

RESOLUTION #20-19

A RESOLUTION GRANTING A LOT SPLIT LOCATED AT 920 WEST BRANCH STREET FOR KDJ CUSTOM HOMES, LLC

WHEREAS, KDJ Custom Homes, LLC is the owner of PID NO. 24-028-3403, That part of the Southwest Quarter of the Southwest Quarter of Section 28, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows: Commencing at the point of intersection of the East line of said Southwest Quarter of the Southwest Quarter with the centerline of West Branch Street; then North along said East line of the Southwest Quarter of the Southwest Quarter to the Southerly line of the right-of-way of State Trunk Highway No. 95 as shown on Minnesota Department of Transportation Right-of-Way Plat No. 48-6, said Mille Lacs County, Minnesota; thence Northwesterly along said Southerly line of the Highway right-of-way a distance of 80.00 feet to the point of beginning of the property to be described; then Southerly along a line to a point on said centerline of West Branch Street distant 178.69 feet Northwesterly from said point of commencement, as measured along said centerline; then Northwesterly along said centerline to the East line of the former right-of-way of Burlington Northern Railroad Company; thence Northerly along said East line of the former Railroad right-of-way to said Southerly line of the right-of-way of State Trunk Highway No. 95; then Southeasterly along said Southerly line of the Highway right-of-way to said point of beginning.

WHEREAS, KDJ Custom Homes, LLC is requesting that the above referenced property be split; and

WHEREAS, the splitting of this property will not conflict with the City of Princeton's Subdivision Development Ordinance; and

WHEREAS, the survey of the Lot Split describes Parcel C to be deeded to the City of Princeton for Right of Way, Drainage and Utility purposes; and

WHEREAS, A public hearing was held by the Planning Commission on March 16th, 2020; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Princeton does hereby approve the splitting of the above described property conditioned upon the

deeding of parcel C to the City of Princeton, and the new legal description for the newly split portions will be as follows:

PARCEL A:

That part of the Southwest Quarter of the Southwest Quarter of Section 28, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows: Commencing at the point of intersection of the East line of said Southwest Quarter of the Southwest Quarter with the centerline of West Branch Street; thence North 01 degrees 46 minutes 50 seconds West, assumed bearing along said East line of the Southwest Quarter of the Southwest Quarter, a distance of 214.10 feet to the Southerly right of way line of State Trunk Highway No. 95 as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 48-6, said Mille Lacs County, Minnesota; thence North 53 degrees 19 minutes 22 seconds West, along said Southerly right of way line of State Trunk Highway No. 95, a distance of 80.00 feet; thence continue North 53 degrees 19 minutes 22 seconds West, along said Southerly right of way line of State Trunk Highway No. 95, a distance of 103.00 feet to the point of beginning of the land to be described; thence South 36 degrees 55 minutes 05 seconds West, a distance of 101.12 feet to the intersection with a line drawn parallel with and distant 33.00 feet Northeasterly of said centerline of West Branch Street; thence North 47 degrees 18 minutes 27 seconds West, along said last described parallel line, a distance of 225.38 feet to the intersection with the East line of the former Burlington Northern Railroad Company right of way; thence North 16 degrees 27 minutes 00 seconds West, along said East line of the former Burlington Northern Railroad Company right of way, a distance of 193.49 feet to the intersection with said Southerly right of way line of State Trunk Highway No. 95; thence South 53 degrees 19 minutes 22 seconds East, along said Southerly right of way line of State Trunk Highway No. 95, a distance of 327.88 feet to the point of beginning.

PARCEL B:

That part of the Southwest Quarter of the Southwest Quarter of Section 28, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows:

Commencing at the point of intersection of the East line of said Southwest Quarter of the Southwest Quarter with the centerline of West Branch Street; thence North 01 degrees 46 minutes 50 seconds West, assumed bearing along said East line of the Southwest Quarter of the Southwest Quarter, a distance of 214.10 feet to the Southerly right of way line of State Trunk Highway No. 95 as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 48-6, said Mille Lacs County, Minnesota; thence North 53 degrees 19 minutes 22 seconds West, along said Southerly right of way line of State Trunk Highway No. 95, a distance of 80.00 feet to the point of beginning of the land to be described; thence continue North 53 degrees 19 minutes 22 seconds West, along said Southerly right of way line of State Trunk Highway No. 95, a distance of 103.00 feet; thence South 36 degrees 55 minutes 05 seconds West, a distance of 101.12 feet to the intersection with a line drawn parallel with and distant 33.00 feet Northeasterly of said centerline of West Branch Street; thence South 47 degrees 18 minutes 27 seconds East, along said last described parallel line, a distance of 131.50 feet to the intersection with a line to be hereafter referred to as "Line A"; thence North 23 degrees 17 minutes 14 seconds East, along said "Line A", a distance of 118.11 feet to the point of beginning.

"Line A" is described as follows:

Beginning at said above described point of beginning; thence Southwesterly, to a point on said centerline of West Branch Street distant 178.69 feet Northwesterly of said above described point of commencement, as measured along said centerline of West Branch Street, and said "Line A" there terminating.

ADOPTED this 26th day of March, 2020

This instrument was drafted by:

City of Princeton
705 2nd Street No.
Princeton, MN 55371

ATTEST:

Robert Barbian, City Administrator

Brad Schumacher, Mayor