

Document NO.  
761132

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

RESOLUTION 93-67

A RESOLUTION GRANTING A MINOR SUBDIVISION TO  
WAYNE MARZOLF (JONI FOSTER)

WHEREAS, Wayne Marzolf and Joni Foster made application to the City of Lake Elmo for a minor subdivision pursuant to Section 401.042 of the Lake Elmo municipal Code of the following described parcel of land:

That Part of the SW1/4 of the NW1/4 and of Government Lot 2, Section 27, Township 29, Range 21, Washington County, Minnesota, lying southerly of the tract of land sold to Washington County by Dayton Development Company September 30, 1975, recorded as Document No. 338329, and which part lies south and west of the following described line: Commencing at the West Quarter corner of said Section 27; thence on a grid bearing of South 0 degrees 43 minutes 4 second East, along the east line of said Section 27 a distance of 657.18 feet to the point of beginning of the line to be described; thence South 89 degrees 11 minutes 51 seconds West 2125.75 feet; thence South 0 degrees 42 minutes 41 seconds East 153.25 feet; thence South 89 degrees 11 minutes 51 seconds West 1113.73 feet; thence North 34 degrees 41 minutes 56 seconds West 695.58 feet; thence North 0 degrees 42 minutes 41 seconds West 466 feet; thence North 67 degrees 22 minutes 53 seconds West 1450.82 feet; thence North 0 degrees 33 minutes 40 seconds West 219.31 feet; thence South 89 degrees 11 minutes 48 seconds West 317.27 feet more or less to a point on the West line of said Section 27 distant 1029.01 feet north to the West Quarter corner of said Section and there ending.

WHEREAS, the Lake Elmo Planning Commission considered this request at a regularly scheduled meeting on August 23, 1993, recommended approval of the requested minor subdivision, based on the following findings of fact:

1. The subject land is designated RAD on the City Land Use Plan Map;
2. The property is zoned Rural Residential (RR)
3. The minimum lot size in the RR zoning district is 10 acres
4. No Variances are requested

NOW, THEREFORE, BE IT RESOLVED that a minor subdivision is hereby granted to Wayne Marzolf and Joni Foster and said minor subdivision shall result in the following described parcels:

**Marzolf Parcel:**

That part of the SW1/4 of the NW1/4 and of Government Lot 2, Section 27, Township 29, Range 21, Washington County, Minnesota, lying southerly of the tract of land sold to Washington County by Dayton Development Company September 30, 1975, recorded as Document No. 338329, and which part lies south and west of the following described line: commencing at the West Quarter corner of said Section 27; thence on a grid bearing of South 0 degrees 43 minutes 4 seconds East, along the east line of said Section 27 a distance of 657.18 feet to the point of beginning of the line to be described; thence South 89 degrees 11 minutes 51 seconds West 2125.75 feet; thence South 0 degrees 42 minutes 41 seconds East 153.25 feet; thence South 89 degrees 11 minutes 51 seconds West 1113.73 feet; thence North 34 degrees 41 minutes 56 seconds West 695.58 feet; thence North 0 degrees 42 minutes 41 seconds West 466 feet; thence North 67 degrees 22 minutes 53 seconds West 1450.82 feet; thence North 0 degrees 33 minutes 40 seconds West 219.31 feet; thence south 89 degrees 11 minutes 48 seconds West 317.27 feet more or less to a point on the west line of said Section 27 distant 1029.01 feet north to the West quarter corner of said Section and there ending, less that part of the Southwest Quarter (S.W. 1/4) of the Northwest Quarter (N.W. 1/4) and Government Lot 2, all in Section 27, township 29 North, Range 21 West, described as follows: beginning at a point on the south line of said Northwest Quarter (N.W. 1/4) 673.00 feet east of the west quarter corner of Section 27; thence continuing South 89 degrees 59 minutes 17 seconds East along the south line of said Northwest Quarter (N.W. 1/4) 978.73 feet; thence North 00 degrees 06 minutes 40 seconds East along the west line of the Washington County Park Document No. 338329 a distance of 233.45 feet to a Washington County monument; thence North 66 degrees 33 minutes 32 seconds West along the southerly line of the Washington County Park line 1064.92 feet; thence South 00 degrees 11 minutes 17 seconds West 656.90 feet to the point of beginning, containing 10 acres more or less.

**Foster Parcel:**

That part of the Southwest Quarter (S.W. 1/4) of the Northwest Quarter (N.W. 1/4) and Government Lot 2, all in Section 27, Township 29 North, Range 21 West, described as follows: Beginning at a point on the south line of said Northwest Quarter (N.W. 1/4) 673.00 feet east of the west quarter corner of Section 27; thence continuing South 89 degrees 59 minutes 17 seconds East along the south line of said Northwest Quarter (N.W. 1/4) 978.73 feet; thence North 00 degrees 06 minutes 40 seconds East along the west line of the Washington County Park Document No. 338329 a distance of 233.45 feet to a Washington County monument; thence North 66 degrees 33 minutes 32 seconds West along the southerly line of the Washington County Park line 1064.92 feet; thence South 00 degrees 11 minutes 17 seconds West 656.90 feet to the point of beginning, containing 10 acres more or less.


BE IT FURTHER RESOLVED, that this minor subdivision is conditioned as follows:

1. A 33 foot right-of-way easement be dedicated to the City across the Marzolf and Foster parcels.
2. A park dedication fee in the amount of \$700 be paid for the newly created lot.
3. Applicant will provide a percolation test to the City's Building Official showing that all sewage treatment ordinances can be met, including a site for a second drainfield.
4. The 7.7 acre parcel must be consolidated with the 2.3 acre parcel as required by City Code.

Adopted this 7th day of September, 1993, by the Lake Elmo City Council.

  
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Wyn John, Mayor

Attest

  
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Mary Kueffner, City Administrator

