

RESOLUTION NO. PC 12-2 (L.S.)

A RESOLUTION APPROVING A LOT LINE SPLIT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COON RAPIDS

That the request for a split affecting the following described premises be and the same is hereby approved subject to the conditions, if any, hereinafter stated:

Description Existing Lots:

EXISTING PARCEL "A"

All that part of that tract of land Fifty (50) feet wide, being a part of the Southeast Quarter (SE1/4) of Section (7), Township Thirty-one (31), Range Twenty-four (24), Anoka County, Minnesota, being a part of the railroad right-of-way of the Minneapolis, Anoka and Cuyuna Range Railroad Company, lying Northerly of the Northerly right-of-way line of U.S. Highway No. 10 as the same is now laid out and traveled and Southerly of the North line of the plat of River View Farm, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of said above described parcel; thence Southeasterly along the Northeasterly line thereof a distance of 223.99 feet; thence Southwesterly to a point of intersection with the Southwesterly line of said above described parcel, which point is distant 267.0 feet Southeasterly of the Northwest corner of said above described parcel; thence Northwesterly to said Northwest corner of said above described parcel; thence Easterly along the North line of said above described parcel to point of beginning.

Subject to a perpetual easement for ingress and egress over that part of Minneapolis, Anoka and Cuyuna Range Railway right-of-way (now abandoned) lying South of the North line of the Plat of River View Farm and North of the Northeasterly line of U.S. Highway Number 10 (now Coon Rapids Boulevard) as now laid out and constructed and described as follows: Beginning at a point on the Southwesterly line of said railway right-of-way 223.99 feet Southeasterly from the Northeast corner of Lot 3, Block 1, River View Farm; thence deflecting left 45 degrees 00' a distance of 9.90 feet; thence deflecting right 45 degrees 00' a distance of 73.39 feet; thence Southwesterly to a point on the Southwesterly line of said railway right-of-way 89.18 feet Southeasterly from the point of beginning; thence Northwesterly to the point of beginning.

Together with a perpetual easement for ingress and egress over that part of Lot 3, Block 1, River View Farm, described as follows: a tract of land five (5) feet in width lying Southeasterly of, adjacent to and parallel with, the following described line: Beginning at a point on the Southwesterly line of said Lot 3, distant 171.30 feet Northwesterly of the Southeasterly corner thereof; thence to a point on the Northeasterly line of said Lot 3, distant 244.61 feet Northwesterly of the Southeast corner thereof and there terminating.

EXISTING PARCEL "B"

That part of Lot 3, Block 1, River View Farm, Anoka County, Minnesota, lying Southeasterly of a line described as beginning at a point on the Southwesterly line of said lot 171.30 feet Northwesterly from the Southeasterly corner thereof to a point on the Northeasterly line of said lot 244.61 feet Northwesterly from the southeast corner thereof, subject to an easement for ingress and egress over the Northwesterly 5.0 feet.

Also, that part of the Minneapolis, Anoka and Cuyuna Range Railway (now abandoned), lying South of the

North line of the plat of River View Farm and North of the Northeasterly line of U.S. Highway Number 10 (now Coon Rapids Boulevard) as now laid out and constructed. Subject to an easement for ingress and egress over a strip of land 7.0 feet in width described as beginning at a point on the Southwesterly line of said railway 230.99 feet Southeasterly from the Northeast corner of Lot 3; thence at right angles Northeasterly 7.0 feet; thence at right angles Southeasterly 73.39 feet; thence Southwesterly to a point on the Southwesterly line of said Railway 81.18 feet Southeasterly from the point of beginning; thence Northwesterly to the point of beginning.

Except that beginning at the Northeast corner of said above described parcel; thence Southeasterly along the Northeasterly line thereof a distance of 223.99 feet; thence Southwesterly to a point of intersection with the Southwesterly line of said above described parcel, which point is distant 267.0 feet Southeasterly of the Northwest corner of said above described parcel; thence Northwesterly to said Northwest corner of said above described parcel; thence Easterly along the North line of said above described parcel to point of beginning.

Description of the new lots created:

#### PROPOSED NEW PARCEL "A" DESCRIPTION

All that part of that tract of land Fifty (50) feet wide, being a part of the Southeast Quarter (SE1/4) of Section (7), Township Thirty-one (31), Range Twenty-four (24), Anoka County, Minnesota, being a part of the railroad right-of-way of the Minneapolis, Anoka and Cuyuna Range Railroad Company, lying Northerly of the Northerly right-of-way line of U.S. Highway No. 10 as the same is now laid out and traveled and Southerly of the North line of the plat of River View Farm, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of said above described parcel; thence Southeasterly along the Northeasterly line thereof a distance of 337.93 feet; thence Southwesterly to a point of intersection with the Southwesterly line of said above described parcel, which point is distant 355.77 feet Southeasterly of the Northwest corner of said above described parcel; thence Northwesterly to said Northwest corner of said above described parcel; thence Easterly along the North line of said above described parcel to point of beginning.

