

Easement #
876468

City of Lake Elmo
Washington County, Minnesota

Resolution 96-4

A Resolution Granting a Minor Subdivision (Lot-Line Adjustment)
to Kenneth and Janet Sovereign

WHEREAS, Kenneth L. and Janet L. Sovereign have 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; to wit:

Part of Government Lot 1 and 2, Section 8, Township 29, Range 21, lying E'ly of Olson Lake Road as dedicated by plat of Olson Park and lying W'ly of following described lines: Commence at East 1/4 corner of said Section 8 east line of said Section 8 being taken as due N-S line thence S 89°25'10" West 78.78 ft. along south line of said Government Lot 2 to point on NE'ly line of Olson Lake Road (County Easement) being point of beginning; thence N 53°45'30" West 160.5 ft.; thence N 64°35'30" West 384.45 ft. to point hereafter referred to as point "A"; thence N 33°42' East 250 ft. more or less to Shore line of Olson Lake; thence N'ly along said shoreline 42 ft. more or less to intersection with line bearing S 33°47' West said line commencing at point N 64°35'30" West distance 43.05 ft. from said point "A" and is referred hereafter as point "B"; thence S 33°47' West to said point "B" distance of 255 ft. more or less; thence N 64°35'30" West 67.2 ft.; thence N 41°58'30" West 156.8 ft.; thence N 22°43'30" West 201 ft.; thence N 23°52'30" West 108.5 ft. to point hereafter referred to as point "C"; thence N 67°13' East 240 ft. more or less to shoreline of Olson Lake; thence N'ly 25 ft. more or less along said shoreline to intersection with line bearing S 67°13' West, said line commence at a point N 23°52'30" West distance 25 ft. from said point "C" and is referred hereafter as point "D"; thence S 67°13' West to said point "D" distance of 240 ft. more or less; thence N 23°52'30" West 175 ft.; thence N 14°18'30" West 253.38 ft.; thence N 19°57'30" West 12 ft. to point hereafter referred to as point "E"; thence N 67°12'30" East 200 ft. more or less to shoreline of Olson Lake; thence N'ly 61 ft. more or less along said shoreline to intersection with line bearing S 72°03' West, said line commence at point N 19°57'30" West distance 78 ft. from said point "E" and is referred hereafter as point "F"; thence S 72°03' West to said point "F" distance of 200 ft. more or less said point being on E'ly line of Olson Lake Road and there terminating. Subject to any county right of way in above described land lying between Old Olson Lake Road (county easement) and N'ly line of Olson Lake Road, as relocated 66 ft. being dedicated by plat of Olson Park all above being subject to easement and reservations of record; EXCEPT All that part of Government Lot Two (2), Section Eight (9), Township Twenty-nine (29), North of Range Twenty-one (21) West, described as follows: Commencing at the East Quarter corner of said Sec. 8, the East line of said Sec. 8 being taken as due North and South line, thence S 89°25'10" W 78.78 feet along the South line of said Gov't Lot 2 to a point on the Northeasterly line of Olson Lake Road, thence N 53°45'30" W for 160.5 feet, thence N 64°35'30" W 384.45 feet to the point of beginning of this description; thence continuing N 64°35'30" W along the East line of Olson lake Road for a distance of 43.05 feet; thence N 33°47' E for a distance of 238.49 feet; thence S 56°13'30" E for a distance of 43.05 feet along the shore line of Olson Lake; thence S 33°47' W to the point of beginning;

