

**CERTIFICATE OF EXCEPTION FROM
SUBDIVISION REGULATIONS PER CITY CODE SECTION 82-200**


State of Minnesota
City of Orono

File No. LA22-000010

The undersigned Community Development Director for the City of Orono certifies as follows:

According to City Code Section 82-200, the lot combination as described in **Exhibits A & B** are excepted from the subdivision requirements outlined within Orono Municipal Code Chapter 82, Article III, Divisions 1 through 4 because it: Is an adjustment of a lot line by the relocation of a common boundary [Cite Sec. 82-200(a)(4)].

3/7/2022
Date


Jeremy Barnhart
Community Development Director
City of Orono

State of Minnesota)
)
County of Hennepin)

The foregoing certificate was acknowledged before me by Jeremy Barnhart, the Community Development Director of the City of Orono this 7 day of March, 2022.


Notary Public

My commission expires: 1/31/25

This instrument was drafted by:
City of Orono,
2750 Kelley Parkway,
Orono, Minnesota, 55356

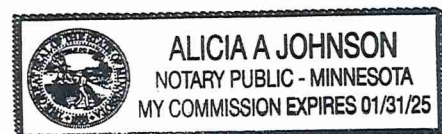


EXHIBIT A

EXISTING LEGAL DESCRIPTIONS:

Tract 1 – City of Orono (365 Old Crystal Bay Rd – Parcel 2)

Tract A - The north 10 acres of that part of the East Half of the Southwest Quarter of Section 33, Township 118 North, Range 23 West, Hennepin County, Minnesota, lying south of the right of way of the Burlington Northern and Santa Fe Railway Company, formerly the Great Northern Railway; which lies westerly and southerly of Line 1 described below, and westerly of the westerly right of way line of Old Crystal Bay Road as now located and established.

Line 1: Beginning at Right of Way Boundary Corner B16 as shown on Minnesota Department of Transportation Monumentation Plat No. 27-M16 as the same is on file and of record in the office of the County Recorder in and for said County; thence northerly on an azimuth of 00 degrees 16 minutes 00 seconds along the boundary of said plat for 101.45 feet to Right of Way Boundary Corner B17; thence on an azimuth of 270 degrees 48 minutes 58 seconds along the boundary of said plat for 25.65 feet to Right of Way Boundary Corner B18; thence on an azimuth of 00 degrees 48 minutes 59 seconds along the boundary of said plat for 79.00 feet to Right of Way Boundary Corner B19; thence on an azimuth of 285 degrees 18 minutes 31 seconds for 79.82 feet to Boundary Corner M23; thence on an azimuth of 270 degrees 49 minutes 00 seconds for 1183.44 feet to Boundary Corner M24 and there terminating.

Tract 2 – Excess Acquisition Parcel 16 (MNDOT)

CONVEYANCE NO. 2021-0108; C.S. 2713 (12=10) 903

That part of Tract A described below:

Tract A - The north 10 acres of that part of the East Half of the Southwest Quarter of Section 33, Township 118 North, Range 23 West, Hennepin County, Minnesota, lying south of the right of way of the Burlington Northern and Santa Fe Railway Company, formerly the Great Northern Railway;

which lies northerly, easterly, southerly and westerly of Line 1 described below:

Line 1: Beginning at Right of Way Boundary Corner B19 as shown on Minnesota Department of Transportation Monumentation Plat No. 27-M16 as the same is on file and of record in the office of the County Recorder in and for said County; thence northwesterly on an azimuth of 285 degrees 18 minutes 31 seconds along the boundary of said plat for 79.82 feet to Right of Way Boundary Corner M23; thence on an azimuth of 270 degrees 49 minutes 00 seconds along the boundary of said plat for 1183.44 feet to Right of Way Boundary Corner M24; thence on an azimuth of 00 degrees 31 minutes 59 seconds along the boundary of said plat for 30.00 feet to Right of Way Boundary Corner M26; thence on an azimuth of 90 degrees 49 minutes 00 seconds for 944.89 feet to Right of Way Boundary Corner B22 as shown on Minnesota Department of Transportation Right of Way Plat No. 27-130 as the same is on file and of record in the office of the County Recorder in and for said County; thence on an azimuth of 90 degrees 48 minutes 58 seconds for 320.50 feet to Right of Way Boundary Corner M2; thence on an azimuth of 185 degrees 57 minutes 52 seconds for 50.37 feet to the point of beginning and there terminating;

Subject to the following restrictions and reservations:

No access shall be permitted to Trunk Highway No. 12 from the lands herein conveyed, except that access shall be permitted to Old Crystal Bay Road;

The State of Minnesota reserves an access easement in perpetuity across the northerly 20 feet of the lands herein conveyed.