Subject to a 5.00 foot wide easement for utility purposes over, under and across the above described parcel and the centerline of said easement is described as follows:

Beginning at the northwest corner of said above described parcel; thence South 23 degrees 05 minutes 56 seconds East (for the purposes of this description the north line of the above described parcel bears EAST), a distance of 101.41 feet; thence South 19 degrees 19 minutes 56 seconds East, a distance of 120.55 feet; thence South 36 degrees 09 minutes 53 seconds East, a distance of 14.44 feet; thence South 49 degrees 11 minutes 03 seconds East, a distance of 16.43 feet; thence South 42 degrees 04 minutes 37 seconds East, a distance of 41.57 feet; thence South 24 degrees 45 minutes 25 seconds East, a distance of 67.70 feet to the southeasterly line of the above described parcel and said centerline there terminating.

The side lines of the above described easement are prolonged or shortened to terminate on the north line, southwesterly line and the southeasterly line of the above described parcel.

Subject to a perpetual easement for ingress and egress over the southeasterly 42.75 feet thereof.

Subject to a perpetual easement for ingress and egress over that part of Minneapolis, Anoka and Cuyuna Range Railway right-of-way (now abandoned) lying South of the North line of the Plat of River View Farm and North of the Northeasterly line of U.S. Highway Number 10 (now Coon Rapids Boulevard) as now laid out and constructed and described as follows: Beginning at a point on the Southwesterly line of said railway right-of-way 223.99 feet Southeasterly from the Northeast corner of Lot 3, Block 1, River View

Farm; thence deflecting left 45 degrees 00' a distance of 9.90 feet; thence deflecting right 45 degrees 00' a distance of 73.39 feet; thence Southwesterly to a point on the Southwesterly line of said railway right-of-way 89.18 feet Southeasterly from the point of beginning; thence Northwesterly to the point of beginning.

Together with a perpetual easement for ingress and egress over that part of Lot 3, Block 1, River View Farm, described as follows: a tract of land five (5) feet in width lying Southeasterly of, adjacent to and parallel with, the following described line: Beginning at a point on the Southwesterly line of said Lot 3, distant 171.30 feet Northwesterly of the Southeasterly corner thereof; thence to a point on the Northeasterly line of said Lot 3, distant 244.61 feet Northwesterly of the Southeast corner thereof and there terminating.

Subject to a perpetual easement for ingress and egress over that part of Minneapolis, Anoka and Cuyuna Range Railway right-of-way (now abandoned) lying South of the North line of the Plat of River View Farm and North of the Northeasterly line of U.S. Highway Number 10 (now Coon Rapids Boulevard) as now laid out and constructed and described as follows: Beginning at northwest corner of the above described parcel; thence southeasterly along the southwesterly line of said railway right-of-way a distance of 84.00 feet; thence northeasterly deflecting to the left 135 degrees 00 minutes 00 seconds a distance of 14.14 feet; thence northwesterly parallel to said southwesterly line of railway right-of-way a distance of 70.42 feet more or less to the north line of the above described parcel; thence westerly along said north line to the point of beginning.

Together with a perpetual easement for ingress and egress over that part of Lot 3, Block 1, River View Farm, described as follows: Beginning at a point on the Southwesterly line of said Lot 3, distant 171.30 feet Northwesterly of the Southeasterly corner thereof; thence to a point on the Northeasterly line of said Lot 3, distant 244.61 feet Northwesterly of the Southeast corner of said Lot 3; thence southeasterly along said Northeasterly line of Lot 3 a distance of 42.75 feet; thence southwesterly deflecting to the right 90 degrees 00 minutes 00 seconds a distance of 13.61 feet; thence southwesterly deflecting to the left 46 degrees 01 minutes 55 seconds a distance of 127.52 feet, more or less, to the southwesterly line of Lot 3; thence northwesterly along said Southwesterly line of Lot 3 a distance of 19.90 feet to the point of beginning.

