

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 97-46

A RESOLUTION GRANTING A MINOR SUBDIVISION (LOT LINE ADJUSTMENT)  
TO GAYLEN SPRINGBORN

WHEREAS, Gaylen Springborn has made application to the City of Lake Elmo for a minor subdivision (lot line adjustment) to Section 400.10 of the Lake Elmo Municipal Code of the following described parcel of land; to wit:

Tax Parcel Geo Code 04-029-021-41-0001

That part of the Northeast Quarter of the Southeast Quarter and that part of the Southeast Quarter of the Southeast Quarter all in Section 4, Township 29 North, Range 31 West, Washington County, Minnesota described as follows:

Commencing at the southwest corner of said Southeast Quarter of the Southeast Quarter, thence North 01 degrees 31 minutes 44 seconds West, bearing oriented to the Washington County Coordinate System, South Zone, along the west line of said Southeast Quarter of the Southeast Quarter a distance of 1050.50 feet to the point of beginning; thence continue North 01 degrees 31 minutes 44 seconds West along said West line and the West line of said Northeast Quarter of the Southeast Quarter a distance of 882.79 feet to the south line of the North 700.00 feet of said Northeast Quarter of the Southeast Quarter, as measured at a right angle to the north line of said Northeast Quarter of the Southeast Quarter; thence North 88 degrees 30 minutes 39 seconds East along said south line 500.00 feet to the east line of the West 500.00 feet of said Northeast Quarter of the Southeast Quarter, as measured at a right angle to said west line; thence South 21 degrees 23 minutes 31 seconds East 517.18 feet; thence South 76 degrees 38 minutes 15 seconds East 267.00 feet to the westerly line of SPRINGBORNS GREEN ACRES, according to the plat on file in the office of the County Recorder, Washington County, Minnesota; thence southerly along said westerly line and a curve, concave to the east, having a radius of 730.00 feet and a central angle to 11 degrees 46 minutes 23 seconds a distance of 150.00 feet, the chord of said curve bears South 07 degrees 28 minutes 34 seconds West; thence South 77 degrees 18 minutes 53 seconds West 927.85 feet to the point of beginning, containing 12.83 acres, more or less.

And

Tax Parcel Geo Code 04-029-21-44-0001

That part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 29 North, Range 21 West, Washington County, Minnesota, lying westerly of the westerly line of SPRINGBORNS GREEN ACRES, according to the plat on file in the office of the County Recorder, Washington County, Minnesota, and lying southerly of the following described line:

Commencing at the southwest corner of said Southeast Quarter of the Southeast Quarter; thence North 01 degrees 31 minutes 44 seconds West, bearing oriented to the Washington County Coordinate System, South Zone, along the west line of said Southeast Quarter of the Southeast Quarter a distance of 1050.50 feet to the point of beginning of the line to be described; thence North 77 degrees 18 minutes 53 seconds East 927.85 feet to said westerly line of SPRINGBORNS GREEN ACRES, and said line there terminate. The area of the above-described tract is 21.10 acres, more or less.

WHEREAS, the Lake Elmo Planning Commission considered this minor subdivision requested at its July 14, 1997 meeting and recommended that a minor subdivision is hereby granted to Gaylen Springborn resulting in the following described parcels.

## LEGAL DESCRIPTION FOR GAYLEN SPRINGBORN

### PARCEL A

That part of the Northeast Quarter of the Southeast Quarter and that part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 29 North, Range 21 West, Washington County, Minnesota described as follows:

Beginning at the northwest corner of Lot 4, Block 1 SPRINGBORN'S GREEN ACRES 2ND ADDITION, according the plat on file in the office of the County Recorder, Washington County, Minnesota, also being a point on the west line of said Southeast Quarter of the Southeast Quarter; thence North 01 degree 31 minutes 44 seconds West, bearing oriented to said plat, along said west line and along the west line of said Northeast Quarter of the Southeast Quarter a distance of 907.13 feet; thence South 67 degrees 21 minutes 06 seconds East 341.54 feet; thence South 35 degrees 31 minutes 51 seconds East 173.27 feet; thence South 01 degree 51 minutes 50 seconds East 578.12 feet to the northwesterly line of Isle Avenue North as dedicated on said plat of SPRINGBORN'S GREEN ACRES 2ND ADDITION; thence southwesterly along a curve, concave to the southeast, having a radius of 230.00 feet and a central angle of 32 degrees 08 minutes 54 seconds a distance of 129.05 feet to the northeast corner of said Lot 4, Block 1, SPRINGBORN'S GREEN ACRES 2ND ADDITION, the chord of said curve bears South 25 degrees 25 minutes 15 seconds West; thence North 80 degrees 39 minutes 13 seconds West along the north line of said Lot 4 a distance of 360.61 feet to the point of beginning, containing 7.84 acres, more or less.

Subject to a 20.00 foot wide easement for ingress and egress over that part thereof lying 10.00 feet each side of the following described center line:

Commencing at the northwest corner of said Lot 4, also being a point on the west line of said Southeast Quarter of the Southeast Quarter; thence North 01 degree 31 minutes 44 seconds West, bearing oriented to said plat, along said west line and along the west line of said Northeast Quarter of the Southeast Quarter a distance of 907.13 feet; thence South 67 degrees 21 minutes 06 seconds East 286.62 feet to the point of beginning of the center line to be described; thence South 00 degrees 52 minutes 51 seconds West 593.82 feet; thence southerly and southeasterly along a tangential curve concave to the northeast, having a radius of 200.00 feet and a central angle of 51 degrees 50 minutes 54 seconds a distance of 180.98 feet; thence South 50 degree 56 minutes 53 seconds East 77.45 feet to said northwesterly line of Isle Avenue North and said center line there terminate.

