduced. Therefore, while the lot just meets the minimum lot size and width requirements, the larger setbacks impact the development of the site.

5. Will the variance, if granted, alter the essential character of the locality?

**Finding**: Granting the requested variance will not alter the essential character of the surrounding neighborhood. First, the proposed location of the home is in line with the houses along 5<sup>th</sup> Street and Central Avenue, maintaining sight lines along both directions of the block. Further, the proposed footprint of the house and attached garage is similar to the corner lot across the street at 4804 Central Avenue where the rear yard setback for the garage appears to be about 10 feet when a 30 foot setback is required. Additionally, various other nearby properties appear to have homes that are located within 30 feet of the rear property line. The proposal is consistent with the development in the neighborhood.

<u>Park Dedication</u>. With any subdivision, the city has the ability to collect park dedication in the form of land and/or a fee-in-lieu. The property was originally platted as part of Spruce Grove Addition in 1924 and then split off as a separate parcel from the property to the north at 4805 Central Avenue in 2003. That 2003 lot split approval required park dedication to be paid at the time a building permit was issued. According to the City Fee Schedule, single family homes shall pay a park dedication fee of \$1,200/unit. As a result, a condition of approval requires payment of the park dedication fee at the time a building permit is issued.

#### RECOMMENDATION

Staff recommends approval of the request, 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. Per Section 1301.060, Subd.3, the variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
- 3. A building permit shall be obtained before any work begins.
- 4. The applicant shall verify the property line and have the property pins exposed at the time of the inspection.
- 5. Gutters shall be installed and runoff directed away from adjacent properties.
- 6. A tree preservation plan shall be submitted for review and approval prior to the issuance of a building permit for new construction.
- 7. Water and sewer service should connect to the mains on Central Avenue.
- 8. Water and sewer hook-up fees shall be collected at the time when a building permit is issued
- 9. 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.
- 10. The park dedication fee shall be collected when a building permit is issued.

#### Attachments:

Resolution
Zoning/Location Map
Applicant's Narrative & Plans

#### RESOLUTION NO.

# RESOLUTION GRANTING TWO SETBACK VARIANCES FOR 48XX CENTRAL AVENUE WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA

WHEREAS, Patrick Walsh (24-10-V) has requested a 20 foot variance from the 30 foot rear yard setback and an 8 foot variance from the 25 foot side yard abutting a public right-of-way per code section 1303.060, subd. 5.c at the following location:

LEGAL DESCRIPTION: SPRUCE GROVE, WHITE BEAR, LAKE, EX N 88 FT; LOTS 9 AND LOT 10 BLK 1. PID 143022130086

WHEREAS, the Planning Commission held a public hearing as required by the Zoning Code on July 29, 2024; and

WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed variance 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 the City Council accepts and adopts the following findings of the Planning Commission:

- 1. The requested variance is in harmony with purposes and intent of the ordinance.
- 2. The requested variance is consistent with the 2040 Comprehensive Plan.
- 3. Granting the requested variance will allow the property to be used in a reasonable manner.
- 4. There are not unique circumstances to the property not created by the landowner; however, the historical layout of the building necessitates the setback variance in this location.
- 5. Granting the requested variance alone will not alter the essential character of the neighborhood.

**BE IT FURTHER RESOLVED,** that the City Council of the City of White Bear Lake hereby approves the requested variance, 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. Per Section 1301.060, Subd.3, the variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
- 3. A building permit shall be obtained before any work begins.
- 4. The applicant shall verify the property line and have the property pins exposed at the time of the inspection.

#### **RESOLUTION NO.**

- 5. Gutters shall be installed and runoff directed away from adjacent properties.
- 6. A tree preservation plan shall be submitted for review and approval prior to the issuance of a building permit for new construction.
- 7. Water and sewer service should connect to the mains on Central Avenue.
- 8. Water and sewer hook-up fees shall be collected at the time when a building permit is issued.
- 9. 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.
- 10. The park dedication fee shall be collected when a building permit is issued.

The foregoing resolution, offered Councilmember, was declared	by Councilmember and supported by carried on the following vote:
Ayes:	
Nays:	
Passed:	
	Dan Louismet, Mayor
ATTEST:	
Caley Longendyke, City Clerk	
*********	*************
Approval is contingent upon execution	n and return of this document to the City Planning Office.
I have read and agree to the condition	s of this resolution as outlined above.
Applicant's Signature	Date





City of White Bear Lake Planning & Zoning 651-429-8561 **CASE NO.** : <u>24-10-V</u>

**CASE NAME**: 48XX Central Ave – Setback Variances

**DATE** : 07-29-2024

Patrick Walsh
4981 Bald Eagle
White Bear Lake, MN 55110
pjwwalsh@gmail.com
651-216-7688
To:
City Council of White Bear Lake Planning Commission
4701 Highway 61
White Bear Lake, MN 55110
Property address for variance:
48XX Central Ave
White Bear Lake, MN 55110
PIN: 143022130086
Zoning: R4

From:

Dear White Bear Lake Planning Commission,

I am writing to formally request a property variance for my residence located at 48XX Central Ave.

I am seeking this variance in order to build a new property on the northwest corner of 5<sup>th</sup> Street and Central Avenue.

The specific variance I am are the following

- 20' rear yard setback variance for the house to be located 10' from the rear lot
- 8' variance from a side yard abutting a public of way in order to construct the porch 17'
   from the lot line on 5<sup>th</sup> st

. I have thoroughly reviewed the applicable zoning ordinances and believe that this variance is necessary due to the unique property layout for better utilization of space and protection of existing old growth pine trees.

To support my request, I have included the following documentation:

- 1. A detailed site plan showing the proposed changes.
- 2. Photographs of the property and surrounding area.
- 3. Letters of support from adjacent property owners (if applicable).

I believe that granting this variance will not adversely affect the character of the neighborhood, nor will it impair the use or development of adjacent properties. Instead, it will improve property aesthetics and add value to the community of White Bear Lake.

I respectfully ask that you consider my application and grant the requested variance. I am available to discuss this matter further and can provide additional information if necessary.

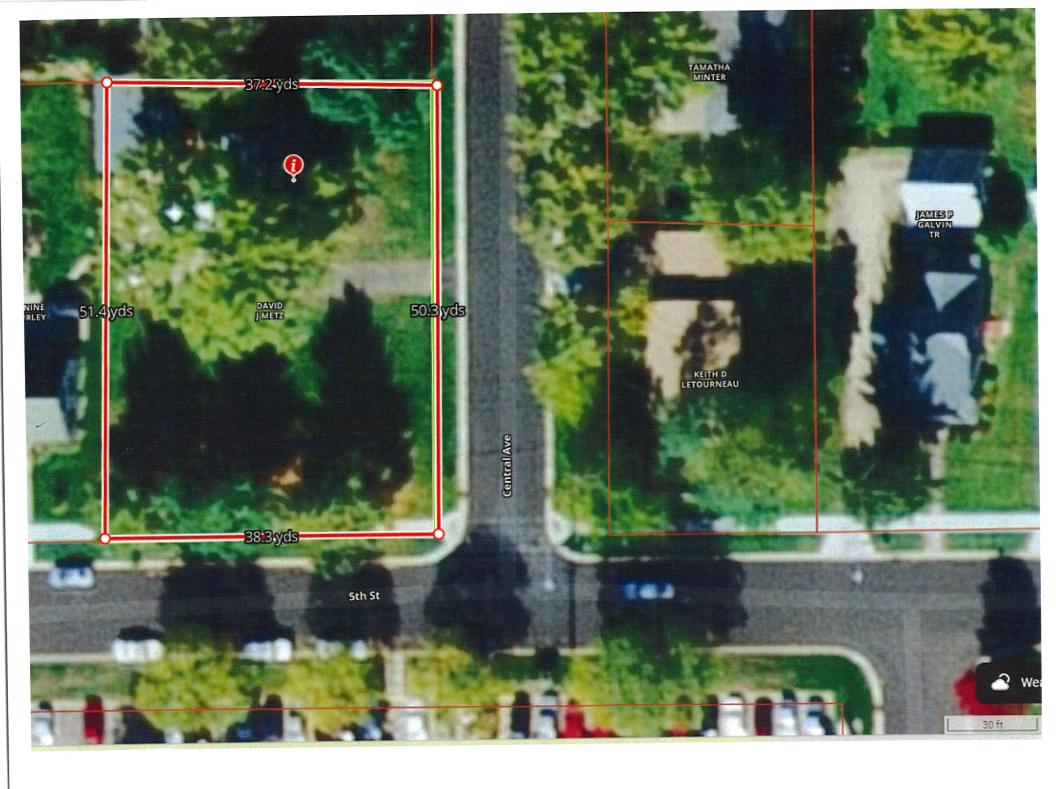
Please feel free to contact me at 651-216-7688 or pjwwalsh@gmail.com to arrange a meeting or site visit.

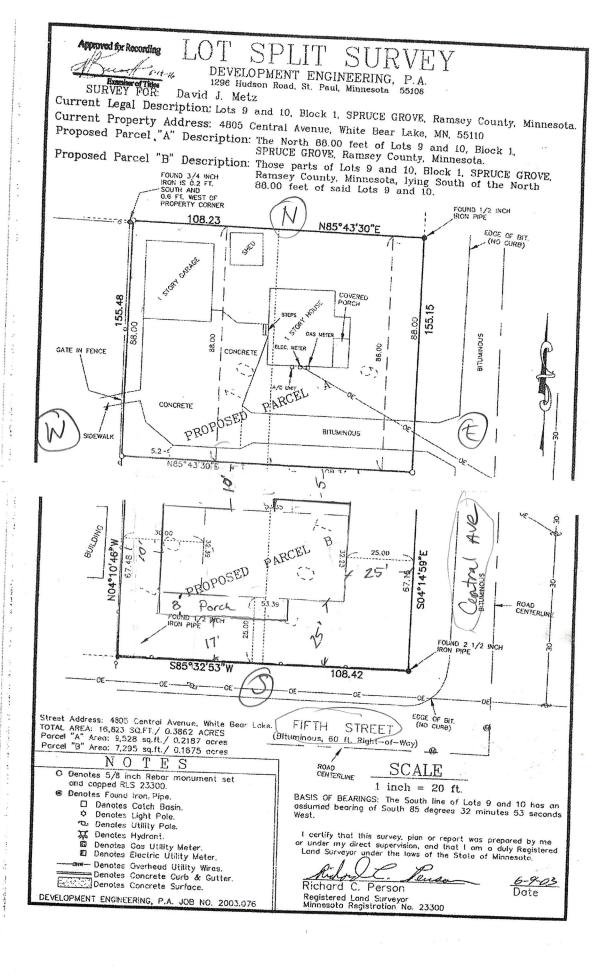
Thank you for your time and consideration. I look forward to your positive response.

