

UNIFORM LAND USE CONFIRMATION FORM

A. Subject Property: 465 Spring Hill Road, Orono, MN

B. Legal Description: See attached Exhibit A

C. Property Tax ID #: 2511823340002

D. Name and Address of Person Requesting Information:

Kelly Radd
Dorsey & Whitney, LLP
Suite 1500, 50 South Sixth Street
Minneapolis, MN 55402-1498
(612) 492-6567
radd.kelly@dorsey

F. Please address the letter to:

W. Toles and/or Assigns
c/o Dorsey & Whitney, LLP
Suite 1500, 50 South Sixth Street
Minneapolis, MN 55402-1498

G. The use of the Subject Property is described as: Single Family Home

[Information to be Supplied by Municipality:]

1. The Subject Property is designated in the Comprehensive Plan as: Urban Low Density Residential
2. The current zoning classification for the Subject Property is: RR-1B, One Family Rural Residential, 2.0 acre min.
An excerpt of that portion of the current zoning ordinance governing this zoning classification is attached.
3. There are no applications filed for the Subject Property (e.g., zoning, subdivision, special use permit, conditional use permit, variance, site plan approval, building permits, etc.) or development, land use, PUD or similar agreements to which the City is a party, in effect with respect to the Subject Property (For a brief description of all filed applications, see Comments.)
4. The use of the Subject Property as described in paragraph G, above, is:

	Yes	No
a. Permitted	<u>X</u>	<u> </u>
b. Conditional (see Comments or attached documentation)	<u> </u>	<u>X</u>
c. Nonconforming (see Comments or attached documentation)	<u> </u>	<u>X</u>

(This section will not be completed if detailed information not supplied in paragraph G, above.)

5. There are records in the City files of unsatisfied zoning, subdivision, building, fire or other ordinance violation(s). (If "Yes" is checked, see Comments or attached documentation for a description of all such violations.) Yes _____ No X
6. Variances have been granted for the Property (see documentation attached) _____ X
7. Flood Insurance Rate Map (FIRM): attached map
Property Appears to be in zone(s) Zone X
Community Panel No. 27093 CO-206F Dated: 11/04/2016
8. Certificates of occupancy are on file for all occupied structures
- A. Certificates of occupancy are conditional or temporary. (If "Yes" is checked, see Comments.) _____ X
- B. Certificates of occupancy are not required. _____
9. There are records of unsatisfied or unapproved structural nonconformities on file with the city. (If "Yes" is checked, see Comments.) _____ Y
10. Parking requirements have been met. _____ NA
11. There are no open permits on file. NO open permits _____ X
(If "Yes" is checked, see Comments.)
12. Comments: _____

This information was researched by the person signing this form on behalf of the City, on request, as a public service. The undersigned certifies that the above information in paragraphs 1 - 11 is believed to be accurate based on or relating to the information supplied in paragraphs A, B, C and G; however, the City assumes no liability for errors or omissions. All information was obtained from public records which may be inspected during regular business hours.

CITY OF ORONO

By: Melanie Curtis
Its: Planner
Date: 07302020

EXHIBIT A

Legal Description

That part of the following described property: That part of Government Lot 5, Section 25, Township 118 North, Range 23 West of the 5th Principal Meridian, described as follows: Beginning at the Southeast corner of said Government Lot 5, marked by an iron post located 67.85 feet due West of meander corner number 148 as set out and established by survey of record in the office of the Surveyor for Hennepin County, State of Minnesota; thence West along the South line of said Section 25 a distance of 489.08 feet; thence Northerly along a line bearing North 12 degrees 42 minutes West to the intersection of such line with the centerline of County Highway Number 6 (now known as Spring Hill Road) as now laid out, traveled, and established; thence in a Northeasterly direction along the centerline of said County Highway Number 6 (now known as Spring Hill Road) a distance of 767.2 feet more or less to the intersection of said centerline of County Highway Number 6 (now known as Spring Hill Road) with the Easterly line of said Lot 5, which point is marked by an iron post driven into said highway; thence South along said Easterly line of said Government Lot 5 a distance of 1262.3 feet more or less to the point of beginning, subject to public easement in said County Highway Number 6 (now known as Spring Hill Road), together with any part or portion of any street or alley adjacent to the premises herein conveyed heretofore vacated, lying Westerly of the following described line: Commencing at said above described Southeast corner of said Government Lot 5; thence West along the South line of said Section 25 a distance of 341.7 feet to the point of beginning of the line being described; thence deflecting right 101 degrees 15 minutes a distance of 495.4 feet; thence deflecting left 22 degrees a distance of 96 feet; thence deflecting right 20 degrees a distance of 58 feet; thence deflecting left 14 degrees a distance of 92 feet; thence deflecting left 27 degrees a distance of 170 feet; thence deflecting right 32 degrees to the centerline of County Highway Number 6 (now known as Spring Hill Road), and there ending, together with an appurtenant easement over the existing driveway, 20 feet in width, for ingress and egress to and from the above described property, which easement is located and described as follows: All that part of Government Lot 5, Section 25, Township 118 North, Range 23, West, lying within 10 feet of the following described centerline: Commencing at the point of intersection of the East line of said Government Lot 5 extended, and the South line of said Section 25, said point of intersection being marked by an iron post; thence West along the South line of said Section 25 a distance of 227.75 feet; thence deflecting right 88 degrees 29 1/2 minutes a distance of 658 feet; thence deflecting left 23 degrees 10 1/2 minutes a distance of 79 feet to the point of beginning of the easement centerline being described; thence deflecting right 61 degrees 40 1/2 minutes a distance of 5 feet to a point of curve; thence along a tangential curve to the left having a radius of 60 feet and delta angle of 67 degrees 40 minutes a distance of 70.86 feet; thence Northerly on a line tangent to last said curve 39 feet to a point of curve; thence along a tangential curve to the right having a radius of 200 feet and delta angle of 41 degrees a distance of 143.12 feet; thence Northerly on a line tangent to last said curve 110 feet to a point of curve; thence along a tangential curve to the left having a radius of 160 feet and delta angle of 17 degrees 50 minutes a distance of 49.80 feet; thence Northerly on a line tangent to the last said curve 60 feet more or less to the centerline of former County Highway No. 6 (now known as Spring Hill Road); and there ending, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.