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RESOLUTION NO. 91-32

CITY OF LAKE ELMO

WASHINGTON COUNTY, MINNESOTA

A RESOLUTION GRANTING A LARGE LOT SUBDIVISION
TO RONNY D. GJERSTAD

WHEREAS, Ronny D. Gjerstad has made application to the City of Lake Elmo for a Large Lot Subdivision of the property described as follows:

the N 1/2 of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 12, Township 29, Range 21, according to the United States Government Survey thereof.

WHEREAS, the Planning Commission considered this application at a public hearing on September 9, 1991, and recommended the above described parcel be subdivided into two parcels described as follows:

PARCEL A:

All that part of the North Half of the West Half of the East Half of the Northwest Quarter of Section 12, Township 29 North, Range 21 West, City of Lake Elmo, Washington County, Minnesota, described as follows:

Beginning at the northwest corner of said North Half of the West Half of the East Half of the Northwest Quarter; thence South 00 degrees 59 minutes 36 seconds East, bearings are assumed, along the west line of said North Half of the West Half of the East Half of the Northwest Quarter, a distance of 1317.87 feet to its intersection with the south line of said North Half of the West Half of the East Half of the Northwest Quarter; thence North 88 degrees 18 minutes 21 seconds East, along said south line, a distance of 657.34 feet to its intersection with the east line of said North Half of the West Half of the East Half of the Northwest Quarter; thence North 01 degrees 01 minutes 50 seconds West, along said east line, a distance of 144.70 feet; thence North 46 degrees 42 minutes 52 seconds West, a distance of 638.58 feet to its intersection with the east line of the west 200.00 feet of said North Half of the West Half of the East Half of the Northwest Quarter; thence North 00 degrees 59 minutes 36 seconds West, along said east line of the west 200.00 feet, a distance of 722.00 feet to its intersection with the north line of said North Half of the West Half of the East Half of the Northwest Quarter; thence South 88 degrees 14 minutes 05 seconds West, along said north line, a distance of 200.02 feet to the point of beginning.

This parcel contains 9.94 acres, more or less, and is subject to the right of way of 50TH Street North, drainage easements to the City of Lake Elmo and other easements, covenants and restrictions of record.

PARCEL B:

All that part of the North Half of the West Half of the East Half of the Northwest Quarter of Section 12, Township 29 North, Range 21 West, City of Lake Elmo, Washington County, Minnesota, described as follows:

Commencing at the southeast corner of said North Half of the West Half of the East Half of the Northwest Quarter; thence North 01 degrees 01 minutes 50 seconds West, assumed bearing, along the east line of said North Half of the West Half of the East Half of the Northwest Quarter, a distance of 144.70 feet to the point of beginning of the parcel of land to be described; thence North 46 degrees 42 minutes 52 seconds West, a distance of 638.58 feet to its intersection with the east line of the west 200.00 feet of said North Half of the West Half of the East Half of the Northwest Quarter; thence North 00 degrees 59 minutes 36 seconds West, along said east line of the west 200.00 feet, a distance of 722.00 feet to its intersection with the north line of said North Half of the West Half of the East Half of the Northwest Quarter; thence North 88 degrees 14 minutes 05 seconds East, along said north line, a distance of 456.47 feet to its intersection with said east line of the North Half of the West Half of the East Half of the Northwest Quarter; thence South 01 degrees 01 minutes 50 seconds East, along said east line, a distance of 1173.98 feet to the point of beginning.

This parcel contains 9.94 acres, more or less, and is subject to the right of way of 50TH Street North, drainage easements to the City of Lake Elmo and other easements, covenants and restrictions of record.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lake Elmo as follows, to wit:

The application of Ronny D. Gjerstad for a Large Lot Subdivision of the real estate described above, be and the same hereby is granted, subject to the following conditions:

1. The applicant pays a park dedication fee of \$700 for the newly created lot.
2. The applicant provides a 40.00 foot wide easement for roadway purposes over and across the north 40.00 feet of the North Half of the West Half of the East Half of the Northwest Quarter of Section 12, Township 29 North, Range 21 West.
3. The applicant install an 18" driveway culvert on 50th Street with safety aprons.
4. The new driveway in proposed Parcel A cannot be in or through drainage easements.

5. The applicant provide satisfactory perk tests on Parcel A.

6. The justification of the City Council for granting the variances for road frontage and lot width to depth ratio being the preservation of historical structures and the contour of the land providing access to those structures.

