



**CITY OF ORONO**  
RESOLUTION OF THE CITY COUNCIL

NO. **7519**

**A RESOLUTION  
APPROVING THE PLAT OF HONEY HILL ON LAKE CLASSEN**

**FILE NO. LA24-000042**

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

**WHEREAS**, Aspect Design Build LLC (hereinafter the "Developer") is the owner of the properties addressed **3465 6<sup>th</sup> Avenue North** and **3515 6<sup>th</sup> Avenue North** which are described legally as set forth on **Exhibit A**:

- 3465 6th Avenue North (PID 29-118-23-43-0011);
- 3515 6th Avenue North (PID 29-118-23-43-0002);
- Lot 2, Block 1, Craddock Ledstrom Estates (PID 29-118-23-44-0004);
- Outlot C, Craddock Ledstrom Estates (PID 29-118-23-44-0006); and
- That Part of Craddock Ledstrom Estates, Outlot A embraced within the Plat of Rocky Knoll (PID 29-118-23-43-0013) (hereinafter the "Property");

**WHEREAS** on May 22, 2024, the Developer applied for Preliminary Plat approval to subdivide the Property into 6 buildable lots and one private road outlot.

**WHEREAS**, on July 8, 2024, the City Council adopted Resolution No. 7490 granting preliminary plat approval by a 5 to 0 vote; and

**WHEREAS**, the Developer has agreed to comply with all conditions of Resolution No. 7490 and has completed or has agreed to complete all other requirements of the platting regulations of the City.

**NOW, THEREFORE, BE IT RESOLVED**, based upon the findings of Resolution No. 7490, the Orono City Council and the City of Orono does hereby approve the plat of HONEY HILL ON LAKE CLASSEN, Hennepin County, Minnesota (a copy of which is attached as **Exhibit B**), subject to the following conditions:

- 1) Development within HONEY HILL ON LAKE CLASSEN is subject to the Conclusions, Orders, and Conditions enumerated within Preliminary Plat Resolution No. 7490 and subject



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to the provisions of the Development Contract for HONEY HILL ON LAKE CLASSEN dated October 28, 2024.

- 2) Dedication on the plat of the perimeter Drainage and Utility Easements as required in Resolution 7490.
- 3) Executed Declaration and Easement for Stormwater Management.
- 4) Executed Private Road Easement and Maintenance Agreements.
- 5) The approvals granted in this Resolution shall become effective only when all conditions of approval requiring actions by the Developers have been satisfied.
- 6) Minnehaha Creek Watershed District (MCWD)-approved permits for the grading, stormwater management facilities, stormwater pollution prevention plan (SWPPP), and erosion control plan shall be submitted to the City.
- 7) A title opinion for the Property and certified copies of all recorded easements currently affecting the Property shall be submitted.
- 8) A Development Contract including provision of financial security including a Letter of Credit to ensure that all site improvements are installed and maintained to the City's specifications and satisfaction, and to establish conditions for future development of the site shall be executed.
- 9) Payment of Development Fees Required:
  - a. Park Dedication Fee: \$22,481.74.
  - b. Stormwater and Drainage Trunk Fee: \$21,180.00.
  - c. Escrow for Engineering Administration and Oversight \$10,000
  - d. Final Plat Application Fee: \$550.
- 10) The City Clerk shall release the plat documents for filing only upon certification by the City Attorney, Community Development Director, and City Engineer that all requirements of the platting regulations have been satisfied.
- 11) The aforesaid plat shall be filed by the City of Orono with Hennepin County on or before October 28, 2025, together with a certified original copy of this resolution and executed copies of the easements and covenants pertinent thereto.
- 12) Violation of or non-compliance with any of the terms and conditions of this resolution may result in the termination of any authority granted herein.