Sincerely,

Patrick Walsh









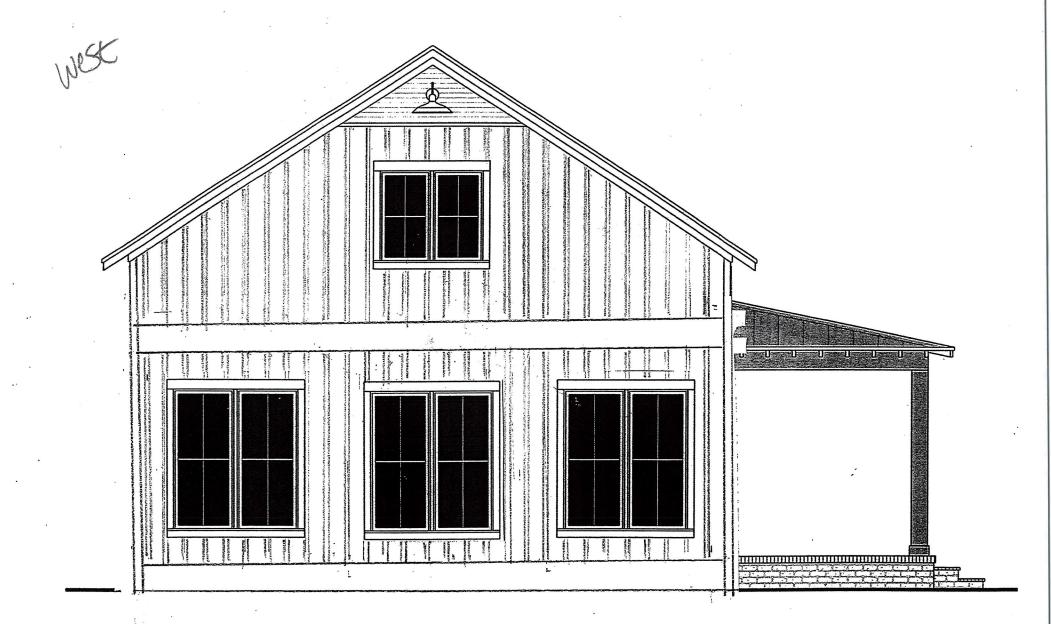
\* Shows materials/style of the design only. \*

32' 751 10  $\mathcal{T}$ WEST THE STREET HOUSE DESIGNESS. -(4)
ELECTRIC ASSOCIATIONS ्रेंग उच्चावट (दिकारतहरूताहरू)

2826



South st	
(Joing)	
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North



# City of White Bear Lake

Community Development Department

### MEMORANDUM

To: **Planning Commission** 

From: Shea Lawrence, Planning Technician

Date: July 29, 2024

Subject: White Bear Lake Area Schools North Campus - Preliminary & Final Plat

#### **SUMMARY**

The applicant, White Bear Lake Area Schools, requests preliminary and final plat approvals for the White Bear Lake Schools Addition. The site includes Central Middle School, White Bear Lake Area High School and numerous residential properties acquired and cleared by the school district to accommodate the expansion of the school district's North Campus. This application is necessary to consolidate these properties and fulfill the requirements of the original conditional use permit approving the North Campus expansion.

#### **GENERAL INFORMATION**

Applicant/Owner: White Bear Lake Area Schools

Existing Land Use / Central Middle School and White Bear Lake High School

P – Public Zoning

Surrounding Land North: Residential; Zoned R-3 – Single Family Residential

> South: Residential; Zoned R-4 – Single Family – Two Family Residential East: Residential; Zoned R-5 – Single Family – Two Family Medium Density Residential; Zoned R-6 – Medium Density Residential;

Zoned R-3 – Single Family Residential; Zoned R-4 – Single Family –

Two Family Residential

West: Residential; Zoned R-3 – Single Family Residential

Comprehensive Plan: Public/Semi-Public

Lot Size & Width: Code: N/A

Proposed: Lot 1: 1,819,225 square feet

Lot 2: 1,704,504 square feet

#### **BACKGROUND INFORMATION**

The subject properties are located between Division and Bald Eagle Avenues, south of the City's corporate limits/Soo Line railroad and generally north of 7<sup>th</sup> Street. The site includes Central Middle School, White Bear Lake Area High School and numerous residential properties acquired and cleared by the school district to accommodate the expansion of the school district's north campus.

In 2019, a referendum was passed to support a \$326 million building bond for district improvements. In 2021, a Conditional Use Permit was approved by the City to allow for an approximately 398,000 square foot building addition to the district's North Campus which would support the consolidation of grades 9 through 12 in one centralized location. Other improvements included in those approvals were new parking lots, internal access roads, storm water management features, athletic fields and stadiums and utility infrastructure to support the expanded high school site. In 2023, the Conditional Use Permit was amended to expand the football stadium's capacity from 1,500 seats to a total of 5,000 seats so that north campus can host the high school football games. Building permits have since been issued for the expansion project and work is nearing completion. It is anticipated that the high school will be operational for the 2024-2025 school year with grades 9-12.

The approvals for the school district's expansion project included a condition that the applicant submit for final plat review and approvals, so this application is a housekeeping item to remain in compliance with their original approvals.

<u>Community Comment</u>. Under state law and the City's zoning regulations, variance applications require a public hearing. Accordingly, the City published notice of this request in the White Bear Press and mailed notice directly to property owners within 350 feet of the subject site. That notice directed all interested parties to send questions or comments to the Planning Department by mail, phone, or email or to attend the public hearing where they could learn about the request, ask questions, and provide feedback. As of the writing of this report, city staff has not received any comments regarding the request. During the public hearing, staff will provide an update if any public comments are received prior to the Planning Commission meeting.

#### **ANALYSIS**

<u>Subdivision Review</u>. Subdivision review is considered a quasi-judicial action. As such, the City is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Generally, if the application meets these requirements, the subdivision application should be approved. The City also has the authority to add conditions to an approval that are directly related to the application.

Standards for reviewing subdivision requests are outlined in Section 1401 of the City Code. This section of the Code details a two-step preliminary and final plat process for land subdivision. The process for subdivision review includes review by the Planning Commission and action by

the City Council. The applicant is seeking preliminary and final plat approvals in order to consolidate the various properties acquired to accommodate the school's expansion project. As proposed, the plat shows two parcels. Lot 1 generally encompasses the High School while Lot 2 generally contains Central Middle School. The existing track and a stormwater pond both encroach the shared internal lot line between these two parcels. And the vehicle access points and parking are shared by both parcels and overlap the two properties. As a result, staff recommends conditions of approval require the applicant to record both an encroachment agreement and cross access and parking easements to ensure these facilities remain accessible and will continue to serve both parcels in perpetuity.

<u>Engineering Review</u>. The City Engineer has reviewed the plat. Based on that review, the recommend the following:

- Dedication of all necessary easement as required by the City Engineer.
- Vacation of the right-of-way/easements for 12<sup>th</sup> Street and Bloom Avenue.

One of the required easements necessary for existing infrastructure that has already been agreed to by the School District runs east/west across the northern portion of the site. Given the large size of the campus, staff request that the School District also dedicate this area as a trail easement.

#### RECOMMENDATION

Staff recommends approval of the preliminary and final plats for the White Bear Lake Schools Addition.

#### Findings:

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

#### Conditions:

- 1. Conformance with all requirements of all other applicable public agencies.
- 2. Conformance with all conditions of the conditional use permit (Resolution 12750).
- 1. The hardshell or other recordable plat, acceptable by the Ramsey County Recorder is required. The applicant shall also provide the city with a final approved reproducible mylar copy of the plat.
- 2. Within 100 days after final approval by the City Council, the applicant must record said documents with the County Land Records Office or Registrar of Deeds or the subdivision shall

- become null and void.
- 3. Durable iron monuments shall be set at all angle and curve points on the outside boundary lines of the plat and also at all block and lot corners and at all intermediate points on the block and lot lines indicating changes of direction in the lines and witness corners. The plat shall indicate that all monuments have been set or will be set within one year after recording, or sooner as specified by the approving local government unit. A financial guarantee may be required for the placement of monuments.
- 4. Vacation of the right-of-way/easements for 12th Street and Bloom Avenue.
- 5. Dedication of all necessary easement as required by the City Engineer.
- 6. Dedication of a trail easement generally in the same location as the proposed water easement that runs east/east across the north portion of the site.
- 7. The applicant shall enter into an encroachment agreement for the track and stormwater pond that cross the shared internal property line between Lots 1 and 2.
- 8. The applicant shall record cross access and parking easements for both Lots 1 and 2 in a form acceptable to the City Attorney.

#### **ATTACHMENTS**

Resolution
Zoning Map
Applicant Narrative
White Bear Lake Schools Addition Preliminary Plat
White Bear Lake Schools Addition Final Plat

#### **RESOLUTION NO.**

# RESOLUTION GRANTING PRELIMINARY AND FINAL PLAT APPROVALS FOR WHITE BEAR LAKE AREA SCHOOLS ADDITION OF WHITE BEAR LAKE WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA

**WHEREAS**, White Bear Lake Area Schools (24-12-P) has requested approval of both Preliminary and Final Plat from the Subdivision Code of the City of White Bear Lake for the following location:

**EXISTING LEGAL DESCRIPTION**: See attached Exhibit A.

PROPOSED LEGAL DESCRIPTION: See attached Exhibit B.

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: Both Preliminary Plat and Final Plat approval, per Code Section 1402.020, in order to consolidate the numerous properties acquired for the expansion of the White Bear Lake Area School's North Campus; and

**WHEREAS,** the Planning Commission held a public hearing as required by the Zoning Code on July 29, 2024; and

WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed plat 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;

WHEREAS, the City Council finds that the preliminary abides by the intent of the city's ordinances, codes, and the Comprehensive Plan, and that the developer has petitioned for or will construct all necessary improvements required by the Code; and

**NOW, THEREFORE, BE IT RESOLVED,** by the City Council of the City of White Bear Lake accepts and adopts the following findings:

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

**BE IT FURTHER RESOLVED,** by the City Council of the City of White Bear Lake accepts and approves the preliminary and final plats subject to the following conditions:

1. Conformance with all requirements of all other applicable public agencies.

### **RESOLUTION NO.**

- 2. Conformance with all conditions of the conditional use permit (Resolution 12750).
- 1. The hardshell or other recordable plat, acceptable by the Ramsey County Recorder is required. The applicant shall also provide the city with a final approved reproducible mylar copy of the plat.
- 2. Within 100 days after final approval by the City Council, the applicant must record said documents with the County Land Records Office or Registrar of Deeds or the subdivision shall become null and void.
- 3. Durable iron monuments shall be set at all angle and curve points on the outside boundary lines of the plat and also at all block and lot corners and at all intermediate points on the block and lot lines indicating changes of direction in the lines and witness corners. The plat shall indicate that all monuments have been set or will be set within one year after recording, or sooner as specified by the approving local government unit. A financial guarantee may be required for the placement of monuments.
- 4. Vacation of the right-of-way/easements for 12th Street and Bloom Avenue.
- 5. Dedication of all necessary easement as required by the City Engineer.
- 6. Dedication of a trail easement generally in the same location as the proposed water easement that runs east/east across the north portion of the site.
- 7. The applicant shall enter into an encroachment agreement for the track and stormwater pond that cross the shared internal property line between Lots 1 and 2.
- 8. The applicant shall record cross access and parking easements for both Lots 1 and 2 in a form acceptable to the City Attorney.

The foregoing resolution, offered	by Councilmember and supported by
Councilmember, was declare	d carried on the following vote:
Ayes:	
Nays:	
•	
Passed:	
	Dan Louismet, Mayor
ATTEST:	
Caley Longendyke, City Clerk	
*********	***************
Approval is contingent upon execution	on and return of this document to the City Planning Office.

