

City of Lake Elmo
Washington County, Minnesota

Resolution 94-33

A Resolution Granting a Minor Subdivision to
Howard Michels

WHEREAS, Howard Michels 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.

All that part of the SE 1/4 of the SW 1/4 Sec. 16, Twn. 29, R. 21, lying S of the Chicago, Northwestern Railroad (formerly Chicago, St. Paul, Minneapolis and Omaha Railroad as described in that Warranty Deed dated July 1-1882, and recorded July 7-1882, in Book 7 of Deeds, page 106, in the office of the Register of Deeds for Washington County, Minn.); excepting therefrom Bau Haven Plat dated November 22-1961, and recorded Dec. 21, 1961, in Book E of Plats, p. 13, in the office of the Register of Deeds for Washington County, Minnesota.

and

The SW 1/4 of the SE 1/4 of Sec. 16, Tp. 29, Rge. 21, lying S of the Chicago, Northwestern Railroad (formerly Chicago, St. Paul, Minneapolis and Omaha Railroad as described in that Warranty Deed dated July 1-1882, and recorded July 7-1882, in Book 7 of Deeds, page 106, in the office of the Register of Deeds for Washington County, Minn.), except the E 10 acres. Free from all incumbrances subject to that Highway easement to the State of Minnesota dated March 2-1953, and recorded April 14-1953 in Book 183 of Deeds, page 274; and subject to that easement to the Northern States Power Co. dated Aug. 15-1962, and recorded Aug. 17-1962 in Book 250 of Deeds, page 23; and further, subject to that right of way conveyance to the Standard Oil Co., dated July 12-1946, and recorded September 4-1946, in Book 150 of Deeds, page 247.

WHEREAS, the Lake Elmo Planning Commission considered the request for a minor subdivision on December 12, 1994; and recommended unanimously that a minor subdivision be granted as well as a variance for lot ratio the hardship being the topography of the land; and

WHEREAS, the Lake Elmo City Council reviewed the recommendations of the Planning Commission at its meeting held on December 20, 1994, and has determined that the application for a minor subdivision is in compliance with the regulations of the City.

NOW, THEREFORE, BE IT RESOLVED that a minor subdivision and lot ratio variance is hereby granted and said minor subdivision shall result in the following described parcels:

Parcel A

That part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 29 North, Range 21 West, Washington County, Minnesota described as follows:

Commencing at the southeast corner of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 06 minutes 43 seconds East, assumed bearing, along the east line of said Southwest Quarter of the Southeast Quarter a distance of 119.77 feet to the northeast corner of Parcel 40 of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 23, recorded as Document No. 393903 in the office of the County Recorder, Washington County, Minnesota and the point of beginning; thence continue North 00 degrees 06 minutes 43 seconds East along said east line 744.79 feet to the southeasterly corner of the tract described in Book "X" of Deeds, page 480, as recorded in said office of the County Recorder, thence South 87 degrees 00 minutes 59 seconds West along the southerly line of said tract 600.00 feet to the northeasterly corner of the tract described in Book 7 of Deeds, page 106, as recorded in said office of the County Recorder; thence South 02 degrees 59 minutes 01 second East along the easterly line of said tract 50.00 feet to the southeast corner of said tract; thence South 87 degrees 00 minutes 59 seconds West along the southerly line of said tract 391.51 feet; thence South 66 degrees 00 minutes 00 seconds East 58.09 feet; thence South 45 degrees 00 minutes 00 seconds East 196.00 feet; thence South 46 degrees 00 minutes 00 seconds East 129.00 feet; thence North 84 degrees 00 minutes 00 seconds East 52.00 feet; thence South 67 degrees 00 minutes 00 seconds East 77.00 feet; thence South 11 degrees 00 minutes 00 seconds East 107.00 feet; thence North 84 degrees 00 minutes 00 seconds East 84.00 feet; thence North 49 degrees 00 minutes 00 seconds East 137.00 feet; thence South 70 degrees 00 minutes 00 seconds East 77.00 feet to the west line of the East 300.00 feet of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 06 minutes 43 seconds West along said west line 356.63 feet to the northerly line of said Parcel 40; thence North 87 degrees 36 minutes 06 seconds East along said northerly line 137.01 feet to boundary corner B 12 as designated on said plat; thence North 02 degrees 23 minutes 54 seconds West along said northerly line 10.00 feet to boundary corner B 13 as designated on said plat; thence North 87 degrees 36 minutes 06 seconds East along said northerly line 163.72 feet to the point of beginning, containing 9.40 acres, more or less.

Parcel B

That part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 29 North, Range 21 West, Washington County, Minnesota lying northerly of Parcel 40 of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 23, recorded as Document No. 393903 in the office of the County Recorder, Washington County, Minnesota; lying southerly of the Chicago and Northwestern Railroad right-of-way; and lying westerly of the following described line:

Commencing at the southeast corner of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 06 minutes 43 seconds East, assumed bearing, along the east line of said Southwest Quarter of the Southeast Quarter a distance of 864.56 feet to the southeasterly corner of the tract described in Book "X" of Deeds, page 480, as recorded in said office of the County Recorder, thence South 87 degrees 00 minutes 59 seconds West along the southerly line of said tract 600.00 feet to the northeasterly corner of the tract described in Book 7 of Deeds, page 106, as recorded in said office of the County Recorder; thence South 02 degrees 59 minutes 01 second East along the easterly line of said tract 50.00 feet to the southeast corner of said tract; thence South 87 degrees 00 minutes 59 seconds West along the southerly line of said tract 391.51 feet to the point of beginning of the line to be described; thence South 66 degrees 00 minutes 00 seconds East 58.09 feet; thence South 45 degrees 00 minutes 00 seconds East 196.00 feet; thence South 46 degrees 00 minutes 00 seconds East 129.00 feet; thence North 84 degrees 00 minutes 00 seconds East 52.00 feet; thence South 67 degrees 00 minutes 00 seconds East 77.00 feet; thence South 11 degrees 00 minutes 00 seconds East 107.00 feet; thence North 84 degrees 00 minutes 00 seconds East 84.00 feet; thence North 49 degrees 00 minutes 00 seconds East 137.00 feet; thence South 70 degrees 00 minutes 00 seconds East 77.00 feet to the west line of the East 300.00 feet of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 06 minutes 43 seconds West along said west line 356.63 feet to the northerly line of said Parcel 40 and said line there terminate.

