

---

**RESOLUTION #24-26**

**A RESOLUTION AUTHORIZING APPROVAL OF THE PRELIMINARY AND FINAL  
PLAT FOR PRINCETON RESIDENTIAL SUITES**

\*\*\*\*\*

**WHEREAS**, the property is described as:

That part of the South 24 rods of the Northeast Quarter of the Southeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, lying westerly of the westerly right of way line of State Highway No. 169.

And

The Northwest Quarter of the Southeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, EXCEPT the West 200 feet thereof.

And

The Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, EXCEPT the West 200 feet thereof.

Together with an easement for ingress, egress and utility purposes *over*, under and across a tract of land lying 66 feet westerly of the following described line:

Commencing at the intersection of the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota and the south line of County State Aid Highway No. 31, formerly State Highway No. 95; thence easterly, along said south line of former State Highway, a distance of 550 feet; thence southerly, parallel with said west line, a distance of 148.5 feet; thence continue southerly, parallel with said west line, a distance of 213.53 feet; thence easterly, parallel with said south line, along a line to be herein known as "Line A", a distance of 510 feet to the point of beginning of the line to be described; thence

northerly parallel with said west line, a distance of 362.03 feet to said south right of way line and there terminating said line. The side lines of said easement are to be prolonged or shortened to terminate on said south right of way line of County State Aid Highway and on said Line A.

EXCEPT THE FOLLOWING DESCRIBED EIGHT (8) TRACTS:

1. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of Trunk Highway No. 95, 200 feet east of the point where the south line of said Trunk Highway 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 190 feet; thence north and parallel with the said west line of the Southwest Quarter of the Northeast Quarter a distance of approximately 450 feet to the south line of said Trunk Highway No 95; thence west along said south line of Trunk Highway No. 95 a distance of 190 feet, more or less, to point of beginning.

And

2. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of said Trunk Highway No. 95, 390 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 80 feet; thence north and parallel with the said west line of Southwest Quarter of the Northeast Quarter a distance of approximately 450 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 80 feet more or less to point of beginning.

And

3. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of Trunk Highway No. 95, 470 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the

Southwest Quarter of the Northeast Quarter for a distance of 450 feet; thence east at right angles a distance of 80 feet; thence north and parallel with the said west line of the Southwest Quarter of the Northeast Quarter a distance of approximately 450 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 80 feet, more or less, to point of beginning.

And

4. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Beginning at a point on the south line of Trunk Highway No. 95, 550 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence south and parallel with said west line of the Southwest Quarter of the Northeast Quarter for a distance of 132 feet; thence east at right angles a distance of 80 feet; thence north and parallel with the said west line of Southwest Quarter of the Northeast Quarter a distance of approximately 132 feet to the south line of said Trunk Highway No. 95; thence west along said south line of Trunk Highway No. 95 a distance of 80 feet, more or less, to point of beginning.

And

5. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Commencing at a point on the south line of Trunk Highway No. 95, now known as County State Aid Highway No. 31, 550 feet east of the point where the south line of said Trunk Highway No. 95 intersects the west line of said Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26; thence southerly and parallel with said west line of the Southwest Quarter of the Northeast Quarter, a distance of 132 feet; thence east at right angles, a distance of 80 feet to the point of beginning; thence return along the last described line a distance of 80 feet; thence continue southerly and parallel with said west line of the Southwest Quarter of the Northeast Quarter, a distance of 230.03 feet; thence easterly and parallel with said south line, a distance of 510 feet; thence northerly and parallel with said west line, a distance of 362.03 feet to said south line; thence westerly along said south line to intersect a line from said point of beginning and parallel with said west line; thence southerly along said parallel line to the point of beginning. {NOW PLATTED AS LOTS 1 AND 2 BLOCK 1, RUM RIVER)

And

6. That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows: Beginning at the

intersection of the east line of said Southwest Quarter of the Northeast Quarter with the south line of State Highway No. 95, now known as County State Aid Highway No. 31; thence West along the south line of said highway a distance of 260.00 feet; thence South at right angles a distance of 148.50 feet; thence East at right angles, a distance of 260.00 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence North along the east line of said quarter-quarter a distance of 148.50 feet to the point of beginning. (NOW PLATTED AS LOT 1, BLOCK 2, RUM RIVER)