I have read and agree to the conditions of this resolution as outlined above.

### **RESOLUTION NO.**

Applicant's Signature	Date

DESCRIPTION OF PROPERTY SURVEYED

(Per Burnet Title Commitment for Title Insurance File No. 2185024-05288, Revision No. 1, PRELIMINARY SCHEDULE A, commitment date June 12

Lots 12 and 13, Block 2, Spruce Grove, White Bear Lake, Minn., Ramsey County, Minnesota Abstract Property.

Percel 2: Lots 10, 11 and 14, Block 2, Spruce Grove, White Bear Lake, Minn., Ramsey County, Minnesota. Abstract property.

Parcel 3: Lat I and the North 21 feet of Lat 2 and all of Lat 22, Black I, Spruce Grove, White Bear Lake, Minn., Ramsey County, Minnesota. Abstract property.

Parcel 4: The Southwest I/4 of the Northwest I/4 of the Northeast I/4 of Section I4, Township 30, Range 22, except Bold Eagle Avenue, Ramsey County, Mit

The Southeast I/4 of the Northwest I/4 of the Northeast I/4 of Section I4, Township 30, Ronge 22, except the Easterly I80 feet, also except the West I50 feet of the East 30 feet of the North 250 feet of the Southeast I/4 of the Northwest I/4 of the Northwest I/4 of Section I4, Township 30, Ronge 22, Romsey County Missearch

The West ISO feet of the East 330 feet of the North 250 feet of the Southeast I/4 of the Northwest I/4 of the Northeast I/4 of Section I4, Township 30, Range 22, Ramsey County, Minnesota, Ramsey County, Minnesota.

Abstract Procedur. (4857 Bloom Ave)

Parcel 5:
The North 358.75 feet of the Southwest I/4 of the Northeast I/4 of Section I4, Township 30, Ronge 22, EXCEPT the West 363 feet and EXCEPT Murray's Second Addition Romeser Counts. Minneaclo.

The South 300 feet of the North 1/2 of the West 56 rods of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Winnesda.

Porcel 6:
The North 25! feet of the East 330 feet of the Northwest I/4 of the Northeest I/4, EXCEPT therefrom the North 33 feet and the East 30 feet for Division Avenue in Section 14, Township 30, Ronge 33, Romsey County, Minnesota.

Abstract Proceed: (7654 Publics - (7654 Publics - 1

Addition require, we describe the property of the Northeast I/A of Section IA, Township 20, Borge 22, accept the West 333 fact thereof and except that property in the Northeast I/A of the Northeast I/A of Section IA, Township 20, Borge 22, accept the West 333 fact thereof and except the North I/2 of the Northeast I/A of the Northeast I/A of the Section IA, Township 20, Borge 22, accept the West 333 fact thereof and the Section IA of the North I/A of a cell Courte Section Remote South one of the North I/A of a cell Courte Section Remote South one of the North I/A of a cell Courte Section Remote South one of the North I/A of a cell Courte Section Remote South one of the North I/A of the North I/A

Parcel B:
The South 150 feet of the North 335 feet of the East 300 of the West 333 feet of the North I/2 of the Northwest I/4 of the Northeast I/4 of Section 14, Township 30, Ronge 22, Romsey County, Minnesota.
Abstract Property (5000 Beld Eagle Ave)

Porcel 10: The South 58 feet of the North 122 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4, Section 14, Township 30, Range 22, Ransey County, Minnesota.

Parcel II:
The North 75 feet of the South 335 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 30, Range 22, Ransey County, State of Minnesota.

Advanced Property (3494 Tiblican August 1947 Tiblican 1947)

Ryces 12.

The North 105 feet of the South 300 feet of the North 535 feet of the East 300 feet of the West 333 feet of the North 1/2 of the Northwest 1/4 of

Pagest 13.
That part of the North I/2 of the Northwest I/4 of the Northeest I/4 of Section I4, Township 30, Ronge 22, Romery County, Minnesotia described as follows: Beginning of a point on the East like of said North I/2 of said quarter-sparter section, daton; 46.31 fast Each of the Northeest course of the North I/2 of Northeest Course of Northeest County I/2 of Northeest

Papers IV.
The South 89 feet of the North 269.75 feet of the West 363 feet of the Southwest I/A of Northeast I/A, Section IA, Township 30, Range 22, except Bold Eagle Andrea, Ranges County, Microsoft, Order Date Edge Andrea, Ranges County, Microsoft, Order Date Edge Andrea, Ranges County, Microsoft Papers, Microsoft Ranges County, Microsoft Ranges

Porcet 15.
The North 105 feet of the South 366 feet of the West 333 feet of the Southwest i/4 of the Southwest i/4 of Section II, Township 30, Ronge 22, Romes, County, Minnesott.
County, Minnesott.
(SOTO Book Edge Ave)

Percel 16:
The North 100 feet of the South 266 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Ronge 22, Rar County, Mirresotte.
County, Mirresotte. esota. perty. (5060 Bald Eagle Ave)

Porcel 18
The East 300 feet of the West 333 feet of the South |25 feet of the North |/2 of the Northwest |/4 of the Northeast |/4, Section |14, Township 30, Ronge 22, Remote County, Mineralia.

Advanced Property (1988) 306 Eagle Ave)

Parcel 18:
The South 80 feet of the North 180.75 feet of the West 353 feet of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Ronge 22, Ronsey County, Minesotia
County, Minesotia
Charles Property (4910 Bade Eagle Ave)

Porcel 20: The South 85 feet of the North 358.75 feet of the West 353 feet of the Southwest I/4 of the Northeast I/4 of Section I4, Township 30, Ronge 22, except Bad Eagle Avenue, Romsey County, Microsotto. Towners Property. Celefitable Number 63390) (4884 Bad Eagle Ave)

Parcel 21: The North 75 feet of the South 385 feet of the East 185 feet of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 30, Range 22, Randshiret Property, (SO7) Distion Anni Property. (5071 Division Ave)

Parcel 22: The North 75 feet of the South 306 feet of the East 189 feet of the Southwest I/4 of the Southeast I/4 of Section II, Township 30, Range 22, R Min

Process 23.
The North 75 feet of the South 2015 feet of the Cast 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section II. Township 30, Range 22, Range 2015 feet of the Southwest 1/4 of Section II. Township 30, Range 22, Range 2015 feet of the Southwest 1/4 of the Southeast 1/4 of Section III. Township 30, Range 22, Range 2015 feet of the Southwest 1/4 of Section III. Township 30, Range 22, Range 2015 feet of the South 2015 feet of the Southwest 1/4 of Section III. Township 30, Range 22, Range 2015 feet of the South 2015 feet of the Sout

Property. (505) Division Ave)

Parcel 26:
The South 70 feet of the North 192 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 30, Range 22, Romsey County, Minnesota.

Askertal Proventy 1-(4855 Thildson Aur)

Parcel 27: Lot I, Block 4, Auditor's Subdivision No. 48, Ramsey County, Minnesota. Abstract Property. (494) Division Ave)

Parcel 28: Lot 2, Block 4, Auditor's Subdivision No. 48, Romsey County, Minnesota. Abstract Property. (4931 Division Ave)

Parcel 29: Lots i and 2, Block 8, Murray's Second Addition to White Bear Loke, Ramsey Co. Minn. Abstract Property. (4920 Bloom Ave)

Porcel 30: The West 70 feet of Lots 3 and 4, Black 8, Murray's Second Addition to White Bear Lake, Romsey County, Minnesota. Abstract Property. (2117 8th St)

Pored 31: The South 64 feet of the North 320 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 30, Rogine 27, Romeay County, Minnesota. Advances Preperty (485

Parcel 32:
The North 100 feet of the South 166 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, subject to Bold Eagle Avenue, Ramsey County, Minnesota.
Authorized Property, (CSOS Biold Eagle Ave)

Porcel 33: The North 100.75 feet of the West 363 feet of the Southwest I/4 of the Northeast I/4 of Section I4, Township 30, Range 22, Ramsey County, Mir Abstract Property (4920 Rold Foole Ave)

Parcel 34: The North BoS feet of the West 333 feet of the Northwest I/4 of the Northeast I/4 of Section I4, Township 30, Range 22, Ramsey County, Minnesota. Abstract Property. (5038 Bold Eagle Ave)

Porcel 35: Lots 3 and 4, except the West 70 feet thereof, Block 8, Murroy's Second Addition to White Bear Loke, Romsey County, Minnesoto Abstract Property. (2119 8th St)

Porcel 36:

White Beer Avenue (now Bloom Avenue), as dedicated in the plot of Murroy's Second Addition, adjoining Lats 1, 2, 3 and 4, Block 8, Romsey County, Minnesota (yigg north of the north line of Eighth Street extended westerly. Tagether with the west 15.00 feet of said Block 8 as opened per Document Numbers 356354 and 34545 and 34545 and 34545 are 15.00 feet of said Block 8 as opened per Document Numbers 356354 and 34545 are 15.00 feet of said Block 8.

Parcel 37:
The Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Romsey County, Minnesota, EXCEPT North 330 feet of the West 660 feet, and EXCEPT the right-of-way of the Minnespolis, St. Poul and Soutt St. Marie Railroad, also, EXCEPT the fallowing:

A Commencing of the Intersection of the Minnegolius, St. Poul and South St. Morie Baltonot right--of--way and the East line of Bild Edge Annual, these hearts using sold East line of sold Bild Edge Annual, Bild seet more or less; themse first 41 file feature or less; them eight -of sols file Edge for the Minnegolius, E-but and South Sts. Marie rallway; therice Southwesterly along sold right-of--way to place of beginning, being part of the Southwest I/4 of the Southwest I/4 of Section II Tomanha (3). Ranger Marie Southwest I/4 of the Southwest I/4 of Section II Tomanha (3). Ranger Marie Southwest I/4 of Section II Tomanha (3). Ranger Ma

B. The tract of land lying South of Lots 6 and 7, Block 16, Town of Bald Eagle, to the North line of the Minneapolis, St. Poul and South Ste. Marie Railway Company right-of-way, being in the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 30, Range 20.

C. The South 66 feet of soid Southwest I/4 of the Southeast I/4 of Section II, Township 30, Ronge 22, Romsey County, Minnesota.

D. The North 150 feet of the South 516 feet of the West 333 feet of the Southwest I/4 of the Southwest I/4 of Section II, Township 30, Ronge 22.