Together with a perpetual easement for ingress and egress over that part of Lot 3, Block 1, River View Farm, described as follows: Beginning at a point on the Southwesterly line of said Lot 3, distant 171.30 feet Northwesterly of the Southeasterly corner thereof; thence northeasterly a distance of 60.00 feet along a line that, if extended, would pass through a point on the Northeasterly line of said Lot 3, distant 244.61 feet Northwesterly of the Southeast corner of said Lot 3; thence southwesterly deflecting to the left 152 degrees 53 minutes 38 seconds a distance of 21.95 feet; thence deflecting to the left 27 degrees 06 minutes 22 seconds a distance of 40.00 feet, more or less, to said southwesterly line of Lot 3; thence southeasterly along said Southwesterly line of Lot 3 a distance of 10.00 feet to the point of beginning.

Together with a perpetual easement for sign purposes over that part of Lot 3, Block 1, River View Farms, described as follows: Commencing at the Southeasterly corner of said Lot 3; thence North 63 degrees 03 minutes 21 seconds West, assumed bearing, along the Southwesterly line of said Lot 3 a distance of 151.40 feet; thence North 24 degrees 17 minutes 25 seconds East a distance of 18.00 feet to the point of beginning of said easement; thence continuing North 24 degrees 17 minutes 25 seconds East a distance of 23.00 feet; thence North 65 degrees 42 minutes 35 seconds West a distance of 14.00 feet; thence South 24 degrees 17 minutes 25 seconds West a distance of 23.00 feet; thence South 65 degrees 42 minutes 35 seconds East a distance of 14.00 feet to the point of beginning.

#### PROPOSED NEW PARCEL "B" DESCRIPTION

That part of Lot 3, Block 1, River View Farm, Anoka County, Minnesota, lying Southeasterly of a line described as beginning at a point on the Southwesterly line of said lot 171.30 feet Northwesterly from the

Southeasterly corner thereof to a point on the Northeasterly line of said lot 244.61 feet Northwesterly from the southeast corner thereof, subject to an easement for ingress and egress over the Northwesterly 5.0 feet.

Also, that part of the Minneapolis, Anoka and Cuyuna Range Railway (now abandoned), lying South of the North line of the plat of River View Farm and North of the Northeasterly line of U.S. Highway Number 10 (now Coon Rapids Boulevard) as now laid out and constructed. Subject to an easement for ingress and egress over a strip of land 7.0 feet in width described as beginning at a point on the Southwesterly line of said railway 230.99 feet Southeasterly from the Northeast corner of Lot 3; thence at right angles Northeasterly 7.0 feet; thence at right angles Southeasterly 73.39 feet; thence Southwesterly to a point on the Southwesterly line of said Railway 81.18 feet Southeasterly from the point of beginning; thence Northwesterly to the point of beginning.

Except that part beginning at the Northeast corner of said above described parcel; thence Southeasterly along the Northeasterly line thereof a distance of 337.93 feet; thence Southwesterly to a point of intersection with the Southwesterly line of said above described parcel, which point is distant 355.77 feet Southeasterly of the Northwest corner of said above described parcel; thence Northwesterly to said Northwest corner of said above described parcel; thence Easterly along the North line of said above described parcel to the point of beginning.

Together with a 5.00 foot wide easement for utility purposes over, under and across the following described parcel:

All that part of that tract of land Fifty (50) feet wide, being a part of the Southeast Quarter (SE1/4) of Section (7), Township Thirty-one (31), Range Twenty-four (24), Anoka County, Minnesota, being a part of the railroad right-of-way of the Minneapolis, Anoka and Cuyuna Range Railroad Company, lying Northerly of the Northerly right-of-way line of U.S. Highway No. 10 as the same is now laid out and traveled and Southerly of the North line of the plat of River View Farm, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of said above described parcel; thence Southeasterly along the Northeasterly line thereof a distance of 337.93 feet; thence Southwesterly to a point of intersection with the Southwesterly line of said above described parcel, which point is distant 355.77 feet Southeasterly of the Northwest corner of said above described parcel; thence Northwesterly to said Northwest corner of said above described parcel; thence Easterly along the North line of said above described parcel to point of beginning.

The centerline of said easement is described as follows:

Beginning at the northwest corner of said above described parcel; thence South 23 degrees 05 minutes 56 seconds East (for the purposes of this description the north line of the above described parcel bears EAST), a distance of 101.41 feet; thence South 19 degrees 19 minutes 56 seconds East, a distance of 120.55 feet; thence South 36 degrees 09 minutes 53 seconds East, a distance of 14.44 feet; thence South 49 degrees 11 minutes 03 seconds East, a distance of 16.43 feet; thence South 42 degrees 04 minutes 37 seconds East, a distance of 41.57 feet; thence South 24 degrees 45 minutes 25 seconds East, a distance of 67.70 feet to the southeasterly line of the above described parcel and said centerline there terminating.