7. The applicant provide drainage easements for drainage purposes over and across that part of the North Half of the West Half of the East Half of the Northwest Quarter of Section 12, Township 29 North, Range 21 West, City of Lake Elmo described as follows:

Drainage Easement No. 1

Beginning at the southeast corner of the north 40.00 feet of the west 200.00 feet of said North Half of the West Half of the East Half of the Northwest Quarter; thence South 00 degrees 59 minutes 36 seconds East, assumed bearing, along the east line of said west 200.00 feet, a distance of 65.00 feet; thence South 27 degrees 20 minutes 00 seconds West, a distance of 149.00 feet; thence North 83 degrees 18 minutes 00 seconds West, a distance of 54.00 feet; thence North 14 degrees 49 minutes 00 seconds East, a distance of 195.36 feet to its intersection with the south line of said north 40.00 feet; thence North 88 degrees 14 minutes 05 seconds East, along said south line of the north 40.00 feet, a distance of 70.99 feet to the point of beginning.

Drainage Easement No. 2

Commencing at the northwest corner of said North Half of the West Half of the East Half of the Northwest Quarter; thence South 00 degrees 59 minutes 36 seconds East, assumed bearing, along the west line of said North Half of the West Half of the East Half of the Northwest Quarter, a distance of 760.00 feet to the point of beginning of the easement to be described; thence South 37 degrees 17 minutes 00 seconds East, a distance of 100.00 feet; thence North 40 degrees 00 minutes 00 seconds East, a distance of 74.00 feet; thence North 07 degrees 00 minutes 00 seconds East, a distance of 191.00 feet; thence South 77 degrees 53 minutes 12 seconds West, a distance of 136.86 feet to its intersection with said west line of the North Half of the West Half of the East Half of the Northwest Quarter; thence South 00 degrees 59 seconds 36 seconds East, along said west line, a distance of 138.00 feet to the point of beginning.

Drainage Easement No. 3

Commencing at the northwest corner of said North Half of the West Half of the East Half of the Northwest Quarter; thence South 00 degrees 59 minutes 36 seconds East, assumed bearing, along the west line of said North Half of the West Half of the East Half of the Northwest Quarter, a distance of 1189.26 feet to the point of beginning of the easement to be described; thence South 49 degrees 46 minutes 47 seconds East a distance of 39.00 feet; thence North 50 degrees 00 minutes 00 seconds East, a distance of 136.00 feet; thence North 28 degrees 26 minutes 53 seconds West, a distance of 66.81 feet; thence North 75 degrees 00 minutes 00 seconds West, a distance of 58.00 feet; thence North 40 degrees 00 minutes 00 seconds West, a distance of 77.00 feet to its intersection with said west line of the North Half of the West Half of the East Half of the Northwest Quarter; thence South 00 degrees 59 minutes 36 seconds East, along said west line, a distance of 195.00 feet to the point of beginning.

Drainage Easement No. 4


Beginning at the southwest corner of said North Half of the West Half of the East Half of the Northwest Quarter; thence North 00 degrees 59 minutes 36 seconds West, assumed bearing, along the west line of said North Half of the West Half of the East Half of the Northwest Quarter, a distance of 24.41 feet; thence North 57 degrees 30 minutes 00 seconds East, a distance of 64.00 feet; thence North 87 degrees 23 minutes 00 seconds East, a distance of 110.00 feet; thence South 11 degrees 04 minutes 47 seconds East, a distance of 59.76 feet to its intersection with the south line of said North Half of the West Half of the East Half of the Northwest Quarter; thence South 88 degrees 18 minutes 21 seconds West, along said south line, a distance of 175.00 feet to the point of beginning.

Drainage Easement No. 5

Beginning at the southeast corner of said North Half of the West Half of the East Half of the Northwest Quarter; thence South 88 degrees 18 minutes 21 seconds West, assumed bearing, along the south line of said North Half of the West Half of the East Half of the Northwest Quarter, a distance of 148.00 feet; thence North 09 degrees 00 minutes 00 seconds West, a distance of 130.00 feet; thence North 29 degrees 14 minutes 00 seconds West, a distance of 250.00 feet; thence North 39 degrees 51 minutes 00 seconds East, a distance of 293.00 feet; thence North 12 degrees 00 minutes 00 seconds East, a distance of 82.00 feet; thence North 13 degrees 00 minutes 00 seconds West, a distance of 101.00 feet; thence North 88 degrees 00 minutes 00 seconds East, a distance of 50.00 feet; thence South 68 degrees 42 minutes 33 seconds East, a distance of 48.50 feet to its intersection with the east line of said North Half of the West Half of the East Half of the Northwest Quarter; thence South 01 degrees 01 minutes 50 seconds East, along said east line, a distance of 730.00 feet to the point of beginning.

ADOPTED, by the City Council of the City of Lake Elmo
this 1st day of October, 1991.

Signed:


David Johnson, Mayor

ATTEST:


Mary Kueffner, City Administrator