

Document #  
3141846

**CITY OF LAKE ELMO**  
**Washington County, Minnesota**

**RESOLUTION NO. 99-67**  
**RESOLUTION GRANTING A MINOR SUBDIVISION FOR**  
**RHONDA SMOTHERS AND LEROY ROSSOW**

**WHEREAS**, Rhonda Smothers and Leroy Rossow have made application to the City of Lake Elmo for a Minor Subdivision pursuant to Section 400.10 of the Lake Elmo Municipal Code with respect to the property known as 11049 60<sup>th</sup> Street, Lake Elmo, Minnesota, legally described as follows:

**PARCEL A:** (Rhonda Smothers)

The East 258.08 feet of the North 607.00 feet of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; and the West 22.00 feet of the North 607.00 feet of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  all I Section 1, Township 29, Range 21, according to the United States Government Survey thereof.

Subject to the rights acquired by the State of Minnesota for trunk highway purposes by Final Certificate filed for record in Book 275 of Deeds, page 697.

And

**PARCEL B:** (LeRoy Rossow)

The Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , all in Section 1, Township 29, Range 21, according to the United States Government Survey thereof; EXCEPT E258.8' of the N607.00' of the NE $\frac{1}{2}$  of NW $\frac{1}{2}$ ; and the W22.00' of the N607.00' of the W $\frac{1}{2}$  of NW $\frac{1}{2}$ , all in Section 1, Township 29, Range 21, Subject to the rights acquired by the State of Minnesota for trunk highway purposes by Final Certificate filed for record in Book 275 Deeds, page 497. Subject to easements of record.

**WHEREAS**, the Lake Elmo Planning Commission reviewed the application at its September 13, 1999 meeting and recommended that the minor subdivision be granted based on the following findings:

1. The area of the parcels B & C, when reduced by the division will continue to exceed RR standards.
2. The area of parcel A, when increased through consolidation by the amount detached from Parcel B & C, will decrease in degree of lot non-conformity.
3. The Planning Commission has approved a variance to create a lot of less than 10 acres in the RR zoning district.

**NOW, THEREFORE, BE IT RESOLVED THAT** a minor subdivision is hereby granted by the City Council to Rhonda Smothers and Leroy Rossow, resulting in the following described parcels:

**PARCEL A: (Proposed Rhonda Smothers Parcel)**

The East 258.08 feet of the North 607.00 feet of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; and the West 22.00 feet of the North 607.00 feet of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  all I Section 1, Township 29, Range 21, according to the United States Government Survey thereof.

Subject to the rights acquired by the State of Minnesota for trunk highway purposes by Final Certificate filed for record in Book 275 of Deeds, page 697.

**AND** All that part of the Northeast Quarter of the Northwest Quarter and all that part of the West Half of the Northwest Quarter of the Northeast Quarter of Section 1, Township 29 North, Range 21 West, City of Lake Elmo, Washington County, Minnesota, described as follows:

Commencing at the northeast corner of said West Half of the Northwest Quarter of the Northeast Quarter; then South 01 degrees 09 minutes 00 seconds East, (bearings are based on the Washington County Coordinate System, South Zone), along the east line of said West half of the Northwest Quarter of the Northeast Quarter, a distance of 293.43 feet to its intersection with the southerly right of way of 60<sup>th</sup> Street North (also known as Minnesota Highway Number 36); thence south 88 degrees 57 minutes 44 seconds West, along said southerly right of way of 60<sup>th</sup> Street North, a distance of 557.70 feet to the point of beginning; thence South 01 degrees 09 minutes 00 seconds East, parallel with said east line of the West Half of the Northwest Quarter of the Northeast Quarter, a distance of 360.83 feet; thence South 82 degrees 28 minutes 34 seconds West, a distance of 318.69 feet; thence westerly and northwesterly, a distance of 333.51 feet along a tangential curve to the right having a radius of 197.62 feet and a central angle of 96 degrees 41 minutes 43 seconds; thence North 00 degrees 49 minutes 38 seconds West, tangent to said curve, a distance of 199.75 feet to its intersection with said southerly right of way of 60<sup>th</sup> Street North; thence North 88 degrees 57 minutes 44 seconds East, along said southerly right of way of 60<sup>th</sup> Street North, a distance of 535.14 feet to the point of beginning.