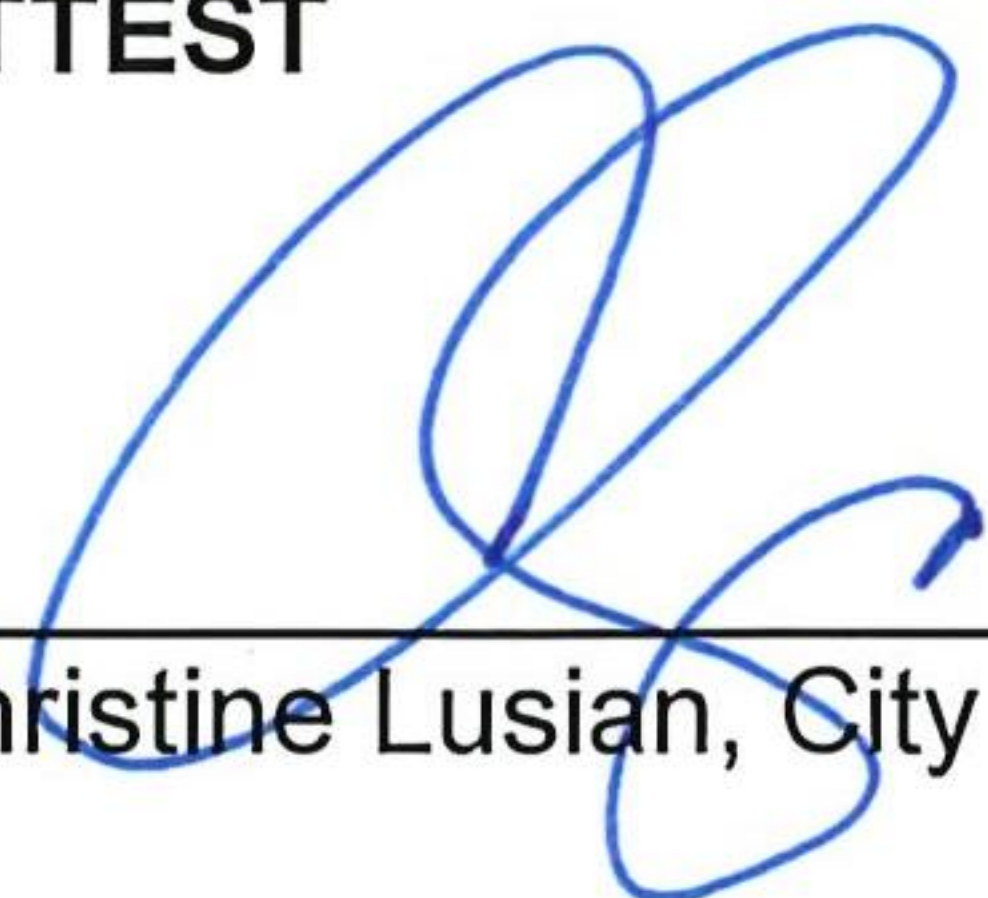


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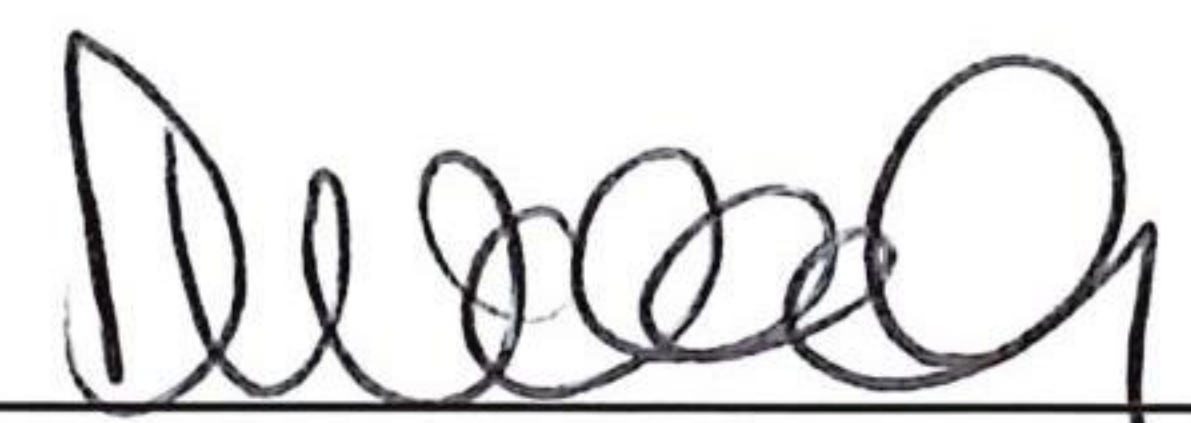
NO. **7519**

ADOPTED by the Orono City Council on this 28<sup>th</sup> day of October, 2024.

**ATTEST**

  
\_\_\_\_\_  
Christine Lusian, City Clerk

**CITY OF ORONO:**

  
\_\_\_\_\_  
Dennis Walsh, Mayor

*Legal Description of the Property*

Parcel 1:

Lot 2, Block 1, and Outlot C, Craddock Ledstrom Estates, Hennepin County, Minnesota;

And

That part of the West Half of the Southeast Quarter of Section 29, Township 118 North, Range 23 West of the 5th Principal Meridian, Hennepin County, Minnesota, lying South of the South line of Lot 3, Block 1, Craddock Ledstrom Estates, East of the West line of said Lot 3, Block 1, Craddock Ledstrom Estates, extended Southerly, and West of the East line of said Lot 3, Block 1, Craddock Ledstrom Estates, extended Southerly, Hennepin County, Minnesota.