Tract 3 – City of Orono (Part of Outlot B, Crystal Creek)

That part of Outlot B, CRYSTAL CREEK, according to the recorded plat thereof, Hennepin County, Minnesota lying northerly and easterly of a line described as:

Beginning at a point on the east line of said Outlot B, distant South 00 degrees 31 minutes 59 seconds West, assumed bearing, 542.30 feet from the northeast corner thereof; thence North 89 degrees 28 minutes 01 seconds West, perpendicular to said east line, a distance of 51.07 feet; thence North 69 degrees 06 minutes 44 seconds West a distance of 372.17 feet; thence North 00 degrees 31 minutes 59 seconds East a distance of 415.00 along the west line of the East 400 feet of said Outlot B to the north line thereof and there terminating.

Subject to a permanent access easement in favor of the State of Minnesota over the northerly 20 feet thereof and to drainage easements as shown on said plat of CRYSTAL CREEK. Also subject to additional restrictions of record, if any.

EXHIBIT B

PROPOSED FINAL LEGAL DESCRIPTIONS:

Parcel A : City of Orono - Public Works

Commencing at the South 1/4 corner of Section 33, T.118, R.23, Hennepin County, Minnesota; thence North 00 degrees 16 minutes 00 seconds East, assumed bearing, a distance of 2178.57 feet along the East line of the SW 1/4 of said Section 33; thence North 89 degrees 13 minutes 12 seconds West a distance of 33.00 feet to Right of Way Boundary Corner B16, as shown on Minnesota Department of Transportation Monumentation Plat No. 27-M16, and POINT OF BEGINNING; thence South 00 degrees 16 minutes 00 seconds West a distance of 14.12 feet along the west right of way line of Old Crystal Bay Road; thence North 89 degrees 04 minutes 19 seconds West a distance of 1286.44 feet along the south line of the North 10 acres of that part of the East Half of said Southwest Quarter lying south of the right of way of the Burlington Northern and Santa Fe Railway Company; thence South 00 degrees 31 minutes 59 seconds West a distance of 300.26 feet along the west line of the East 1/2 of said SW 1/4 and east line of Outlot B, CRYSTAL CREEK, according to the recorded plat thereof, Hennepin County; thence North 89 degrees 28 minutes 01 seconds West, perpendicular to said east line, a distance of 51.07 feet; thence North 69 degrees 06 minutes 44 seconds West a distance of 372.17 feet; thence North 00 degrees 31 minutes 59 seconds East a distance of 415.00 along the west line of the East 400 feet of said Outlot B; thence South 89 degrees 11 minutes 00 seconds East a distance of 400.00 feet along the north line of said Outlot B to the northeast corner thereof and Right of Way Boundary Corner M26, Plat No. 27-M16; thence continuing South 89 degrees 11 minutes 00 seconds East a distance of 944.90 feet along the south right of way line of said railway and north line of Excess Acquisition Parcel 16, as described in Minnesota Department of transportation Conveyance No. 2021-0108, C.S. 2713 (12=10) 903 to Right of Way Boundary Corner B22; thence continuing along said north line South 89 degrees 11 minutes 02 seconds East a distance of 320.50 feet to Right of Way Boundary Corner M2; thence South 05 degrees 59 minutes 13 seconds West a distance of 50.20 feet to Right of Way Boundary Corner B19; thence South 00 degrees 48 minutes 59 seconds West a distance of 79.00 feet to Right of Way Boundary Corner B18; thence South 89 degrees 11 minutes 02 seconds East a distance of 25.65 feet to Right of Way Boundary Corner B17; thence South 00 degrees 16 minutes 00 seconds West a distance of 101.45 feet to Right of Way Boundary Corner B16 and POINT OF BEGINNING. Subject to a permanent access easement in favor of the State of Minnesota over the northerly 20 feet thereof, to drainage easements as shown on said plat of CRYSTAL CREEK and to additional restrictions of record, if any. No access shall be permitted to Trunk Highway No. 12 from the lands herein conveyed, except that access shall be permitted to Old Crystal Bay Road.

Outlot B, Crystal Creek – Remainder (City of Orono) (Outlot B minus Tract 3)

Outlot B, CRYSTAL CREEK, according to the recorded plat thereof, Hennepin County, Minnesota EXCEPT that part lying northerly and easterly of a line described as:

BEGINNING at a point on the east line of said Outlot B, distant South 00 degrees 31 minutes 59 seconds West, assumed bearing, 542.30 feet from the northeast corner thereof; thence North 89 degrees 28 minutes 01 seconds West, perpendicular to said east line, a distance of 51.07 feet; thence North 69 degrees 06 minutes 44 seconds West a distance of 372.17 feet; thence North 00 degrees 31 minutes 59 seconds East a distance of 415.00 along the west line of the East 400 feet of said Outlot B to the north line thereof and there terminating.

Subject to a permanent access easement in favor of the State of Minnesota over the northerly 20 feet thereof and to drainage easements as shown on said plat of CRYSTAL CREEK. Also subject to additional restrictions of record, if any.