And

7. A tract of land situate in the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, described as follows: Commencing at a point on the East line of said Southwest Quarter of Northeast Quarter where the South right-of-way line of Old State Highway No. 95 (also known as 1st Street) intersects said East line, at a point approximately 44.53 feet South of the northeast corner of said Southwest Quarter of Northeast Quarter; thence continue West on said South right-of-way line of said Old State Highway No. 95, a distance of 260 feet; thence South and parallel to the East line of said Southwest Quarter of Northeast Quarter a distance of 148.5 feet to the point of beginning; thence continuing South and parallel to the East line of said Southwest Quarter of Northeast Quarter a distance of 213.53 feet; thence angle 45 degrees southeast to the East line of said Southwest Quarter of Northeast Quarter; thence North along the East line of said Southwest Quarter of Northeast Quarter to a point due East and approximately 260 feet East of the point of beginning; thence angle West 90 degrees to the point of beginning, being approximately 260 feet; according to the United States Government Survey thereof and situate in Mille Lacs County, Minnesota.

Together with an easement for all purposes over and across the following described tract, to-wit: A tract of land 15 feet wide commencing at the northwest corner of the above described tract and extending North a distance of approximately 148.5 feet to the South right- of-way line of said Old State Highway No. 95; also extending South from the said northwest corner of the above described tract a distance of approximately 100 feet. The said 15 foot easement is to lie West of the above described line.

And

8. Those portions taken for Right of Way of Highway 169 and Highway 95 {now known as County State Aid Highway No. 31}.

**WHEREAS**, Briggs Companies has submitted the Preliminary and Final Plat application for Princeton Residential Suites; and

**WHEREAS**, the site is located in the R-3, Multiple Family Residential; and

**WHEREAS**, the Planning Commission met and held a public hearing on September 18<sup>th</sup>, 2023, for the Preliminary Plat and held the review for the Final Plat on November 20<sup>th</sup>, 2023 of Princeton Residential Suites subject to the following conditions:

1. The applicant shall follow the final plat procedures identified in the Subdivision Ordinance.
2. City Engineer's comments and conditions shall be met on memo dated November 8<sup>th</sup>, 2023 and notes on the utility plans followed.
3. Any other conditions as recommended by staff, the Princeton Public Utilities, Princeton Public Works, Planning Commission, and City Council.
4. Execution of a Performance Bond and/or a Developer's Agreement with the City prior to any work on the site.
5. Park Dedication Fee's will be paid at the time of submittal of the building permit for each building.
6. All conditions from the Preliminary Plat approval be followed.

**WHEREAS**, the City Council approved the Preliminary and Final Plats at the regular City Council meeting of January 11, 2024; and

**WHEREAS**, subsequent to the approval of January 11, 2024, an issue arose requiring a minor revision to the Final Plat; and

**WHEREAS**, the revised Final Plat was presented to the City Council at a special meeting held on May 15, 2024 and the same was approved.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council does hereby authorize the Mayor, City Administrator, Planning Commission Chairperson, Planning Commission Secretary, and the City Attorney to sign said plat documents and cause the recording of this plat at the County Courthouse of Mille Lacs County, Minnesota.

**ADOPTED** by the Princeton City Council this 23<sup>rd</sup> day of May 2024.

**CITY OF PRINCETON**

BY \_\_\_\_\_  
Thom Walker, Mayor

BY \_\_\_\_\_  
Michele McPherson, City Administrator

STATE OF MINNESOTA    )  
  ) SS:  
COUNTY OF MILLE LACS )

On this \_\_\_\_ day of \_\_\_\_\_, 2024, before me, a Notary Public in and for said County, personally appeared Thom Walker and Michele McPherson, to me personally known, who being duly sworn, did say that they are the Mayor and City Administrator, respectively of the City of Princeton, and acknowledged said instrument to be the free act and deed of the City of Princeton.

\_\_\_\_\_  
Notary Public

DRAFTED BY:  
Damien F. Toven  
Damien F. Toven & Associates, LLC  
413 S. Rum River Dr., Suite 6  
Princeton, MN 55371  
(763) 389-2214

TAX STATEMENTS SHOULD BE SENT TO:  
Phoenix Capital LLC  
PO Box 719  
Big Lake, MN 55039