The side lines of the above described easement are prolonged or shortened to terminate on the north line, southwesterly line and the southeasterly line of said above described exception.

Subject to a perpetual easement for ingress and egress over that part of Lot 3, Block 1, River View Farm, described as follows: Beginning at a point on the Southwesterly line of said Lot 3, distant 171.30 feet Northwesterly of the Southeasterly corner thereof; thence to a point on the Northeasterly line of said Lot 3, distant 244.61 feet Northwesterly of the Southeast corner of said Lot 3; thence southeasterly along said

Northeasterly line of Lot 3 a distance of 42.75 feet; thence southwesterly deflecting to the right 90 degrees 00 minutes 00 seconds a distance of 13.61 feet; thence southwesterly deflecting to the left 46 degrees 01 minutes 55 seconds a distance of 127.52 feet, more or less, to the southwesterly line of Lot 3; thence northwesterly along said Southwesterly line of Lot 3 a distance of 19.90 feet to the point of beginning.

Together with a perpetual easement for ingress and egress over the southeasterly 42.75 feet of that part of that tract of land Fifty (50) feet wide, being a part of the Southeast Quarter (SE1/4) of Section (7), Township Thirty-one (31), Range Twenty-four (24), Anoka County, Minnesota, being a part of the railroad right-of-way of the Minneapolis, Anoka and Cuyuna Range Railroad Company, lying Northerly of the Northerly right-of-way line of U.S. Highway No. 10 as the same is now laid out and traveled and Southerly of the North line of the plat of River View Farm, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of said above described parcel; thence Southeasterly along the Northeasterly line thereof a distance of 337.93 feet; thence Southwesterly to a point of intersection with the Southwesterly line of said above described parcel, which point is distant 355.77 feet Southeasterly of the Northwest corner of said above described parcel; thence Northwesterly to said Northwest corner of said above described parcel; thence Easterly along the North line of said above described parcel to point of beginning.

Together with a perpetual easement for ingress and egress over that part of Lot 3, Block 1, River View Farm, described as follows: Beginning at a point on the Southwesterly line of said Lot 3, distant 171.30 feet Northwesterly of the Southeasterly corner thereof; thence northeasterly a distance of 60.00 feet along a line that, if extended, would pass through a point on the Northeasterly line of said Lot 3, distant 244.61 feet Northwesterly of the Southeast corner of said Lot 3; thence southwesterly deflecting to the left 152 degrees 53 minutes 38 seconds a distance of 21.95 feet; thence southwesterly deflecting to the left 27 degrees 06 minutes 22 seconds a distance of 40.00 feet, more or less, to said southwesterly line of Lot 3; thence southeasterly along said Southwesterly line of Lot 3 a distance of 10.00 feet to the point of beginning.

Subject to a perpetual easement for sign purposes over that part of Lot 3, Block 1, River View Farms, described as follows: Commencing at the Southeasterly corner of said Lot 3; thence North 63 degrees 03 minutes 21 seconds West, assumed bearing, along the Southwesterly line of said Lot 3 a distance of 151.40 feet; thence North 24 degrees 17 minutes 25 seconds East a distance of 18.00 feet to the point of beginning of said easement; thence continuing North 24 degrees 17 minutes 25 seconds East a distance of 23.00 feet; thence North 65 degrees 42 minutes 35 seconds West a distance of 14.00 feet; thence South 24 degrees 17 minutes 25 seconds West a distance of 23.00 feet; thence South 65 degrees 42 minutes 35 seconds East a distance of 14.00 feet to the point of beginning.

#### Conditions:

1. Shared access easements be recorded between Lots A and B and the adjacent lot to the west.
2. All Anoka County comments must be addressed.
3. Compliance with Title 11, City Code of Coon Rapids.

Adopted this 3<sup>th</sup> day of April, 2012

ATTEST:

---

Cathy Sorensen, City Clerk

---

Tim Howe, Mayor

STATE OF MINNESOTA )  
COUNTY OF ANOKA )ss.  
CITY OF COON RAPIDS )

CERTIFICATION OF CLERK

I, the undersigned, being the duly qualified and acting City Clerk of the City of Coon Rapids, Minnesota, hereby certify that I have carefully compared the attached and foregoing Resolution with the original thereof on file in my office and the same is a full, true and complete transcript therefrom, insofar as the same relates to Planning Case 12-2.

WITNESS hand officially as such City Clerk and the corporate seal of the City of Coon Rapids this 3<sup>th</sup> day of April 3, 2012.

---

Cathy Sorensen, City Clerk