E. Commending, et a point on the East Fine of and Southwest I/A of the Southwest I/A of Section II, Township 30, Renge 22, 2851, Int 65 both of the Northeast comment in the Recht Pence of Section II, Township 30, Renge 22, 2851, Int 65 both of the Northeast Comment in the Recht Pence conflows week 3751,00 feet to the Southeety line of right-of-way of the Minneapolis, SI. Paul and Souli Sis. More Rollway, thence Northeasterly on sold Southwest I/A 05 both 30 feet to a point 30 feet West of the East Recht of call Southwest I/A of the Southeety I/A of Section II, There South 250,00 feet to the place of beat Southwest I/A of the Southeety I/A of Section II, There South 250,00 feet to the place of beat Southwest I/A of the Southeety I/A of Section II, There South 250,00 feet to the place of beat Southwest I/A of the Southeety I/A of Section II, There South 250,00 feet to the place of beat Southwest I/A of the Southeety I/A of Section II, There South 250,00 feet to the place of beat Southwest I/A of the Southeety I/A of Section II, There South 250,00 feet to the place of beat Southwest I/A of the Southeety I/A of Section II, There South 250,00 feet to the place of beat Southwest I/A of the Southeety I/A of Section II, There South 250,00 feet to the place of beat Southwest I/A of the Southeety I/A of Section II, There South 250,00 feet to the place of the Southeety I/A of Section II, There South 250,00 feet to the place of the Southeety I/A of Section II, There South 250,00 feet to the place of the Southeety I/A of Section II, There South 250,00 feet to the Southeety I/A of Section II, There Southeety I/A of Southeety III, There Southeety I/A of Southeety III of the Southeety I/A of Southeety III of Southeety I/A of Southeety III of the Southeety I/A of Sou

The North 100 feet of the South 366 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

The North 100 feet of the South 266 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Ronge 22, Romsey County, Minnesoto.

The North 75 feet of the South 306 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

The North 90 feet of the South 156 feet of the East 189 feet of the Southwest /14 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

The North 100 feet of the South 166 feet of the West 333 feet of the Southwest I/4 of the Southeast I/4 of Section II, Township 30, Range 22, subject to Robric Coparis, Minnesota.

Advanced Property, (GMS Dislation Ave.) That part of the Southwest I/4 of the Southwest I/4 of Section II, Township 30, Ronge 22, Iying North of the Minnespolia, St. Poul and South Ste. Morie Ralmod right—I-may, except the West 600 feet thereof and except the part thereof East of the extended west line of Lot 7, Block IB, Bidd Eagle, Romsey County, Minnesoto.

ota. ct Property. (5045 Division Ave)

### **Exhibit B**

### WHITE BEAR LAKE SCHOOLS ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Independent School District 624, an independent school district under the laws of Minnesota, owner of the following described property situated in the City of White Bear Lake, County of Ramsey, State of Minnesota:

Lots 12 and 13, Block 2, Spruce Grove, White Bear Lake, Minn., Ramsey County, Minnesota.

Lots 10, 11 and 14, Block 2, Spruce Grove, White Bear Lake, Minn., Ramsey County, Minnesota.

Lot I and the North 2I feet of Lot 2 and all of Lot 22, Block I, Spruce Grove, White Bear Lake, Minn., Ramsey County, Minnesota. AND

The Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, except Bald Eagle Avenue, Ramsey County, Minnesota.

The Southeast I/4 of the Northwest I/4 of the Northeast I/4 of Section I4, Township 30, Range 22, except the Easterly I80 feet, also except the West ISO feet of the Cast 330 feet of the North 250 feet of the Southeast I/4 of the Northwest I/4 of the Northwest I/4 of Section I4, Township 30, Range 22, Ramsey County, Minnesota.

AND

The West 150 feet of the East 330 feet of the North 250 feet of the Southeast I/4 of the Northwest I/4 of the Northwest I/4 of Section I4, Township 30, Range 22, Ramsey County, Minnesota, Ramsey County, Minnesota. Abstract Property. (4857 Bioma Ave)

The North 358.75 feet of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, EXCEPT the West 363 feet and EXCEPT Murray's Second Addition, Ramsey County, Minnesota.

AND

The South 300 feet of the North 1/2 of the West 56 rods of the Southwest 1/4 of the Northeast 1/4 of Section 14, To Range 22, Ramsey County, Minnesota.

AND

The North 251 feet of the East 330 feet of the Northwest 1/4 of the Northeast 1/4, EXCEPT therefrom the North 33 feet and the East 30 feet for Division Avenue in Section 14, Township 30, Range 33, Ramsey County, Minnesota.

The North I/2 of the Northwest I/4 of the Northeost I/4 of Section I4, Township 30, Range 22, except the West 333 feet thereof; and except that part of the North I/2 of the Northwest I/4 of the Northeost I/4 of Section I4, Township 30, Range 22, described as follows: Beginning at a point on the East line of the sold North I/2 of sold Quarter Section 14, Township 30, Range 22, described as follows: Beginning at a point on the East line of the sold North I/2 of sold Quarter Section 146.31 feet South of the northeost corner of the North I/2 of sold Quarter Section 15 South of 189.15 feet to a point which is 539.25 feet South of the North I/2 of sold Quarter Section, thence North 75 feet, thence East I89.19 feet to the place of beginning, excepting part token for Division Street, as conveyed to Bectrice N. Boker by deed dated June 5, 1947, recorded in Book I31 Deeds, page 35, in the office of the Register of Deeds Ramsey County, Minnesota, and except the tract of land described as follows, to-wit: The North 251 feet of the Cast 330 feet of the Northwest I/4, of the Northeast I/4, except therefrom the North 33 feet and the East 30 feet for Division Avenue in Section 14, Township 30, Range 22, Ramsey County, Minnesota.

The South 150 feet of the North 535 feet of the East 300 of the West 333 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

AND

The South 64 feet of the North 256 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

The South 58 feet of the North 122 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4, Section 14, Township 30, Range 22, Ramsey County, Minnesota.

The North 150 feet of the South 300 feet of the North 535 feet of the East 300 feet of the West 333 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4, of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

AND

That part of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesoto described as follows: Beginning at a point on the East line of sold North 1/2 of sold quarter—quarter section, diston 464.31 feet South of the Northeast corner of the North 1/2 of sold quarter—quarter section, thence South along sold East line of distance of 75 feet, thence West 183.15 feet to a point which is 53s.25 feet South of the North line of North 1/2 of sold quarter—quarter section, thence North to distance of 75 feet, thence East a distance of 189.19 feet to the place of beginning, except that part token for Division Street.

The South 89 feet of the North 269.75 feet of the West 363 feet of the Southwest 1/4 of Northeast 1/4, Section 14, Township 30, Range 22, except Bald Eagle Avenue, Ramsey County, Minnesota.

AND

The North 100 feet of the South 366 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section II, Township 30, Range 22, Ramsey County, Minnesota.

The North 100 feet of the South 266 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

AND

The South 102 feet of the North 235 feet of the East 300 feet of the West 333 feet of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

The East 300 feet of the West 333 feet of the South 125 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4, Section 14, Township 30, Range 22, Ramsey County, Minnesota. AND

The South 80 feet of the North 180.75 feet of the West 363 feet of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

The Sauth 89 feet of the North 358.75 feet of the West 363 feet of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, except Bald Eagle Avenue, Ramsey County, Minnesota.

The North 75 feet of the South 381 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

AND

The North 75 feet of the South 306 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

The North 75 feet of the South 23I feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11. Township 30, Range 22, Ramsey County, Minnesota.

AND

The North 90 feet of the South I56 feet of the East I89 feet of the Southwest /I4 of the Southeast I/4 of Section II, Township 30, Range 22, Ramsey County, Minnesota.

The North 64 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

AND

The South 70 feet of the North 192 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

Lot I, Block 4, Auditor's Subdivision No. 48, Ramsey County, Minnesota

AND

Lot 2, Block 4, Auditor's Subdivision No. 48, Ramsey County, Minnesota.

Lots I and 2, Block 8, Murray's Second Addition to White Bear Lake, Ramsey Co. Minn. AND

The West 70 feet of Lots 3 and 4, Block 8, Murray's Second Addition to White Bear Lake, Ramsey County, Minne

The South 64 feet of the North 320 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

The North 100 feet of the South 166 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, subject to Bald Eagle Avenue, Ramsey County, Minnesota.

AND

The North 66.5 feet of the West 333 feet of the Northwest I/4 of the Northeast I/4 of Section I4, Township 30, Range 22, Ramsey County, Minnesota.

White Bear Avenue (now Bloom Avenue), as dedicated in the plat of Murray's Second Addition, adjoining Lots 1, 2, 3 and 4, Block 8, Ramsey County, Minnesota, lying north of the north line of Eighth Street extended westerly. Together with the west 15.00 feet of sold Block 8 as opened per Document Numbers 336354 and 3365355.

AND

The Southwest 1/4 of the Southeast 1/4 of Section II, Township 30, Range 22, Ramsey County, Minnesota, EXCEPT North 330 feet of the West 660 feet, and EXCEPT the right-of-way of the Minneapolis, St. Paul and Sault St. Marie Railroad, also, EXCEPT the following:

A. Commencing at the intersection of the Minneapolis, St. Paul and Sault St. Marie Railroad right-of-way and the East line of Bald Eagle Avenue, thence North along said East line of said Bald Eagle Avenue, 160 feet more or less; thence East 410 feet more or less, to the right-of-way of the Minneapolis, St. Paul and Sault Ste. Marie railway, thence Southwesterly along said right-of-way to place of beginning, being part of the Southwest I/4 of the Southeast I/4 of Section II, Township 30, Range 22.

B. The tract of land lying South of Lots 6 and 7, Block 16, Town of Bald Eagle, to the North line of the Minneapolis, St. Paul and Soult Ste. Marie Railway Company right-of-way, being in the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 20.

C. The South 66 feet of said Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

E. Commencing at a point on the East line of soid Southwest I/4 of the Southeast I/4 of Section II, Township 30, Range 22, 285.II feet South of the Northeast corner thereof, thence West at an angle of 90 degrees 30 feet to the place of beginning of the land to be described, thence continue West 578.00 feet to the Southerly line of right-of-way of the Minnepoplis, St. Morie Rallway, thence Northeasterly on soid Southerly line 628.80 feet to a point 30 feet West of the East line of soid Southwest I/4 of the Southeast I/4 of Section II, thence South 250.00 feet to the place of beginning.

ALSO EXCEPT THE FOLLOWING 8 PARCELS:

The North 100 feet of the South 366 feet of the West 333 feet of the Southwest I/4 of the Southeast I/4 of Section II, Township 30, Range 22, Ramsey County, Minnesota.

The North 100 feet of the South 266 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

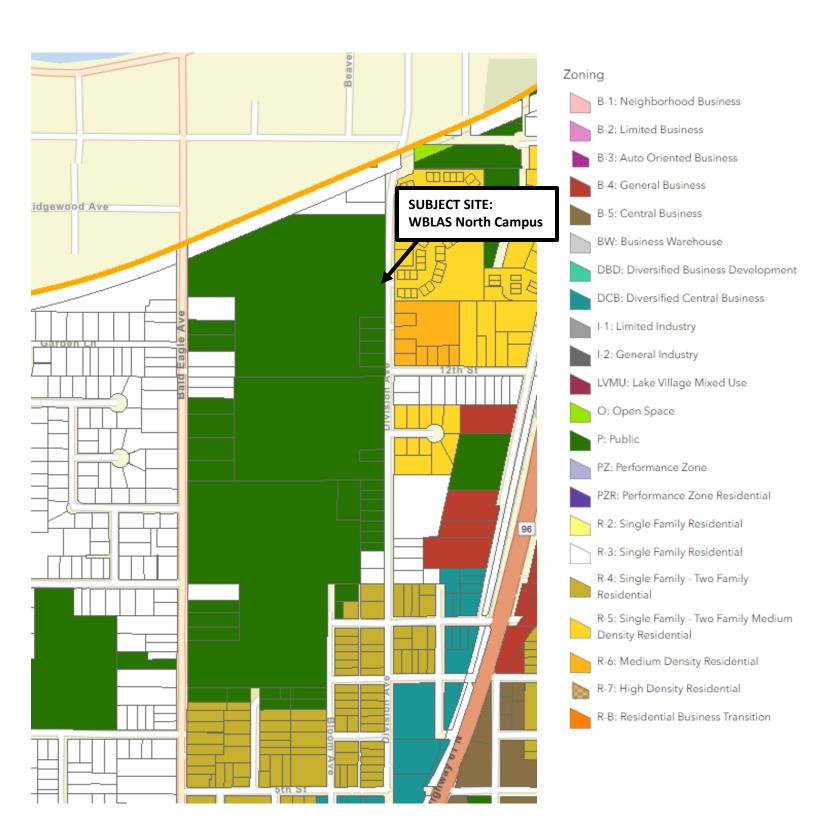
The North 75 feet of the South 381 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

The North 75 feet of the South 306 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

The North 75 feet of the South 231 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11. Township 30, Range 22, Ramsey County, Minnesota.