AND EXCEPT

All that part of Government Lot Two (2), Section Eight (8), Township Twenty-nine (29) North of Range Twenty-one (21) West, lying between the Northwesterly line of Old Olson Lake Road (County easement) and the Northeasterly line of Olson Lake Road as relocated (in approximately 1962) described as follows: Commencing at the East Quarter corner of said Section Eight (8), thence South Eighty-nine (89) degrees, Twenty-five (25) minutes and Ten (10) seconds West along the South line of said Government Lot Two (2) a distance of Seventy-eight and Seventy-eight/One-hundredths (78.78) feet to the point of beginning of the parcel herein described, thence North Fifty-three (53) degrees, Forty-five (45) minutes and Thirty (30) seconds West a distance of One Hundred Sixty and Five-tenths (160.5) feet along the Northeasterly line of said Old Olson Lake Road, thence North Sixty-four (64) degrees, Thirty-five (35) minutes and Thirty (30) seconds West a distance of One Hundred Fifteen and Eight-tenths (115.8) feet along the Northeasterly line of said Old Olson Lake Road, thence South Thirty-three (33) degrees, Eleven (11) minutes and Forty-five (45) seconds West a distance of Forty-one and Two-tenths (41.2) feet, more or less, along a line in extension of a radial line of the following described curve, to the Northeasterly line of Olson Lake Road as relocated; thence Southeasterly along said Northeasterly line, being on a curve to the right with a radius of Seven Hundred Forty-Nine and Two-tenths (749.2) feet, for an arc length of One Hundred Eighty-four (184) feet, more or less, to a point on the South line of said Government Lot Two (2), thence North Eighty-nine (89) degrees, Twenty-five (25) minutes and Ten (10) seconds East a distance of One Hundred Ten (110) feet, more or less, along the South line of said Government Lot Two (2) to the point of beginning, and

All that part of the Northeast Quarter of the Southeast Quarter ($NE\frac{1}{4}SE\frac{1}{4}$) of Section Eight (8), Township Twenty-nine (29) North, Range Twenty-one (21) West, lying between the Northeasterly line of Old Olson Lake Road (county easement) and the Northeasterly line of Olson Lake Road as relocated (in approximately 1962) described as follows: Commencing at the East Quarter Corner of said Section Eight (8), thence South Eighty-nine (89) degrees, Twenty-five (25) minutes and Ten (10) seconds West along the North line of the said Northeast Quarter of the Southeast Quarter ($NE\frac{1}{4}SE\frac{1}{4}$) of Section Eight (8) a distance of Seventy-eight and Seventy-eight One-hundredths (78.78) feet to the point of beginning of the parcel herein described, thence South Thirty-one (31) degrees, Fifty-nine (59) minutes and Thirty (30) seconds East a distance of One Hundred Seven and Seven-tenths (107.7) feet along the Northeasterly line of said Old Olson Lake Road, thence South Fifty-nine (59) degrees, Forty-five (45) minutes and Fifty (50) seconds West a distance of Seventy-seven and six-tenths (77.6) feet, more or less along a line in extension of a radial line of the following described curve, to the Northeasterly line of Olson Lake Road as relocated; thence Northwesterly along said Northeasterly line, being on a curve to the left with a radius of Seven Hundred Forty-nine and two-tenths (749.2) feet, for an arc length of One Hundred Sixty-five (165) feet, more or less, to a point on the North line of said Northeast Quarter of the Southeast Quarter ($NE\frac{1}{4}SE\frac{1}{4}$) of Section Eight (8); thence North Eighty-nine (89) degrees, Twenty-five (25) minutes and Ten (10) seconds East a distance of One Hundred Ten (110) feet, more or less, along the North line of said Northeast Quarter of the Southeast Quarter ($NE\frac{1}{4}SE\frac{1}{4}$) of Section Eight (8) to the point of beginning.

WHEREAS, the Lake Elmo Planning Commission considered the request for a minor subdivision at its January 22, 1996, and February 12, 1996, meetings and unanimously recommended its approval.

NOW, THEREFORE, BE IT RESOLVED that based upon the favorable recommendation of the Planning Commission, a minor subdivision is hereby granted and said minor subdivision shall result in the following described parcels.

