



**City Council
Resolution No. 2024-51**

**A RESOLUTION APPROVING A MINOR SUBDIVISION FOR A LOT LINE ADJUSTMENT AT THE PROPERTIES
LOCATED AT 55 AND 65 HARRINGTON DRIVE**

WHEREAS, on October 25, 2024, James Benson, owner of 55 Harrington Drive, and John and Jody Peltier, owners of 65 Harrington Drive (“the Applicants”), submitted a Land Use Application to request a minor subdivision for a lot line adjustment between the two properties located at 55 Harrington Drive and 65 Harrington Drive, which are legally described as:

55 Harrington Drive:

The Northwesterly 115 feet of Lot 5, Block 1, BELLE AIRE ESTATES, Hennepin County, Minnesota

65 Harrington Drive:

Lot 5, except the Northwesterly 115 feet thereof, Block 1, BELLE AIRE ESTATES, Hennepin County, Minnesota

WHEREAS, the Applicants have provided a survey showing the proposed new configuration of the mutual lot line (“Exhibit A”); and

WHEREAS, the owners of the subject properties have agreed to alter the property line running between their lots; and

WHEREAS, the lot line adjustment serves to correct existing encroachments located over both properties; and

WHEREAS, the City Council may approve a lot line adjustment, provided that the lot line adjustment does not create an unbuildable lot and that no variance is required; and

WHEREAS, the proposed lot line adjustment does not cause the lot or any structures to be in violation of the Zoning Ordinance; and

WHEREAS, on November 19, 2024 the Planning Commission held an informational meeting and made a recommendation that the City Council approve the requested minor subdivision for the lot line adjustment; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Long Lake hereby approves the Applicants request for a minor subdivision for the proposed lot line adjustment, as shown on Exhibit A.

Adopted by the City Council of the City of Long Lake this 26th day of November 2024.

BY:

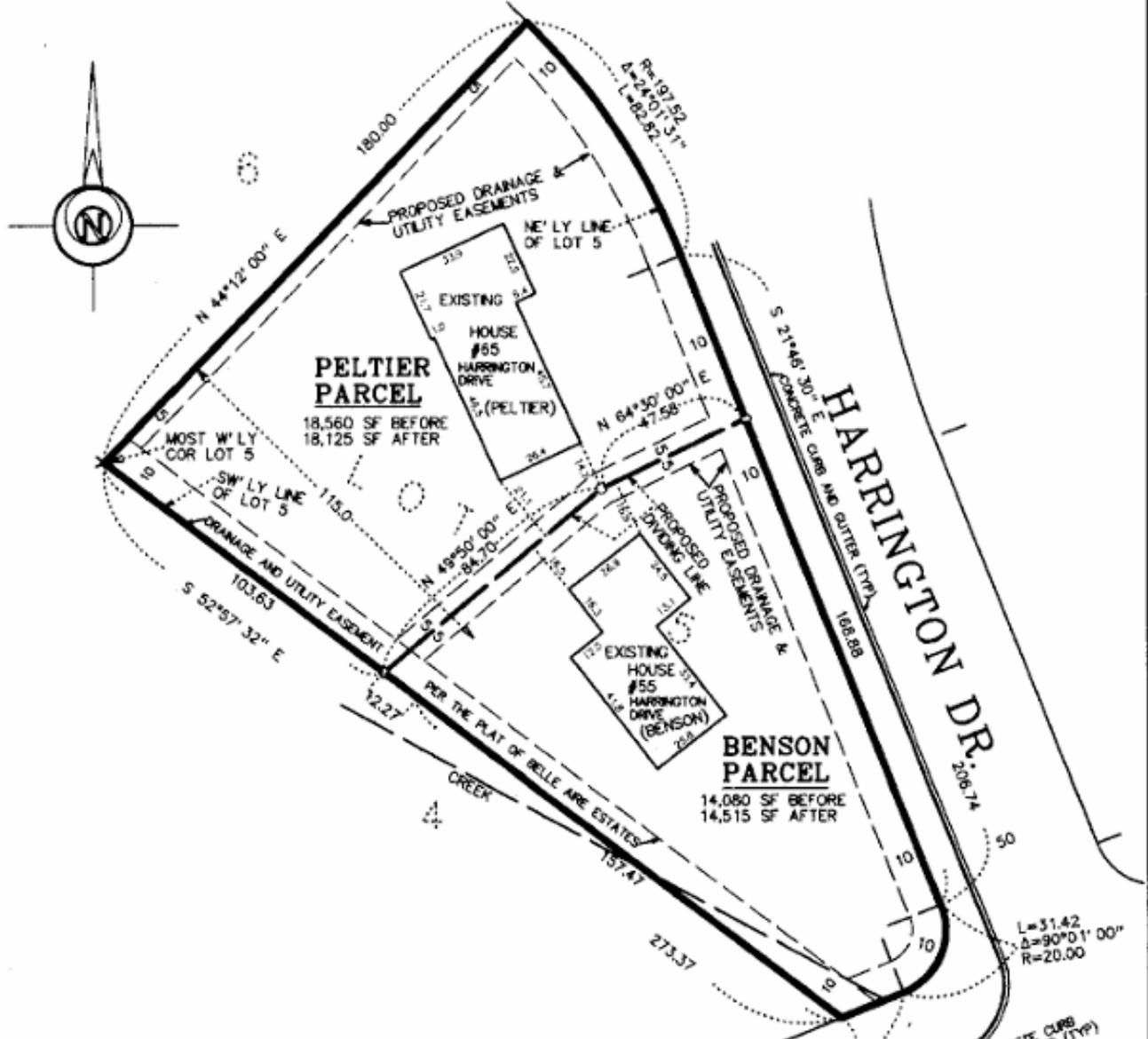
Charlie Miner, Mayor

ATTEST:

Jeanette Moeller, City Clerk

EXHIBIT A

**EASEMENT EXHIBIT FOR
JAMES BENSON
IN LOT 5, BLOCK 1, BELLE AIRE ESTATES**



PROPOSED LEGAL DESCRIPTIONS :

(Peltier) That part of Lot 5, Block 1, BELLE AIRE ESTATES lying northwesterly of the following described line and it's extensions: Commencing at the most westerly corner of said Lot 5; thence on an assumed bearing of South 52 degrees 57 minutes 32 seconds East, along the southwesterly line of said Lot 5, a distance of 103.63 feet to the point of beginning of the line being described; thence North 49 degrees 50 minutes East a distance of 84.70 feet; thence North 64 degrees 30 minutes East a distance of 47.58 feet to the northeasterly line of said Lot 5, and said line there ending.

(Benson) That part of Lot 5, Block 1, BELLE AIRE ESTATES lying southeasterly of the following described line and it's extensions: Commencing at the most westerly corner of said Lot 5; thence on an assumed bearing of South 52 degrees 57 minutes 32 seconds East, along the southwesterly line of said Lot 5, a distance of 103.63 feet to the point of beginning of the line being described; thence North 49 degrees 50 minutes East a distance of 84.70 feet; thence North 64 degrees 30 minutes East a distance of 47.58 feet to the northeasterly line of said Lot 5, and said line there ending.

SCALE
1"=50'
DATE
10-1-24
JOB NO.
24-079A