



CITY of ORONO

RESOLUTION OF THE CITY COUNCIL

NO. 4668

**A RESOLUTION APPROVING A SUBDIVISION
OF A LOT LINE REARRANGEMENT FOR PROPERTIES
LOCATED AT 1780 SHORELINE DRIVE
FILE NO. 01-2688**

WHEREAS, the City of Orono is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council of the City of Orono (hereinafter "City Council") has adopted subdivision regulations for the orderly, economic and safe development of land within the City; and

WHEREAS, the City Council has considered the application for a subdivision of a lot line rearrangement by Kirtland C. Woodhouse, (hereinafter "the applicant") and David M. Winton, (hereinafter "the subdivider") of properties legally described as:

Exhibit "A"

WHEREAS, the property consists of a number of tax parcels which comprise three buildable parcels shown on Exhibit "A" as the east parcel, the middle parcel, and the west parcel, in addition to a number of smaller tax parcels comprising a private driveway; and

WHEREAS, after due published and mailed notice in accordance with Minnesota Statutes 462.358 et. seq. and the City of Orono Zoning and Planning Codes, the Orono Planning Commission held a public hearing on June 18, 2001, at which time all persons desiring to be heard concerning this application were given the opportunity to speak thereon; and

WHEREAS, the subdivider has completed all requirements of the City for a metes and bounds subdivision of a lot line rearrangement for division and combination purposes, resulting in the relocation of the common lot boundary between the east parcel and the middle parcel, and between the middle parcel and the west parcel, as shown in the survey attached as Exhibit "B" resulting in a new legal description for each of the east, middle and west parcels as shown in Exhibit "C"; and

WHEREAS, the subdivider is meeting the intent of Resolution #1864 adopted in 1965 creating a conforming side setback for the existing residence on the middle parcel; and



CITY of ORONO

RESOLUTION OF THE CITY COUNCIL

NO. 4668

WHEREAS, the intent of the rearrangement between the middle parcel and the west parcel is to make the west parcel wider at the intended building site; and

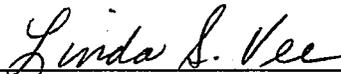
WHEREAS, the west parcel is considered by the City of Orono as a buildable lot of record and the City has accepted the principal structure setbacks as shown on the survey in Exhibit "B", and has determined that the west parcel as described in Exhibit C meets the lot area and width requirements of the LR-1A zoning district.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Orono hereby approves the lot line rearrangement of the above referenced property by the subdivider as shown on the certificate of survey by Mark S. Gronberg, a licensed surveyor of Gronberg & Associates, dated and revised June 22, 2001, as attached in Exhibit "B", subject to the following conditions:

1. Applicant shall provide a title opinion for the property confirming ownership and encumbrances.
2. The aforesaid division shown on the attached Certificate of Survey shall be filed by the City of Orono with either the Hennepin County Recorder's Office or Registrar of Titles Office on or before December 25, 2001 together with a certified original copy of this resolution.
3. The approval granted by this resolution shall expire if the division has not been filed by the date specified above. In that event, it will be necessary to file a new application with the City of Orono for subdivision review.

Adopted by the City Council of Orono, Minnesota this 25th day of June, 2001.

ATTEST:



Linda S. Vee, City Clerk



Barbara A. Peterson, Mayor

EXISTING LEGAL DESCRIPTIONS :

EAST PARCEL :

All that part of Tract A, R.L.S. No. 245 lying Southerly of a line drawn from a point on the Southwesterly line of said Tract A distant 20 feet Northwesterly of the most Easterly corner of Tract B, to a point on the Northeasterly line of said Tract A distant 80 feet Northwesterly of a judicial landmark placed at the intersection of the East and Northeasterly lines of said Tract A; All in Registered Land Survey No. 245, Files of Registrar of Titles, County of Hennepin.

MIDDLE PARCEL :

All that part of Tract B lying Southerly of a line drawn from a point on the Southwesterly line of said Tract B distant 80 feet Northwesterly of the most Southerly corner of said Tract B, to a point on the northeasterly line of said Tract B distant 80 feet Northwesterly of the most Easterly corner of said Tract B; Tracts C and D; All in Registered Land Survey No. 245, Files of Registrar of Titles, County of Hennepin.

WEST PARCEL :

Tracts E and I;
Tract H except that part thereof lying between Tracts G and J and Southwesterly of a line drawn parallel with and 20 feet Westerly of the Easterly line of said Tract H;
All in Registered Land Survey No. 245, Files of Registrar of Titles, County of Hennepin.

PROPOSED LEGAL DESCRIPTIONS : (review with Torrens Office)

EAST PARCEL :

All that part of Tract A, R.L.S. No. 245 lying Southerly of a line drawn from a point on the Southwesterly line of said Tract A distant 80 feet Northwesterly of the most Easterly corner of Tract B, to a point on the Northeasterly line of said Tract A distant 80 feet Northwesterly of a judicial landmark placed at the intersection of the East and Northeasterly lines of said Tract A; EXCEPT that part of said Tract A described as follows: Beginning at the most easterly corner of Tract C; thence easterly along the easterly extension of the southerly line of said Tract C to its intersection with the northerly extension of the middle segment of the westerly line of said Tract A; thence southerly along said extension and middle segment to the northerly angle point in said westerly line; thence northwesterly along the northerly segment of said westerly line to the point of beginning. All in Registered Land Survey No. 245, Files of Registrar of Titles, County of Hennepin.

MIDDLE PARCEL :

All that part of Tract B lying Southerly of a line drawn from a point on the Southwesterly line of said Tract B distant 80 feet Northwesterly of the most Southerly corner of said Tract B, to a point on the northeasterly line of said Tract B distant 80 feet Northwesterly of the most Easterly corner of said Tract B; Tract C; that part of Tract D which lies easterly of the following described line and its extensions: Commencing at the most southerly corner of said Tract D; thence on an assumed bearing of North 68 degrees 51 minutes 20 seconds West along the southwesterly line of said Tract D a distance of 119.03 feet to the point of beginning of the line being described; thence North 4 degrees 40 minutes 05 seconds West a distance of 716.98 feet; thence North 22 degrees 53 minutes 21 seconds West to the northerly line of said Tract D, and said line there ending; that part of Tract A described as follows: Beginning at the most easterly corner of Tract C; thence easterly along the easterly extension of the southerly line of said Tract C to its intersection with the northerly extension of the middle segment of the westerly line of said Tract A; thence southerly along said extension and middle segment to the northerly angle point in said westerly line; thence northwesterly along the northerly segment of said westerly line to the point of beginning; All in Registered Land Survey No. 245, Files of Registrar of Titles, County of Hennepin.

WEST PARCEL :

Tract I;

All that part of Tract D which lies westerly of the following described line and its extensions: Commencing at the most southerly corner of said Tract D; thence on an assumed bearing of North 68 degrees 51 minutes 20 seconds West along the southwesterly line of said Tract D a distance of 119.03 feet to the point of beginning of the line being described; thence North 4 degrees 40 minutes 05 seconds West a distance of 716.98 feet; thence North 22 degrees 53 minutes 21 seconds West to the northerly line of said Tract D, and said line there ending; All in Registered Land Survey No. 245, Files of Registrar of Titles, County of Hennepin.

PRIVATE ROAD PARCEL :

Tract E; Tract H except that part thereof lying between Tracts G and J and Southwesterly of a line drawn parallel with and 20 feet Westerly of the Easterly line of said Tract H; All in Registered Land Survey No. 245, Files of Registrar of Titles, County of Hennepin.