This parcel contains 4.57 acres, more or less, and is subject to a Northern States Power Company transmission line easement which is recorded in Book 317 of Deeds, page 993 o file and of record in the Office of the County Recorder, Washington County, Minnesota.

And

**PARCEL B: (Proposed Rossow Parcel)**

The Northeast ¼ of the Northwest ¼ and the West ½ of the Northwest ¼ of the Northeast ¼, all in Section 1, Township 29, Range 21, according to the United States Government Survey thereof; EXCEPT E258.8' of the N607.00' of the NE1/2 of NW1/2; and the W22.00' of the N607.00' of the W1/2 of NW1/2, all in Section 1, Township 29, Range 21, Subject to the rights acquired by the State of Minnesota for trunk highway purposes by Final Certificate filed for record in Book 275 Deeds, page 497. Subject to easements of record.

EXCEPT the East 258.08 feet of the North 607.00 feet of the Northeast ¼ of the West ½ of the Northwest ¼ of the Northeast ¼ all in Section 1, Township 29, Range 21, according to the United States Government Survey thereof.

Subject to the rights acquired by the State of Minnesota for trunk highway purposes by Final Certificate filed for record in Book 275 of Deeds, page 497.

**BE IT FURTHER RESOLVED**, that said Minor Subdivision is granted based on the following conditions:

1. Compliance with the recommendations of the City Engineer and City Attorney, if any.
2. Submission by the applicants of certified survey and legal documentation for all parcels consistent with Section 400.10, Subd. 2, D of City Code.
3. All documentation submitted by the applicants responsive to Condition #2 above shall be approved by the Lake Elmo City Planner Prior to release or endorsement of City approval of the Minor Subdivision.

**ADOPTED** by the Lake Elmo City Council this 5th day of October, 1999.

\_\_\_\_\_  
Lee Hunt, Mayor

ATTEST:

\_\_\_\_\_  
Mary Kueffner, City Administrator

# Existing Property Lines (Of Record Sept. '99)

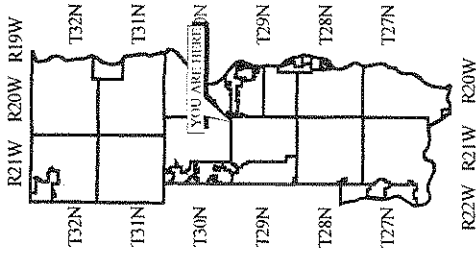
State Highway 36

Parcel A  
(Smothers)

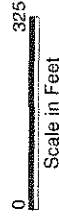
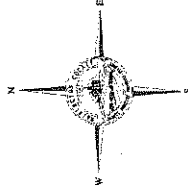
Parcel B  
(Rossow)

Parcel C  
(Rossow)

Location Map



Vicinity Map



This drawing is the result of a compilation and reproduction of land records as they appear in various Washington County offices. The drawing should be used for reference purposes only. Washington County is not responsible for any inaccuracies.

Source: Washington County Surveyor's Office.  
Phone (612) 430-6875

Parcel data current through: August 31, 1999

# Approximate Property Lines (After Division/Consolidation)

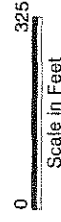
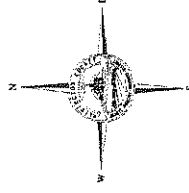
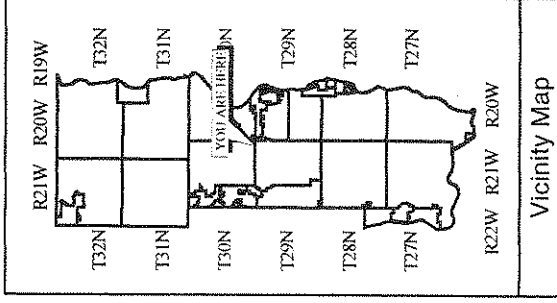
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Parcel A  
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