Abstract Property

And

Parcel 2:

Lot 3, Block 1;

That part of Outlot A, embraced within the plat of Rocky Knoll, Craddock Ledstrom Estates, Hennepin County, Minnesota.

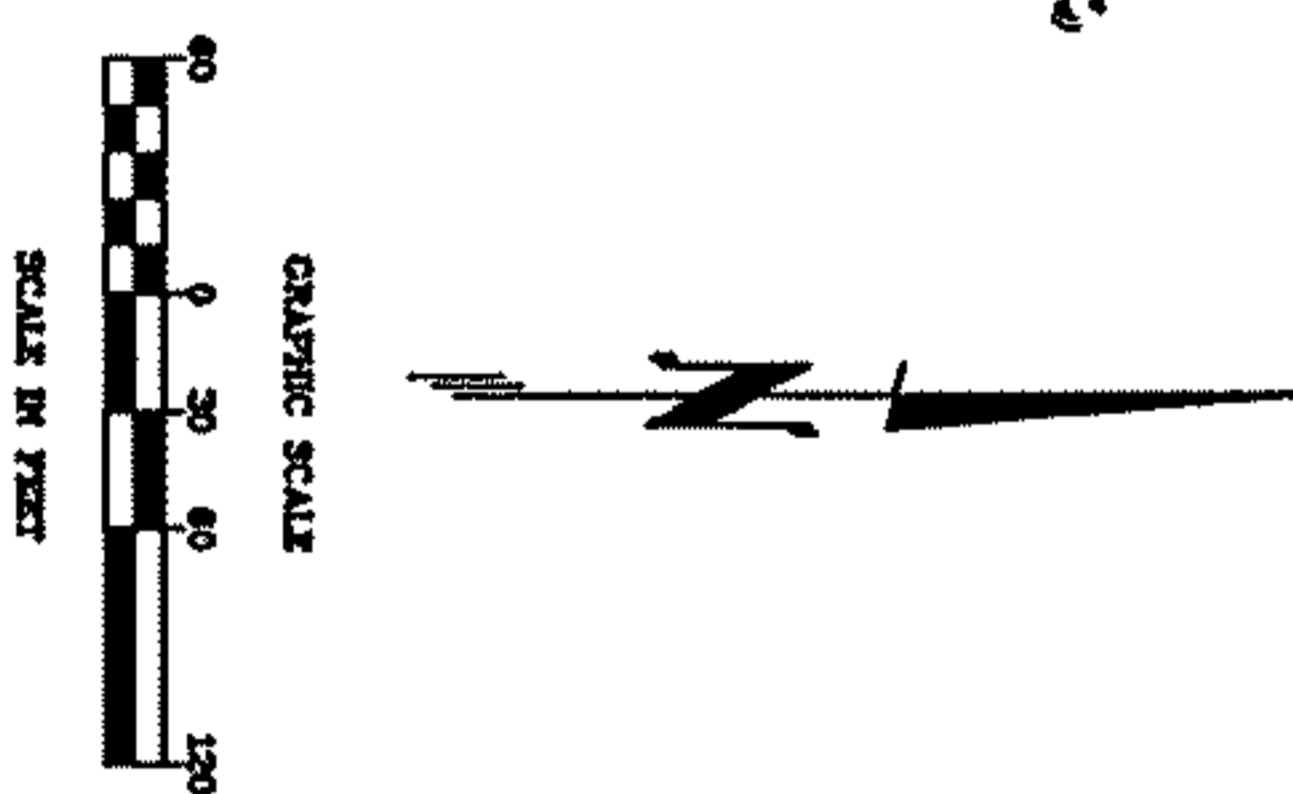
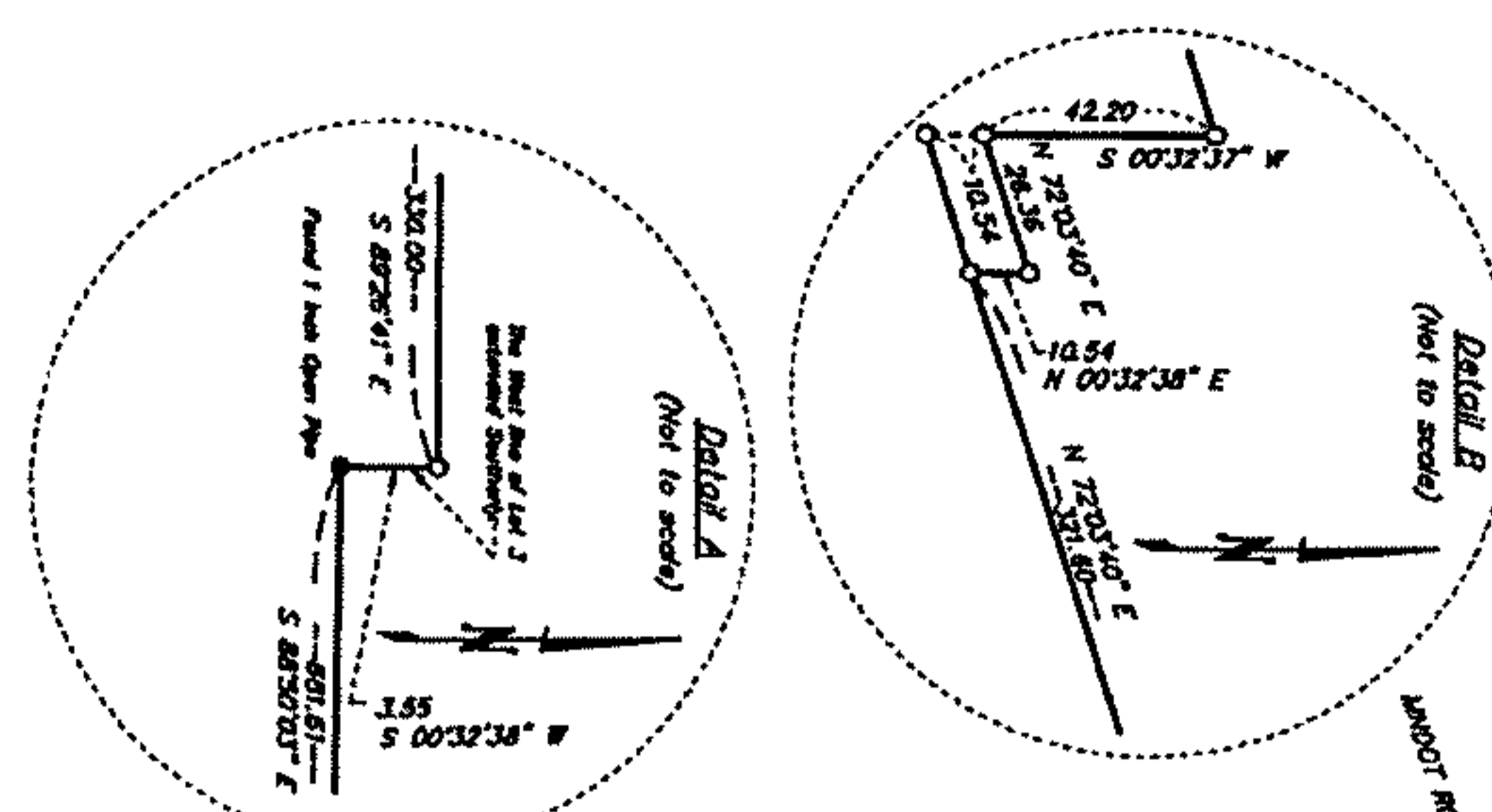
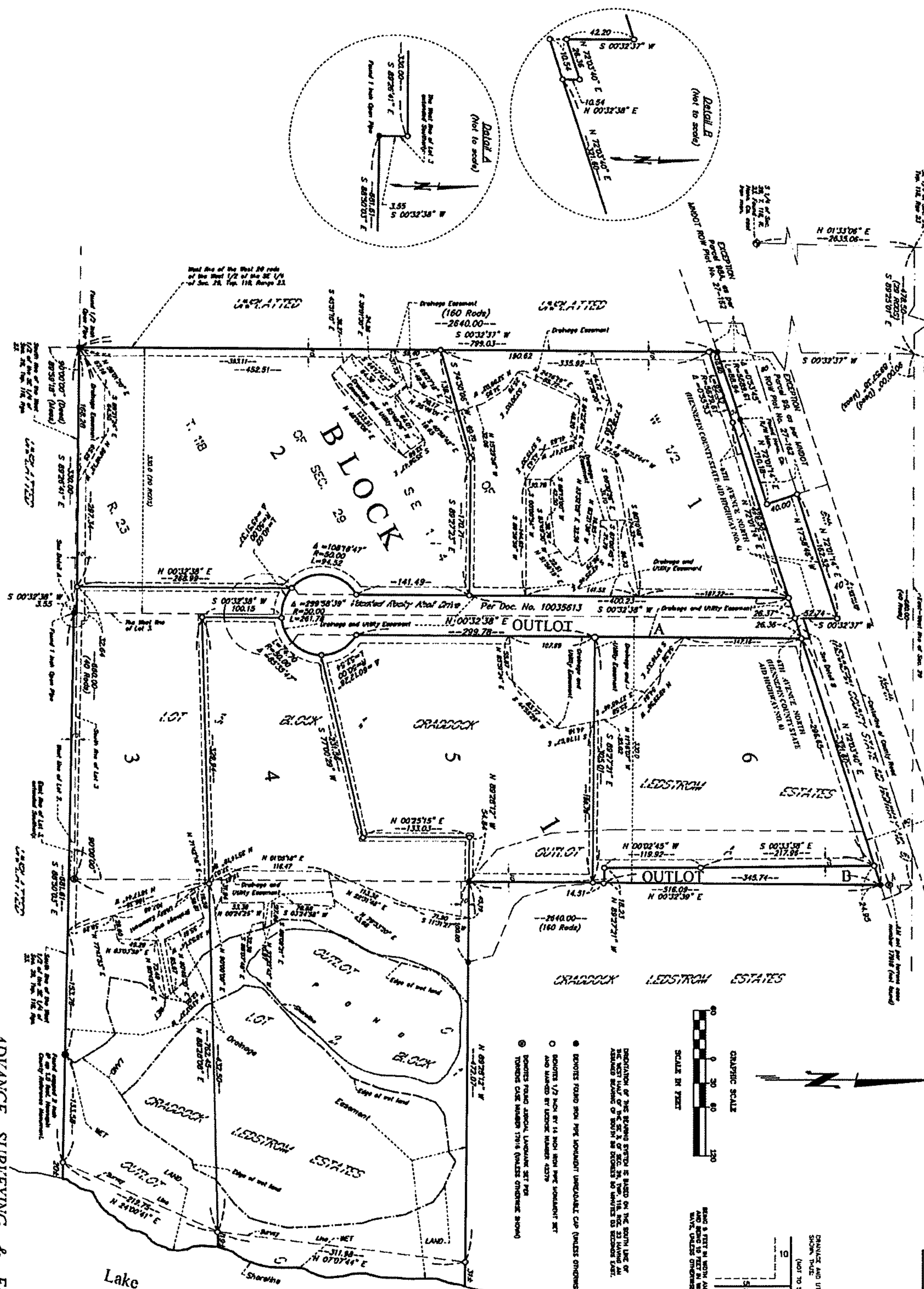
Torrens Certificate No. 1579133