Parcel A

Part of Government Lot 1 and 2, Section 8, Township 29, Range 21, lying E'ly of Olson Lake Road as dedicated by plat of Olson Park and lying W'ly of following described lines: Commence at East 1/4 corner of said Section 8 east line of said Section 8 being taken as due N-S line thence S 89°25'10" West 78.78 ft. along south line of said Government Lot 2 to point on NE'ly line of Olson Lake Road (County Easement) being point of beginning; thence N 53°45'30" West 160.5 ft.; thence N 64°35'30" West 384.45 ft. to point hereafter referred to as point "A"; thence N 33°42' East 250 ft. more or less to Shore line of Olson Lake; thence N'ly along said shoreline 42 ft. more or less to intersection with line bearing S 33°47' West said line commencing at point N 64°35'30" West distance 43.05 ft. from said point "A" and is referred hereafter as point "B"; thence S 33°47' West to said point "B" distance of 255 ft. more or less; thence N 64°35'30" West 67.2 ft.; thence N 41°58'30" West 156.8 ft.; thence N 22°43'30" West 201 ft.; thence N 23°52'30" West 108.5 ft. to point hereafter referred to as point "C"; thence N 67°13' East 240 ft. more or less to shoreline of Olson Lake; thence N'ly 25 ft. more or less along said shoreline to intersection with line bearing S 67°13' West, said line commence at a point N 23°52'30" West distance 25 ft. from said point "C" and is referred hereafter as point "D"; thence S 67°13' West to said point "D" distance of 240 ft. more or less; thence N 23°52'30" West 175 ft.; thence N 14°18'30" West 253.38 ft.; thence N 19°57'30" West 12 ft. to point hereafter referred to as point "E"; thence N 67°12'30" East 200 ft. more or less to shoreline of Olson Lake; thence N'ly 61 ft. more or less along said shoreline to intersection with line bearing S 72°03' West, said line commence at point N 19°57'30" West distance 78 ft. from said point "E" and is referred hereafter as point "F"; thence S 72°03' West to said point "F" distance of 200 ft. more or less said point being on E'ly line of Olson Lake Road and there terminating. Subject to any county right of way in above described land lying between Old Olson Lake Road (county easement) and N'ly line of Olson Lake Road, as relocated 66 ft. being dedicated by plat of Olson Park all above being subject to easement and reservations of record; EXCEPT All that part of Government Lot Two (2), Section Eight (9), Township Twenty-nine (29), North of Range Twenty-one (21) West, described as follows: Commencing at the East Quarter corner of said Sec. 8, the East line of said Sec. 8 being taken as due North and South line, thence S 89°25'10" W 78.78 feet along the South line of said Gov't Lot 2 to a point on the Northeasterly line of Olson Lake Road, thence N 53°45'30" W for 160.5 feet, thence N 64°35'30" W 384.45 feet to the point of beginning of this description; thence continuing N 64°35'30" W along the East line of Olson lake Road for a distance of 43.05 feet; thence N 33°47' E for a distance of 238.49 feet; thence S 56°13'30" E for a distance of 43.05 feet along the shore line of Olson Lake; thence S 33°47' W to the point of beginning;

AND EXCEPT

All that part of Government Lot Two (2), Section Eight (8), Township Twenty-nine (29) North of Range Twenty-one (21) West, lying between the Northeasterly line of Old Olson Lake Road (County easement) and the Northeasterly line of Olson Lake Road as relocated (in approximately 1962) described as follows: Commencing at the East Quarter corner of said Section Eight (8), thence South Eighty-nine (89) degrees, Twenty-five (25) minutes and Ten (10) seconds West along the South line of said Government Lot Two (2) a distance of Seventy-eight and ^{One Hundredths} Seventy-eight (78.78) feet to the point of beginning of the parcel herein described, thence North Fifty-three (53) degrees, Forty-five (45) minutes and Thirty (30) seconds West a distance of One Hundred and Five-tenths (160.5) feet along the Northeasterly line of said Olson Lake Road, thence North Sixty-four (64) degrees, Thirty-five (35) minutes and Thirty (30) seconds West a distance of One Hundred Fifteen and Eight-tenths (115.8) feet along the Northeasterly line of said Old Olson Lake Road, thence South Thirty-three (33) degrees, Eleven (11) minutes and Forty-five (45) seconds West a distance of Forty-one and Two-tenths (41.2) feet, more or less, along a line in extension of a radial line of the following described curve, to the Northeasterly line of Olson Lake Road as relocated; thence Southeasterly along said Northeasterly line, being on a curve to the

right with a radius of Seven Hundred Forty-Nine and Two-tenths (749.2, feet, for an arc length of One Hundred Eighty-four (184) feet, more or less, to a point on the South line of said Government Lot Two (2), thence North Eighty-nine (89) degrees, Twenty-five (25) minutes and Ten (10) seconds East a distance of One Hundred Ten (110) feet, more or less, along the South line of said Government Lot Two (2) to the point of beginning, and