The North 90 feet of the South 156 feet of the East 189 feet of the Southwest /14 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

That part of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, lying North of the Minneapolis, St. Paul and South Ste. Marie Railroad right-of-way, except the West 600 feet thereof and except the part thereof East of the extended west line of Lot 7, Block 16, Bald Eagle, Ramsey County, Minneasoth





City of White Bear Lake Planning & Zoning 651-429-8561 **CASE NO.** : 24-12-P

CASE NAME: WBLAS North Campus Preliminary and Final Plat

**DATE** : <u>07-29-2024</u>



To:

Ashton Miller, City of White Bear Lake Community Development Department

From:

Maria Kennedy | MK

Date:

June 17, 2024

Comm. No: 192236

Subject:

Independent School District #624 – White Bear Lake Area Schools

Land Use and Variance Application, Re-Plat Application

Summary of Intent: Plat application is being submitted to record the consolidation of various properties surrounding the White Bear Lake Area Schools and Central Middle School site. These properties were previously residential use and as part of the work related to the 2019 bond referendum passed by White Bear Lake Area Schools

The Preliminary Plat Application drawing is attached. Any forthcoming comments from City review will be consolidated into this a Final Plat application included in this application. Preliminary and Final Plat to be processed concurrently, per conversation with City staff Ashton Miller and Jason Lindahl.

The fee payment is attached as well, along with application form.

### Attachments

cc: Tim Wald, ISD #624

Wayne Kazmierczak, ISD #624

Arlee Carlson, Sunde Paul Aplikowski, Wold

Sara Kelzenberg, Wold

tim.wald@isd624.org

wayne.kazmierczak@isd624.org

arlee@sunde.com

paplikowski@woldae.com

skelzenberg@woldae.com

CM/Admin/ISD\_624/192236/crsp/2024.06.17 Memo to Ashton Miller

TITLE COMMITMENT DESCRIPTION OF PROPERTY SURVEYED (Per Burnet Title Commitment for Title Insurance File No. 2185024-05288, Revision No. 1, PRELIMINARY SCHEDULE A, commitment date June 12. 2024) Burnet Title Commitment for Title Insurance File No. 2185024-05288, Revision No. 1, PRELIMINARY SCHEDULE A, commitment date June 12, 2024, was relied upon as to matters of record. Parcel I: Schedule B Exceptions: Lots 12 and 13, Block 2, Spruce Grove, White Bear Lake, Minn., Ramsey County, Minnesota. Abstract Property. (I) Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey Lots 10, 11 and 14, Block 2, Spruce Grove, White Bear Lake, Minn., Ramsey County, Minnesota. Abstract property. 23. Parcel I: c) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. Lot I and the North 21 feet of Lot 2 and all of Lot 22, Block I, Spruce Grove, White Bear Lake, Minn., Ramsey County, Minnesota. d) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. Abstract property. Parcel 4: 24. Parcel 2: The Southwest I/4 of the Northwest I/4 of the Northeast I/4 of Section I4, Township 30, Range 22, except Bald Eagle Avenue, Ramsey County, Minnesota. c) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. d) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. The Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, except the Easterly 180 feet, also except the West 150 25. Parcel 3: feet of the East 330 feet of the North 250 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota. c) Resolution Consolidating Two parcels of Real Property Owned by White Bear Lake Area Public Schools filed 4/24/1997 as Document No. 2989327. d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. The West 150 feet of the East 330 feet of the North 250 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. Range 22, Ramsey County, Minnesota, Ramsey County, Minnesota. Abstract Property. (4857 Bloom Ave) 26. Parcel 4 and 5: c) Subject to Bald Eagle Ave The North 358.75 feet of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, EXCEPT the West 363 feet and EXCEPT Murray's Second PLAT RECORDING INFORMATION d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. Addition, Ramsey County, Minnesota. e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. The plat of Spruce Grove was filed of record on January 3, 1924, in Book 41 Plats, page 15. 27. Parcel 6 and 7: The plat of Oakhurst Acres was filed of record on November 1, 1911. The South 300 feet of the North 1/2 of the West 56 rods of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota. c) Subject to Division Street over the East 30 feet. The plat of Auditor's Subdivision No. 48 was filed of record on March 28, 1907. Abstract Property. (4857 Bloom Ave) d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. The plat of Murray's Second Addition to White Bear Lake was filed of record August 4, 1886. e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. The North 251 feet of the East 330 feet of the Northwest 1/4 of the Northeast 1/4, EXCEPT therefrom the North 33 feet and the East 30 feet for Division Bearings and/or dimensions listed within brackets are per plat or record documents. Avenue in Section 14, Township 30, Range 33, Ramsey County, Minnesota. 28. Parcel 8: Abstract Property. (5045 Division Ave) d) Subject to Bald Eagle Avenue. e) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. The North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, except the West 333 feet thereof; and except that part of the f) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, described as follows: Beginning at a point on the East line of the said North 1/2 of said Quarter Section distant 464.31 feet South of the northeast corner of the North 1/2 of said Quarter Section; thence South along said East 29. Parcel 9: line 75 feet, thence West 189.15 feet to a point which is 539.23 feet South of the North line of the North 1/2 of said Quarter Section, thence North 75 feet, thence East 189.19 feet to the place of beginning, excepting part taken for Division Street, as conveyed to Beatrice N. Baker by deed dated June 5, 1947, d) Subject to Division Street over the east 30 feet. recorded in Book 1311 Deeds, page 35, in the office of the Register of Deeds for Ramsey County, Minnesota, and except the tract of land described as follows, e) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. to-wit: The North 251 feet of the East 330 feet of the Northwest 1/4 of the Northeast 1/4, except therefrom the North 33 feet and the East 30 feet for f) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. Division Avenue in Section 14, Township 30, Range 22, Ramsey County, Minnesota. Abstract Property. (5045 Division Ave) 30. Parcel 10: The South 150 feet of the North 535 feet of the East 300 of the West 333 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, c) Subject to Division Street over the East 30 feet. Township 30, Range 22, Ramsey County, Minnesota. d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. Abstract Property (5000 Bald Eagle Ave) e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. 31. Parcel II: The South 64 feet of the North 256 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota. c) Subject to Division Street over the East 30 feet. Abstract Property. (4957 Division Ave) d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. Parcel 10: The South 58 feet of the North 122 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4, Section 14, Township 30, Range 22, Ramsey County, Minnesota. 32. Parcel 12: Abstract Property. (4971 Division Ave) c) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. d) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. The North 75 feet of the South 335 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, State of Minnesota. 33. Parcel 13: Abstract Property. (4947 Division Ave) c) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. Parcel 12: d) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. The North 150 feet of the South 300 feet of the North 535 feet of the East 300 feet of the West 333 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4, of Section 14, Township 30, Range 22, Ramsey County, Minnesota. 34. Parcel 14: Abstract Property. (5014 Bald Eagle Ave) Parcel 13: c) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. That part of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota described as follows: d) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. Beginning at a point on the East line of said North 1/2 of said quarter-quarter section, distant 464.31 feet South of the Northeast corner of the North 1/2 of said quarter-quarter section, thence South along said East line a distance of 75 feet, thence West 189.15 feet to a point which is 539.23 feet South of the 35. Parcel 15: North line of said North 1/2 of said quarter—quarter section, thence North a distance of 75 feet, thence East a distance of 189.19 feet to the place of beginning, except that part taken for Division Street. c) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. Abstract Property. (4997 Division Ave) d) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. 36. Parcel 16: The South 89 feet of the North 269.75 feet of the West 363 feet of the Southwest 1/4 of Northeast 1/4, Section 14, Township 30, Range 22, except Bald Eagle Avenue, Ramsey County, Minnesota. c) Subject to Bald Eagle Avenue. Abstract Property. (4902 Bald Eagle Ave) d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. The North 100 feet of the South 366 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota. 37. Parcel 17: Abstract Property. (5070 Bald Eagle Ave) c) Subject to Bald Eagle Avenue. Parcel 16: d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. The North 100 feet of the South 266 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. Abstract Property. (5060 Bald Eagle Ave) 38. Parcel 18: The South 102 feet of the North 235 feet of the East 300 feet of the West 333 feet of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, c) Subject to Bald Eagle Avenue. Range 22, Ramsey County, Minnesota. d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. Abstract Property. (5018 Bald Eagle Ave) e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. Parcel 18: 39. Parcel 19: The East 300 feet of the West 333 feet of the South 125 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4, Section 14, Township 30, Range 22, Ramsey County, Minnesota. c) Subject to Bald Eagle Avenue. Abstract Property. (4990 Bald Eagle Ave) d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. The South 80 feet of the North 180.75 feet of the West 363 feet of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey 40. Parcel 20: County, Minnesota. Abstract Property. (4910 Bald Eagle Ave) c) Subject to Bald Eagle Avenue. d) Terms and conditions of Resolution No. 13147, filed 3/23/2023, as Document No. T2751254. The South 89 feet of the North 358.75 feet of the West 363 feet of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, except Bald e) Terms and conditions of Resolution No. 13186, filed 6/1/2023, as Document No. T2755027. Eagle Avenue, Ramsey County, Minnesota. Torrens Property. (Certificate Number: 63390) (4894 Bald Eagle Ave) 41. Parcel 21: Parcel 21: c) Subject to Division Street over the East 30 feet. The North 75 feet of the South 381 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. Abstract Property. (5071 Division Ave) e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. 42. Parcel 22: The North 75 feet of the South 306 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota. c) Subject to Division Street over the East 30 feet. Abstract Property. (5065 Division Ave) d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. Parcel 23: The North 75 feet of the South 231 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11. Township 30, Range 22, Ramsey County, 43. Parcel 23: Minnesota Abstract Property. (5057 Division Ave) c) Subject to Division Street over the East 30 feet. d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. The North 90 feet of the South 156 feet of the East 189 feet of the Southwest /14 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. Abstract Property. (5051 Division Ave) 44. Parcel 24: Parcel 25: c) Subject to Division Street over the East 30 feet. The North 64 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. Abstract Property. (4989 Division Ave) 45. Parcel 25: Parcel 26: The South 70 feet of the North 192 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota. c) Subject to Division Street over the East 30 feet. Abstract Property. (4965 Division Ave) d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. Parcel 27:

Lot I, Block 4, Auditor's Subdivision No. 48, Ramsey County, Minnesota. Abstract Property. (4941 Division Ave)

Parcel 28: Lot 2, Block 4, Auditor's Subdivision No. 48, Ramsey County, Minnesota. Abstract Property. (4931 Division Ave)

Lots I and 2, Block 8, Murray's Second Addition to White Bear Lake, Ramsey Co. Minn. Abstract Property. (4920 Bloom Ave)

Bald Eagle Avenue, Ramsey County, Minnesota.