**LEGAL DESCRIPTION FOR GAYLEN SPRINGBORN**  
**PARCEL B**  
(Residue Parcel)

That part of the Northeast Quarter of the Southeast Quarter and that part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 29 North, Range 21 West, Washington County, Minnesota described as follows:

Commencing at the northwest corner of Lot 4, Block 1 SPRINGBORN'S GREEN ACRES 2ND ADDITION, according to the plat on file in the office of the County Recorder, Washington County, Minnesota, also being a point on the west line of said Southeast Quarter of the Southeast Quarter; thence North 01 degree 31 minutes 44 seconds West, bearing oriented to said plat, along said west line and along the west line of said Northeast Quarter of the Southeast Quarter a distance of 907.13 feet to the point of beginning; thence South 67 degrees 21 minutes 06 seconds East 341.54 feet; thence South 35 degrees 31 minutes 51 seconds East 173.27 feet; thence South 01 degree 51 minutes 50 seconds East 578.12 feet to the northwesterly line of Isle Avenue North as dedicated on said plat of SPRINGBORN'S GREEN ACRES 2ND ADDITION; thence northeasterly along said northwesterly line and a curve, concave to the southeast, having a radius of 230.00 feet and a central angle of 35 degrees 49 minutes 11 seconds a distance of 143.79 feet, the chord of said curve bears North 59 degrees 24 minutes 17 seconds East; thence North 77 degrees 18 minutes 53 seconds East along the northerly line of said Isle Avenue North a distance of 389.70 feet to the westerly line of Jamaca Avenue North as dedicated on the plat of SPRINGBORN'S GREEN ACRES, according to the plat on file in said office of the County Recorder; thence northerly along a curve, concave to the east, having a radius of 730.00 feet and a central angle of 23 degrees 41 minutes 34 seconds a distance of 301.87 feet, the chord of said curve bears North 01 degree 30 minutes 59 seconds East to the northeasterly corner of Parcel 2 of the tract described in Document No. 476221, on file and of record in said office of the County Recorder; thence North 76 degrees 38 minutes 14 seconds East along the north line of said parcel a distance of 267.00 feet; thence North 21 degrees 23 minutes 31 seconds West along said north line 517.18 feet; thence South 88 degrees 30 minutes 39 seconds West along said north line 500.00 feet to said west line of the Northeast Quarter of the Southeast Quarter; thence South 01 degree 31 minutes 44 seconds East along said west line 137.16 feet to the point of beginning, containing 8.97 acres more or less.

Together with a 20.00 foot wide easement for ingress and egress over that part of said Northeast Quarter of the Southeast Quarter and that part of the Southeast Quarter of the Southeast Quarter lying 10.00 feet each side of the following described center line:

Commencing at the northwest corner of said Lot 4, also being a point on the west line of said Southeast Quarter of the Southeast Quarter; thence North 01 degree 31 minutes 44 seconds West, bearing oriented to said plat, along said west line and along the west line of said Northeast Quarter of the Southeast Quarter a distance of 907.13 feet; thence South 67 degrees 21 minutes 06 seconds East 286.62 feet to the point of beginning of the center line to be described; thence South 00 degrees 52 minutes 51 seconds West 593.82 feet; thence southerly and southeasterly along a tangential curve concave to the northeast, having a radius of 200.00 feet and a central angle of 51 degrees 50 minutes 54 seconds a distance of 180.98 feet; thence South 50 degree 56 minutes 53 seconds East 77.45 feet to said northwesterly line of Isle Avenue and said center line there terminate.

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

1. No additional parcels are being created as part of this subdivision (lot line adjustment). There will be fewer parcels when Parcel B is combined with the remaining Springborn property.
2. The minor subdivision (lot line adjustment) will create a lot with frontage on a public improved road.
3. All minimum district requirements of the R1 zoning district are met.

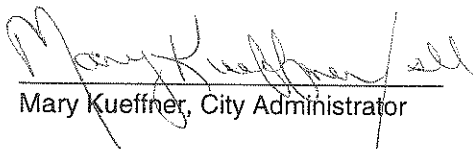
BE IT FURTHER RESOLVED that the minor subdivision (lot line adjustment) is approved with the following conditions:

1. A deed restriction shall be placed on Parcel A limiting its use to the Springborns for their farming activities and to the owner(s) of Parcel A for their farming uses. The deed restriction shall be approved by the City Attorney and recorded with Washington County.
2. The barn may not be used for commercial storage.
3. An easement shall be obtained by the Springborns for access to the barn and shall be reviewed and approved by the City Attorney.
4. The barn shall be removed if Parcel A is further subdivided.
5. Parcel B shall be combined with the remaining Springborn farm.

ADOPTED by the Lake Elmo City Council this 5<sup>th</sup> day of August, 1997.

  
Wyn John, Mayor

ATTEST:

  
Mary Kueffner, City Administrator

September 3, 1997

Mr. Gaylen Springborn  
5240 Jamaca Avenue N.  
Lake Elmo, MN 55042

RE: Minor Subdivision (Lot Line Adjustment)

Dear Mr. Springborn:

I am pleased to advise you that at its August 5, 1997 meeting the City Council approved your request for a minor subdivision (lot line adjustment).

I have enclosed a copy of the resolution approving this subdivision. However, the City will not record the resolution until the conditions are met. Specifically, our City Attorney must review the access easement and the deed restriction on Parcel A. Both of these documents, I presume, are being prepared by your attorney. Once this is done, we will record the resolution so that Parcel B and the remainder of the Springborn property can be combined into one parcel.

Please call me if you have any questions, or if the staff can be of any assistance to you.

Sincerely,

Mary Kueffner  
City Administrator

CC: APTerwedo, City Planner  
JFilla, City Attorney