All that part of the Northeast Quarter of the Southeast Quarter ($NE\frac{1}{4}SE\frac{1}{4}$) of Section Eight (8), Township Twenty-nine (29) North, Range Twenty-one (21) West, lying between the Northeasterly line of Old Olson Lake Road (county easement) and the Northeasterly line of Olson Lake Road as relocated (in approximately 1962) described as follows: Commencing at the East Quarter Corner of said Section Eight (8), thence South Eighty-nine (89) degrees, Twenty-five (25) minutes and Ten (10) seconds West along the North line of the said Northeast Quarter of the Southeast Quarter ($NE\frac{1}{4}SE\frac{1}{4}$) of Section Eight (8) a distance of Seventy-eight and Seventy-eight One-hundredths (78.78) feet to the point of beginning of the parcel herein described, thence South Thirty-one (31) degrees, Fifty-nine (59) minutes and Thirty (30) seconds East a distance of One Hundred Seven and Seven-tenths (107.7) feet along the Northeasterly line of said Old Olson Lake Road, thence South Fifty-nine (59) degrees, Forty-five (45) minutes and Fifty (50) seconds West a distance of Seventy-seven and six-tenths (77.6) feet, more or less along a line in extension of a radial line of the following described curve, to the Northeasterly line of Olson Lake Road as relocated; thence Northwesterly along said Northeasterly line, being on a curve to the left with a radius of Seven Hundred Forty-nine and two-tenths (749.2) feet, for an arc length of One Hundred Sixty-five (165) feet, more or less, to a point on the North line of said Northeast Quarter of the Southeast Quarter ($NE\frac{1}{4}SE\frac{1}{4}$) of Section Eight (8); thence North Eighty-nine (89) degrees, Twenty-five (25) minutes and Ten (10) seconds East a distance of One Hundred Ten (110) feet, more or less, along the North line of said Northeast Quarter of the Southeast Quarter ($NE\frac{1}{4}SE\frac{1}{4}$) of Section Eight (8) to the point of beginning.

AND EXCEPT

That part of Government Lot 2 of Section 8, Township 29 North, Range 21 West, Washington County, Minnesota lying southwesterly of the southwesterly line of the tract described in Book 210 of Deeds, page 594, on file and of record in the office of the County Recorder, Washington County, Minnesota; lying southeasterly of the southwesterly extension of the northwesterly line of said tract; lying northwesterly of the southwesterly extension of the southeasterly line of said tract; and lying northeasterly of the northeasterly line of County State Aid Highway 13 as described in Book 231 of Deeds, page 629, on file and of record in said office of the County Recorder.


Parcel B

That part of Government Lot 2 of Section 8, Township 29 North, Range 21 West, Washington County, Minnesota lying southwesterly of the southwesterly line of the tract described in Book 210 of Deeds, page 594, on file and of record in the office of the County Recorder, Washington County, Minnesota; lying southeasterly of the southwesterly extension of the northwesterly line of said tract; lying northwesterly of the southwesterly extension of the southeasterly line of said tract; and lying northeasterly of the northeasterly line of County State Aid Highway 13 as described in Book 231 of Deeds, page 629, on file and of record in said office of the County Recorder.

BE IT FURTHER RESOLVED that said minor subdivision (lot line adjustment) is granted based on the following conditions:

1. No park dedication fee is required because a new lot has not been created with this minor subdivision.
2. Parcel B shall be combined with the property commonly known as as 4545 Olson Lake Trail.

Adopted by the Lake Elmo City Council this 20th day of February, 1996.



Wyn John, Mayor

Attest:



Mary Kueffner, City Administrator