The West 70 feet of Lots 3 and 4, Block 8, Murray's Second Addition to White Bear Lake, Ramsey County, Minnesota. Abstract Property. (2117 8th St)

The South 64 feet of the North 320 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota. Abstract Property. (4953 Division Ave) Parcel 32:

The North 100 feet of the South 166 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, subject to Bald Egale Avenue, Ramsey County, Minnesota, Abstract Property. (5050 Bald Eagle Ave)

The North 100.75 feet of the West 363 feet of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota. Abstract Property. (4920 Bald Eagle Ave)

The North 66.5 feet of the West 333 feet of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota. Abstract Property. (5038 Bald Eagle Ave)

Lots 3 and 4, except the West 70 feet thereof, Block 8, Murray's Second Addition to White Bear Lake, Ramsey County, Minnesota. Abstract Property. (2119 8th St)

White Bear Avenue (now Bloom Avenue), as dedicated in the plat of Murray's Second Addition, adjoining Lots 1, 2, 3 and 4, Block 8, Ramsey County, Minnesota, lying north of the north line of Eighth Street extended westerly. Together with the west 15.00 feet of said Block 8 as opened per Document Numbers 356354

The Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota, EXCEPT North 330 feet of the West 660 feet, and EXCEPT the right—of—way of the Minneapolis, St. Paul and Sault St. Marie Railroad, also, EXCEPT the following: A. Commencing at the intersection of the Minneapolis, St. Paul and Sault St. Marie Railroad right—of—way and the East line of Bald Eagle Avenue, thence North along said East line of said Bald Eagle Avenue, 160 feet more or less; thence East 410 feet more or less, to the right—of way of the Minneapolis, St. Paul and

Sault Ste. Marie railway; thence Southwesterly along said right-of-way to place of beginning, being part of the Southwest 1/4 of the Southeast 1/4 of Section 11,

Township 30, Range 22. B. The tract of land lying South of Lots 6 and 7, Block 16, Town of Bald Eagle, to the North line of the Minneapolis, St. Paul and Sault Ste. Marie Railway

Company right—of—way, being in the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 20. C. The South 66 feet of said Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

D. The North 150 feet of the South 516 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22.

E. Commencing at a point on the East line of said Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, 285.11 feet South of the Northeast corner thereof, thence West at an angle of 90 degrees 30 feet to the place of beginning of the land to be described, thence continue West 578.00 feet to the Southerly line of right-of-way of the Minneapolis, St. Paul and Sault Ste. Marie Railway, thence Northeasterly on said Southerly line 629.80 feet to a point 30 feet West of the East line of said Southwest 1/4 of the Southeast 1/4 of Section 11, thence South 250.00 feet to the place of beginning. ALSO EXCEPT THE FOLLOWING 8 PARCELS:

The North 100 feet of the South 366 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22. Ramsey

The North 100 feet of the South 266 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

The North 75 feet of the South 381 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County,

The North 75 feet of the South 306 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County,

Minnesota.

The North 75 feet of the South 231 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11. Township 30, Range 22, Ramsey County, Minnesota.

The North 90 feet of the South 156 feet of the East 189 feet of the Southwest /14 of the Southeast 1/4 of Section II, Township 30, Range 22, Ramsey County, Minnesota. The North 100 feet of the South 166 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, subject to

Abstract Property. (5045 Division Ave)

That part of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, lying North of the Minneapolis, St. Paul and Sault Ste. Marie Railroad right—of—way, except the West 600 feet thereof and except the part thereof East of the extended west line of Lot 7, Block 16, Bald Eagle, Ramsey County, Abstract Property. (5045 Division Ave)

c) Subject to Division Street over the East 30 feet. d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. 47. Parcel 27:

c) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267.

46. Parcel 26:

d) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. 48. Parcel 28: c) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267.

d) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. 49. Parcel 29: c) Easements for utility and drainage purposes, if any, as shown on the recorded plat.

d) Resolution filed as Document 356354 and Document No. 356355. e) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. f) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109. 50. Parcel 30:

c) Easements for utility and drainage purposes, if any, as shown on the recorded plat. d) Resolution filed as Document 356354 and Document No. 356355. e) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. f) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109.

51. Parcel 31: c) Subject to Division Street over the East 30 feet. d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109.

52. Parcel 32: c) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. d) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109.

53. Parcel 33: c) Subject to Bald Eagle Avenue. d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267.

e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109.

54. Parcel 34: c) Subject to Bald Eagle Avenue. d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267. e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109.

55. Parcel 35: c) Easements for utility and drainage purposes, if any, as shown on the recorded plat. d) Resolution No. 13147 filed 4/24/2023 as Document No. 4986267.

e) Resolution No. 13186 filed 6/1/2023 as Document No. 4990109.

56. Parcel 36: a) Terms and conditions of Resolution, filed 6/9/1908, as Document No. 356354. b) Terms and conditions of Petition to Consolidation and Replatting of blocks, and the streets contained in and adjoining Murray's Second Addition to the Village of White Bear, filed as Document No. 356355.

57. Parcel 37: c) Easement for public roadway purposes over the South 66 feet of Southwest 1/4 of Southeast 1/4 of Section II, Township 30, Range 22, as shown in Quit Claim Deed filed as Document No. 1498415. d) Terms and conditions of Declaration for Maintenance of Stormwater Facilities, dated 5/8/2007, filed 7/26/2007, as Document No. 4044867.

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 Land Surveyor under the

laws of the State of Minnesota.

File: 2020014J-pplat-R2.dwg

Dated this 19th day of July, 2024

SUNDE LAND SURVEYING, LLC.

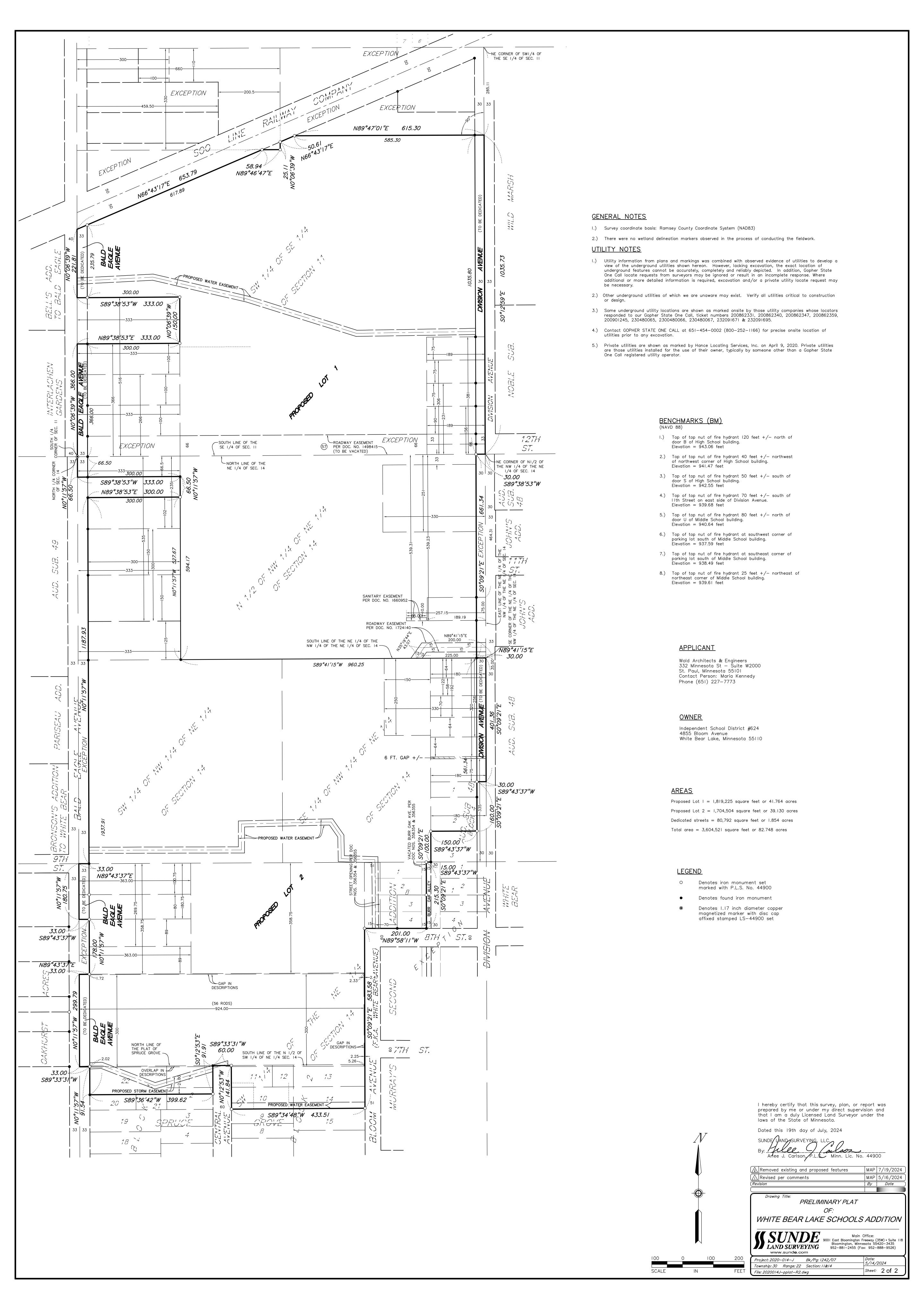
By: Julie Minn Lic No. 4 Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

Revised per title commitment & comments |MAP|7/19/2024 |MAP|5/16/2024 Revision By Date

> PRELIMINARY PLAT WHITE BEAR LAKE SCHOOLS ADDITION

9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3435 952-881-2455 (Fax: 952-888-9526) www.sunde.com

Project: 2020-014-J Bk/Pg: 1242/07 5/14/2024 Township: 30 Range: 22 Section: 11&14 Sheet: 1 of 2



# WHITE BEAR LAKE SCHOOLS ADDITION

## PRELIMINARY SUBJECT TO REVISION

KNOW ALL MEN BY THESE PRESENTS: That Independent School District 624, an independent school district under the laws of Minnesota, owner of the following described property situated in the City of White Bear Lake, County of Ramsey, State of Minnesota:

Lots 12 and 13, Block 2, Spruce Grove, White Bear Lake, Minn., Ramsey County, Minnesota.

Lots 10, 11 and 14, Block 2, Spruce Grove, White Bear Lake, Minn., Ramsey County, Minnesota.

Lot I and the North 21 feet of Lot 2 and all of Lot 22, Block I, Spruce Grove, White Bear Lake, Minn., Ramsey County, Minnesota.

The Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, except Bald Eagle Avenue, Ramsey County, Minnesota

The Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, except the Easterly 180 feet, also except the West 150 feet of the East 330 feet of the North 250 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

The West 150 feet of the East 330 feet of the North 250 feet of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota, Ramsey County, Minnesota. Abstract Property. (4857 Bloom Ave)

The North 358.75 feet of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, EXCEPT the West 363 feet and EXCEPT Murray's Second Addition, Ramsey County, Minnesota.

The South 300 feet of the North 1/2 of the West 56 rods of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

The North 251 feet of the East 330 feet of the Northwest 1/4 of the Northeast 1/4, EXCEPT therefrom the North 33 feet and the East 30 feet for Division Avenue in Section 14, Township 30, Range 33, Ramsey County, Minnesota.

The North I/2 of the Northwest I/4 of the Northeast I/4 of Section I4, Township 30, Range 22, except the West 333 feet thereof; and except that part of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, described as follows: Beginning at a point on the East line of the said North 1/2 of said Quarter Section distant 464.31 feet South of the northeast corner of the North 1/2 of said Quarter Section; thence South along said East line 75 feet, thence West 189.15 feet to a point which is 539.23 feet South of the North line of the North 1/2 of said Quarter Section, thence North 75 feet, thence East 189.19 feet to the place of beginning, excepting part taken for Division Street, as conveyed to Beatrice N. Baker by deed dated June 5, 1947, recorded in Book 1311 Deeds, page 35, in the office of the Register of Deeds for Ramsey County, Minnesota, and except the tract of land described as follows, to-wit: The North 251 feet of the East 330 feet of the Northwest 1/4 of the Northeast 1/4, except therefrom the North 33 feet and the East 30 feet for Division Avenue in Section 14, Township 30, Range 22, Ramsey County, Minnesota.

The South 150 feet of the North 535 feet of the East 300 of the West 333 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

The South 64 feet of the North 256 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

The South 58 feet of the North 122 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4, Section 14, Township 30, Range 22, Ramsey County, Minnesota.

The North 75 feet of the South 335 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 14. Township 30. Range 22. Ramsey County, State of Minnesota.

The North 150 feet of the South 300 feet of the North 535 feet of the East 300 feet of the West 333 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4, of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

That part of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota described as follows: Beginning at a point on the East line of said North 1/2 of said quarter-quarter section, distant 464.31 feet South of the Northeast corner of the North 1/2 of said quarter—quarter section, thence South along said East line a distance of 75 feet, thence West 189.15 feet to a point which is 539.23 feet South of the North line of said North 1/2 of said quarter-quarter section, thence North a distance of 75 feet, thence East a distance of 189.19 feet to the place of beginning, except that part taken for Division Street.

The South 89 feet of the North 269.75 feet of the West 363 feet of the Southwest 1/4 of Northeast 1/4, Section 14, Township 30, Range 22, except Bald Eagle Avenue, Ramsey County, Minnesota.

The North 100 feet of the South 366 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

The North 100 feet of the South 266 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

The South 102 feet of the North 235 feet of the East 300 feet of the West 333 feet of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

The East 300 feet of the West 333 feet of the South 125 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4, Section 14, Township 30, Range 22, Ramsey County, Minnesota.

The South 80 feet of the North 180.75 feet of the West 363 feet of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

The South 89 feet of the North 358.75 feet of the West 363 feet of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, except Bald Eagle Avenue, Ramsey County, Minnesota.

The North 75 feet of the South 381 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

The North 75 feet of the South 306 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11. Township 30. Range 22, Ramsey County, Minnesota.

Range 22, Ramsey County, Minnesota.

The North 90 feet of the South 156 feet of the East 189 feet of the Southwest /14 of the Southeast 1/4 of Section 11, Township 30,

The North 75 feet of the South 231 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11. Township 30.

Range 22, Ramsey County, Minnesota.

Range 22, Ramsey County, Minnesota.

The North 64 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 30,

The South 70 feet of the North 192 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

AND

Lot I, Block 4, Auditor's Subdivision No. 48, Ramsey County, Minnesota.

Lot 2, Block 4, Auditor's Subdivision No. 48, Ramsey County, Minnesota.

Range 22, subject to Bald Eagle Avenue, Ramsey County, Minnesota.

Block 8 as opened per Document Numbers 356354 and 356355.

Lots I and 2, Block 8, Murray's Second Addition to White Bear Lake, Ramsey Co. Minn.

The West 70 feet of Lots 3 and 4, Block 8, Murray's Second Addition to White Bear Lake, Ramsey County, Minnesota.

AND

The South 64 feet of the North 320 feet of the East 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

The North 100.75 feet of the West 363 feet of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 30, Range 22, Ramsey

The North 100 feet of the South 166 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30,

County, Minnesota.

The North 66.5 feet of the West 333 feet of the Northwest I/4 of the Northeast I/4 of Section I4, Township 30, Range 22, Ramsey County, Minnesota.

Lots 3 and 4, except the West 70 feet thereof, Block 8, Murray's Second Addition to White Bear Lake, Ramsey County, Minnesota.

White Bear Avenue (now Bloom Avenue), as dedicated in the plat of Murray's Second Addition, adjoining Lots 1, 2, 3 and 4, Block 8, Ramsey County, Minnesota, lying north of the north line of Eighth Street extended westerly. Together with the west 15.00 feet of said

The Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota, EXCEPT North 330 feet of the West 660 feet, and EXCEPT the right-of-way of the Minneapolis, St. Paul and Sault St. Marie Railroad, also, EXCEPT the following:

A. Commencing at the intersection of the Minneapolis, St. Paul and Sault St. Marie Railroad right—of—way and the East line of Bald Eagle Avenue, thence North along said East line of said Bald Eagle Avenue, 160 feet more or less; thence East 410 feet more or less, to the right-of way of the Minneapolis, St. Paul and Sault Ste. Marie railway; thence Southwesterly along said right-of-way to place of beginning, being part of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22.

B. The tract of land lying South of Lots 6 and 7, Block 16, Town of Bald Eagle, to the North line of the Minneapolis, St. Paul and Sault Ste. Marie Railway Company right-of-way, being in the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 20.

C. The South 66 feet of said Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

D. The North I50 feet of the South 516 feet of the West 333 feet of the Southwest I/4 of the Southeast I/4 of Section II, Township 30, Range 22.

E. Commencing at a point on the East line of said Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, 285.11 feet South of the Northeast corner thereof, thence West at an angle of 90 degrees 30 feet to the place of beginning of the land to be described, thence continue West 578.00 feet to the Southerly line of right-of-way of the Minneapolis, St. Paul and Sault Ste. Marie Railway, thence Northeasterly on said Southerly line 629.80 feet to a point 30 feet West of the East line of said Southwest 1/4 of the Southeast I/4 of Section II, thence South 250.00 feet to the place of beginning.

ALSO EXCEPT THE FOLLOWING 8 PARCELS:

Range 22, Ramsey County, Minnesota.

The North 100 feet of the South 366 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

The North 100 feet of the South 266 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

The North 75 feet of the South 381 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.

The North 75 feet of the South 306 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22. Ramsey County, Minnesota.

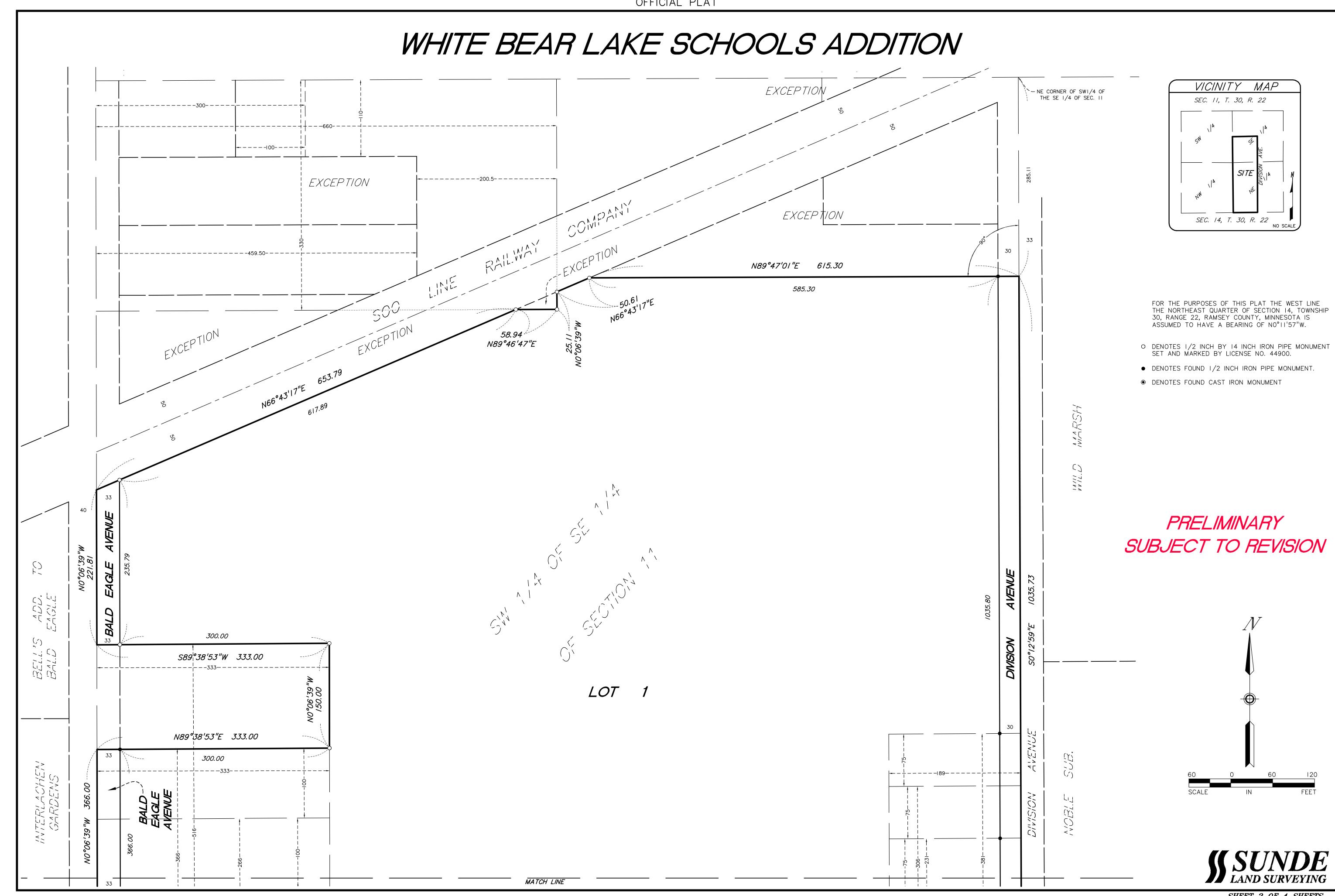
The North 75 feet of the South 231 feet of the East 189 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11. Township 30, Range 22, Ramsey County, Minnesota. The North 90 feet of the South 156 feet of the East 189 feet of the Southwest /14 of the Southeast 1/4 of Section 11, Township 30,