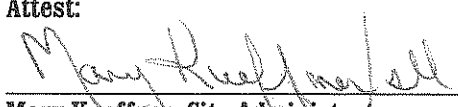
BE IT FURTHER RESOLVED, that minor subdivision is conditioned as follows:

1. Payment of a Park Dedication fee in the amount of \$700 for the newly created lot.

Adopted by the Lake Elmo City Council this 20th day of December, 1994


Wyn John, Mayor

Attest:


Mary Kueffner, City Administrator

NORTHWESTERN RAILROAD

TRACT DESCRIBED IN BOOK 7 OF DEEDS, PAGE 106

TRACT DESCRIBED IN BOOK 7 OF DEEDS, PAGE 480

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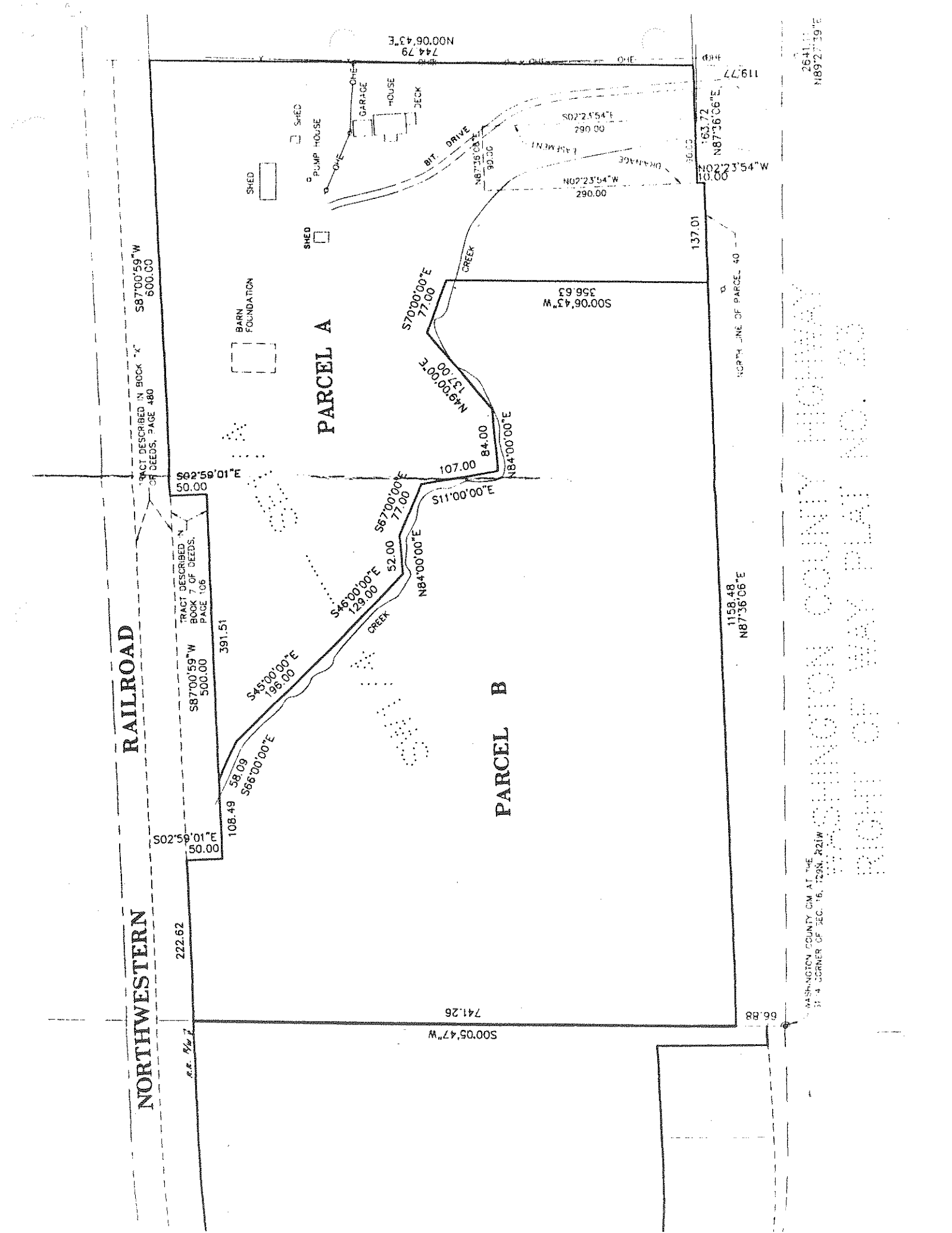
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WASHINGTON COUNTY, CM AT THE
31.4 CORNER OF SEC. 16, T29N, R21W

WASHINGTON COUNTY, CM AT THE
31.4 CORNER OF SEC. 16, T29N, R21W
PLOT OF WAY PLAT NO. 23