Torrens property.

Parcel 3 (Easement):

The West 20 rods of that part of the West 1/2 of the Southeast 1/4 of Section 29, Township 118 North, Range 23, West of the Fifth Principal Meridian, Hennepin County, Minnesota, described as follows: Commencing at a point 29 rods East of center of said Section 29, Township 118, Range 23; thence at right angles South 160 rods to Section line; thence at right angles East 40 rods; thence at right angles North 160 rods to East and West line through center of said section; thence at right angles West 40 rods to point of beginning lying Southerly of the center line of County Road. EXCEPT, Parcels 98A and Parcel 99 on Minnesota Department of Transportation Right of Way Plat Numbered 27-162.

**HONEY HILL ON LAKE CLASSEN**



CHAINAGE AND UTILITY EXISTENTS ARE SHOWN IN BLUE.  
 (NOT TO SCALE)

BEARING & DISTANCE TO NORTH AND ADJACENT AREAS FOR LOTS 1 AND 2 ARE TO BE SET IN NORTH AND ADJACENT PUBLIC VANS, CHAINAGE CHANGES INDICATED ON THIS PLAN.

- DEVICES FOUND FROM THE ADJACENT UNDEVELOPED CUP (PLEASE CHECK SHEETS)
- POINTS 1/2 INCH BY 1 1/2 INCH IRON PINE WOODEN SET AND MARKED BY LETTER NUMBER (4279)
- POINTS FOUND ADJACENT LANDMARK SET FOR THROUGH CLEAR NUMBER 17918 (PLEASE CHECK SHEETS)

Water Elevation as of April 12, 2024 = 974.0 feet (N.G.V.D. 1929)  
 The Highest known water elevation is unobtainable.

R.T. DOC. NO.	
C.R. DOC. NO.	