

City of Lake Elmo
Washington County, Minnesota

Resolution No. 2003-097

**A RESOLUTION GRANTING A MINOR SUBDIVISION TO
U.S. Bank, NA, as Trustee for the Sovereign Estate**

WHEREAS, Michael O'Rourke of U.S. Bank has made application to the City of Lake Elmo for a Minor Subdivision pursuant to Section 400.07 of the Lake Elmo Municipal Code from the following described parcel of land; to wit:

Existing Description (as furnished)

That part of Government Lot 2, Section 9, Township 29, Range 21, described as: Beginning at Meander Corner No. 11 and run thence south along West line of Section 9, 15.70 chains; thence East at right angles from said West line of Section 9, 10.40 chains; thence North parallel to said West line of Section 9, 11.67 chains to the shore of Lake Demontreville; thence along shore of said lake to point of beginning.

Except that part described as: Beginning at Meander Corner No. 11; thence due South along West line of said Section 9, 145.2 feet to West Quarter Corner of said Section 9; thence continue due South along West line of said Section 9, 126.93 feet; thence South 31 degrees 59 minutes 03 seconds East 34 feet; thence North 37 degrees 51 minutes East, 231.26 feet to shore line of Olson Lake Re Demontreville herein; thence North 53 degrees 30 minutes 30 seconds West, 194.9 feet along shore line of Olson Lake to point of beginning.

Also except that portion described on 37009-0020 except 37009-0030 except part platted as OLSON LAKE ADDITION.

Subject to easement for highway purposes.

AND That part of the NE1/4 of the SE1/4 of Section 8, Township 29, Range 21, described as: Commencing at Northeast Corner of said SE1/4; thence South 1 degree 02 minutes 19 seconds East, bearing oriented to Washington County Coordinate System South Zone, along East line of said SE1/4, a distance of 164.87 feet to point of beginning; thence continue South 1 degree 02 minutes 19 seconds East along said East line, 375.74 feet to center line of Olson Lake Trail as presently located and described in Book 231 of Deeds on Page 474 as recorded in Office of County Recorder; thence Northwesterly along said center line and curve concave to the southwest having a radius of 716.20 feet and central angle of 27 degrees 40 minutes 58

seconds, a distance of 346.04 feet, the chord of said curve bears North 14 degrees 52 minutes, 48 seconds West; thence North 61 degrees 16 minutes 43 seconds East along a prolongation of a line radial to said curve, 92.58 feet to the point of beginning.

Subject to existing Highway easement along the southwesterly line as described in said Book 231 of Deeds on Page 474.

Except that part platted as Olson Lake Addition.

WHEREAS, the Lake Elmo Planning Commission considered this Minor Subdivision request at its September 8, 2003 meeting, and recommended that the Minor Subdivision be granted subject to the following conditions:

1. Prior to the conveyance of Parcel B, the applicant shall transfer to the city in a manner acceptable to the City Attorney, a street right-of-way easement along Olson Lake Trail/Ideal Avenue frontage of the parcels, with the width to be determined by the City Engineer.
2. Prior to the conveyance of Parcel B, the applicant shall make payment to the city of a \$1500.00 Public Use Dedication for the newly approved parcel created by the Minor Subdivision.

WHEREAS, the Lake Elmo City Council indicated that it allowed creation of one additional parcel, it was not indicated whether or not the parcel would be buildable based on terrain and geographics of the land and that the owner of the new parcel would comply with all city zoning and building regulations.

NOW, THEREFORE, BE IT RESOLVED that a Minor Subdivision is hereby granted by the City Council to U.S. Bank, NA, as Trustee of the Sovereign Estate, resulting in the following parcels:

Proposed Description: PARCEL A

That part of the foregoing described property which lies northerly of the following described Line A.

Proposed Description: PARCEL B

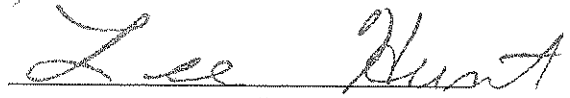
That part of the foregoing described property which lies southerly of the following described Line A.

Line A

Commencing at the West Quarter Corner of Section 9, T29N, R21W, Washington County, Minnesota; thence South 0 degrees 13 minutes 15 seconds East, assumed bearing, along the West line of said Section 9, 590.61 feet to the point of beginning of Line A; thence North 71 degrees 26 minutes 36 seconds East 175.00 feet; thence North 81 degrees 46 minutes 57 seconds East, 210.00 feet; thence North 36 degrees 46 minutes 57 seconds East, 200.00 feet; thence North 81 degrees 46 minutes 57 seconds East, 193.84

feet to the east line of the foregoing described property and there terminating.

ADOPTED by the Lake Elmo City Council this 2nd day of December, 2003.



Lee Hunt, Mayor

ATTEST:



Charles E. Dillerud, Acting City Administrator