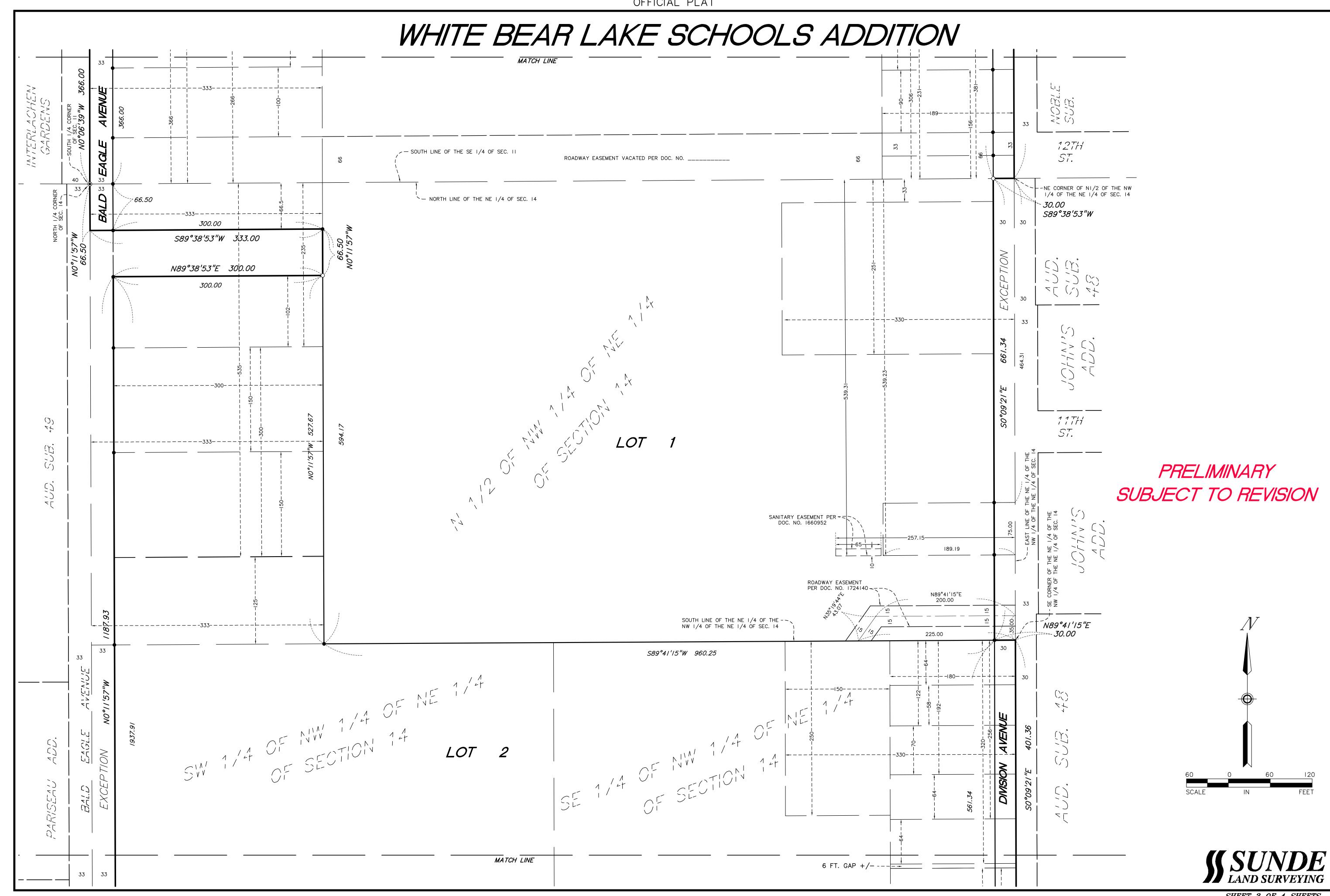
The North 100 feet of the South 166 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, subject to Bald Eagle Avenue, Ramsey County, Minnesota.

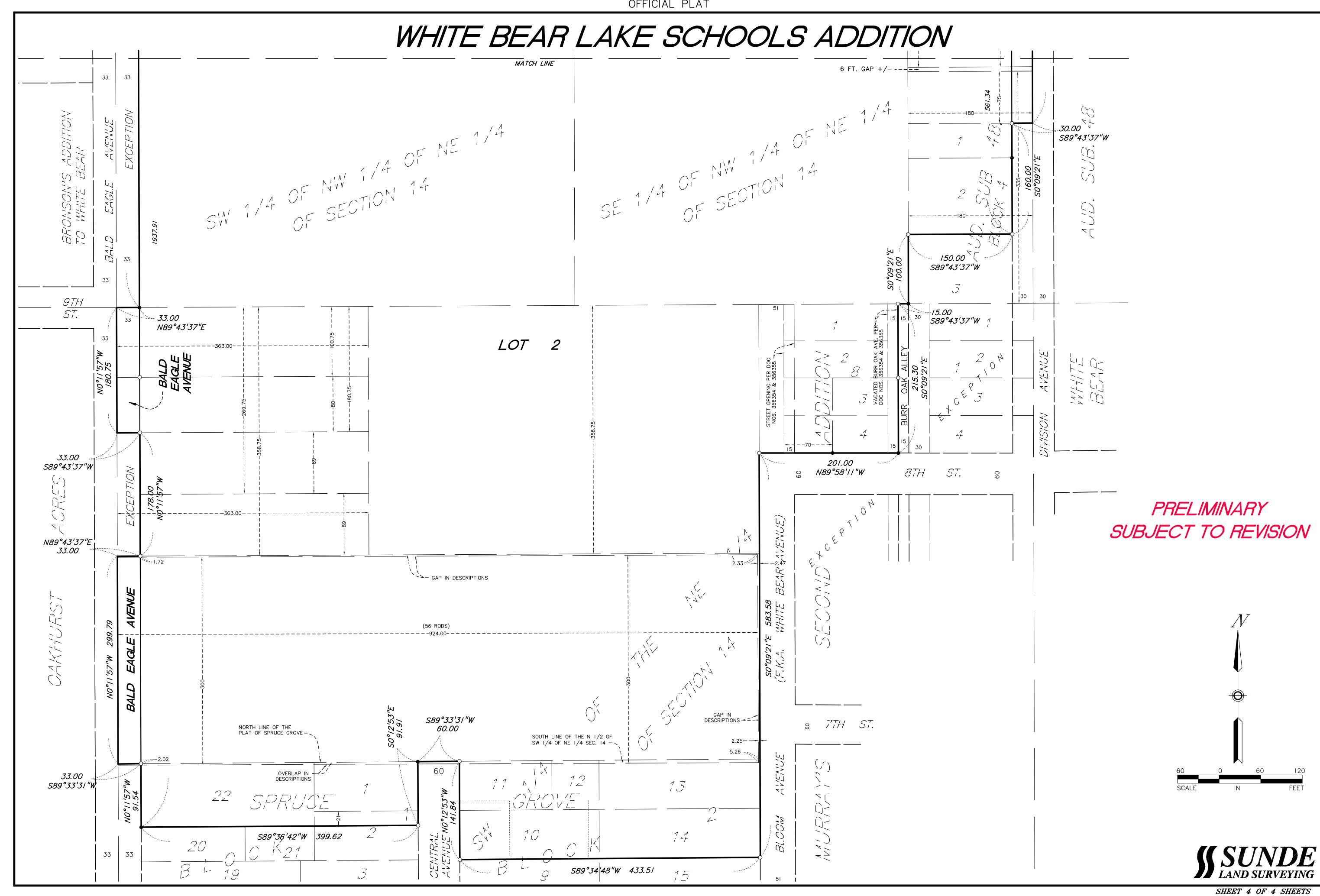
That part of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, lying North of the Minneapolis, St. Paul and Sault Ste. Marie Railroad right-of-way, except the West 600 feet thereof and except the part thereof East of the extended west line of Lot 7, Block 16, Bald Eagle, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as WHIRE BEAR LAKE SCHOOLS 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. In witness whereof said Independent School District 624, an independent school district under the laws of Minnesota, has caused these presents to be signed by its proper officers this \_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_, Signed: Independent School District 624 STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_, xxx and by \_\_\_\_\_, xxx, on behalf of said district. I, Arlee J. Carlson, 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 \_\_\_\_\_, 20\_\_\_\_, STATE OF MINNESOTA COUNTY OF \_\_\_\_\_ The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by Arlee J. Carlson, a Professional Land Surveyor. CITY OF WHITE BEAR LAKE, MINNESOTA We do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_ \_\_\_\_, 20\_\_\_, the City Council of the City of White Bear Lake, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2. have been PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_, 20\_\_\_\_. Heather L. Bestler, Ramsey County Auditor/Treasurer COUNTY SURVEYOR Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this \_\_\_\_\_ day of \_\_\_\_\_ Daniel D. Baar, L.S. Ramsey County Surveyor COUNTY RECORDER COUNTY OF RAMSEY, STATE OF MINNESOTA I hereby certify that this plat of WHITE BEAR LAKE SCHOOLS ADDITION was filed in the office of the County Recorder for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, at \_\_\_\_ o'clock \_\_.M., and was duly filed in Book \_\_\_\_\_ of Plats, Page \_\_\_\_, as Document Number \_\_\_\_\_. Deputy County Recorder





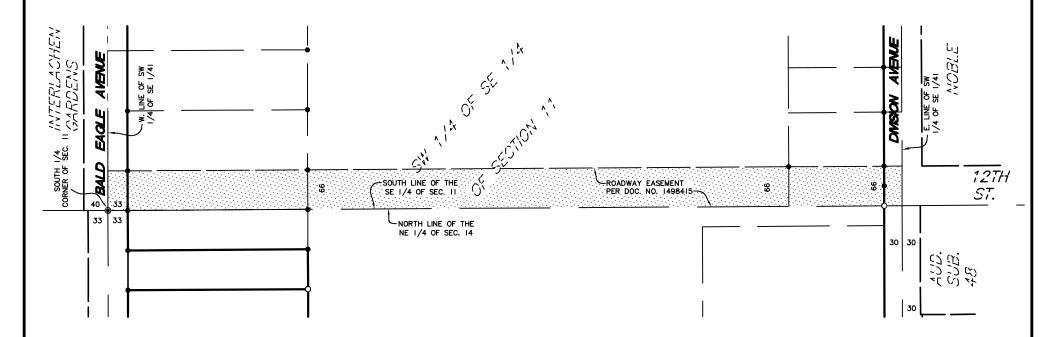




## Vacation Sketch For: WHITE BEAR LAKE SCHOOLS

### STREET VACATION DESCRIPTION

An easement for public roadway on the South 66 feet of the Southwest Quarter of the Southeast Quarter of Section II, Township 30, Range 22, Washington County, Minnesota.

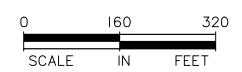


I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 19th day of July, 2024

SUNDE LAND SURVEYING LLC.

Affee J. Carlson, P.L.S. Minn. Lic. No. 44900





9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3435 952-881-2455 (Fax: 952-888-9526) www.sunde.com

### STREET VACATION DESCRIPTION

## Vacation Sketch For: WHITE BEAR LAKE SCHOOLS

White Bear Avenue (now Bloom Avenue), as dedicated in the plat of Murray's Second Addition, adjoining Lots I, 2, 3, and 4, Block 8, Ramsey County, Minnesota, lying north of the north line of Eighth Street extended westerly. Together with the west I5.00 feet of said Block 8 as opened per Document numbers 356354 and 356355.

