

**CITY OF WEST ST. PAUL  
DAKOTA COUNTY, MINNESOTA**

**RESOLUTION NO. 20-**

**RESOLUTION APPROVING THE PRELIMINARY  
AND FINAL PLAT FOR 1571 ROBERT ST  
(ROERS COMPANIES)**

**WHEREAS**, preliminary and final plat applications have been submitted to the City for properties currently identified as:

**CURRENT:**

Parcel 1: Lots 3 and 4, Block 1, CITY CENTER ADDITION, Dakota County, Minnesota.

Abstract and Torrens Property

Parcel 2: Lot 6, Block 1, City Center Addition, West St. Paul Dakota County, Minnesota; and that part of Lot 7, beginning at a point on the East line of said Lot 7, at the point of intersection with the South line of Lot 6; thence Westerly along the South line of said Lot 6, extended a distance of 60.07 feet; thence Northerly and parallel with the East line of Lot 7 to the North line of Lot 6 extended; thence Easterly along the North line of Lot 6 extended to the East line of Lot 7; thence Southerly along the East line of Lot 7 to the point of beginning, situated in Block 1, City Center Addition, West St. Paul, Dakota County, Minnesota, EXCEPT that part of Lot 6, Block 1, City Center Addition, according to the recorded plat thereof, Dakota County, Minnesota, lying Easterly of a line run from Northeast corner of said Lot 6 to a point on the South line of said Lot 6 distant 4.20 feet Westerly of the Southeast corner of said Lot 6.

Parcel 2A: That part of Lot 6, Block 1, City Center Addition, according to the recorded plat thereof, Dakota County, Minnesota, lying Easterly of a line run from Northeast corner of said Lot 6 to a point on the South line of said Lot 6 distant 4.20 feet Westerly of the Southeast corner of said Lot 6. Dakota County, Minnesota.

Abstract Property

Parcel 3: That part of Lots 5 and 7, Block 1, City Center Addition, Dakota County, described as follows:

Commencing at the Northeast corner of said Lot 5; thence South 0 degrees 30 minutes 42 seconds East along the Easterly line of said Lot 5 a distance of 100.0 feet to a line 100.00 feet Southerly of, as measured at right angles to the North line of said Lot 5 and to the point of beginning of the land to be described; thence South 89 degrees 55 minutes 38 seconds West, parallel with the North line of Said Lot 5, a distance of 160.00 feet; thence South 0 degrees 30 minutes 42 seconds East a distance of 104.80 feet to the Westerly extension of the Northerly line of Lot 6, said Block 1; thence North 90 degrees 00 minutes 00 seconds East along said Westerly extension and along said Northerly line of Lot 6 a distance of 160.00 feet to said Easterly line of Lot 5; thence North 0 degrees 30 minutes 42 seconds West along said Easterly line of Lot 5 a distance of 105.00 feet to the point of beginning, Dakota County, Minnesota .

AND

That part of Lots 5 and 7, Block 1, City Center Addition, Dakota County, described as follows: Commencing at the Northeast corner of said Lot 5; thence South 0 degrees 30 minutes 42 seconds East along the Easterly line of said Lot 5 a distance of 100.0 feet to a line distant 100.00 feet Southerly of, as measured at right angles to the Northerly line of said Lot 5; thence South 89 degrees 55 minutes 38 seconds West, parallel with the North line of Said Lot 5, a distance of 160.00 feet to the point of beginning of the land to be described; thence South 0 degrees 30 minutes 42 seconds East a distance of 104.80 feet to the Westerly extension of the Northerly line of Lot 6, said Block 1; thence North 90 degrees 00 minutes 00 seconds West along said Westerly extension of Lot 6 a distance of 93.02 feet to a line distant 253.01 feet Westerly of, as measured at right angles to the Easterly line of said Lot 5; thence North 0 degrees 30 minutes 42 seconds West, parallel with said Easterly line of Lot 5, a distance of 204.68 feet to the Northerly line of said Lot 5; thence North 89 degrees 55 minutes 38 seconds East along the Northerly line of said Lot 5 a distance of 103.01 feet to a line distant 150.00 feet Westerly of, as measured at right angles to said Easterly line of Lot 5; thence South 0 degrees 30 minutes 42 seconds East a distance of 100.00 feet to a line distant 100.00 feet Southerly of, as measured at right angles to the Northerly line of said Lot 5; thence South 89 degrees 55 minutes 38 seconds West, parallel with said Northerly line of Lot 5, a distance of 10.00 feet to the point of beginning.

Parcel 4: The East 125 feet of the South 166.84 feet of Lot Seven (7), Block One (1), City Center Addition according to the recorded plat thereof.

AND

Lot Seven (7) Block One (1), City Center Addition, Dakota County, Minnesota, except the East 125.00 feet of the South 166.84 feet and except the West 40.08 feet of said Lot 7, and except the North 40.00 feet of said Lot 7, and except that part of said Lot 7, described as follows: Beginning at the point of intersection with the East line of said Lot 7, and the South line of Lot 6, Block 1, City Center Addition; thence Westerly along the Westerly extension of the South line of said Lot 6, a distance of 60.07 feet; thence Northerly parallel with the East line of said Lot 7 to the intersection with the Westerly extension of the North line of said Lot 6; thence Easterly along the Westerly extension of the North line of said Lot 6 to the East line of said Lot 7; thence Southerly along the East line of said Lot 7 to the point of beginning.

Abstract

Parcel 5: Lots 4, 5, 6, and 7, Block 1, Erchingers Addition to South St. Paul, Dakota County, Minnesota.  
Abstract Property

**WHEREAS**, a public hearing concerning the preliminary and final plat was held before the West St. Paul Planning Commission on August 18, 2020; and

**WHEREAS**, the West St. Paul Planning Commission has recommended that the City Council of West St. Paul approve the preliminary and final plat.

**NOW, THEREFORE, BE IT RESOLVED** by the West St. Paul City Council that the preliminary and final plat for 1571 Robert St., requested by ESG Architects on behalf of Roers Companies, is hereby approved subject to the following conditions:

1. Council approval of the corresponding conditional use permit, site plan, and rezoning applications,
2. The applicant shall revise the final plat, prior to recording, per the recommendations outlined in the attached memos from the Dakota County Plat Commission and MnDot,
3. Prior to recording the final plat, the applicant shall include 10 foot drainage/utility easements along the property line that abuts Livingston Ave, and a 5 foot drainage/utility easement along the north property line that abuts another lot, and
4. The final plat shall be recorded within one year of approval and prior to application of a building permit.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 31<sup>st</sup> day of August, 2020.

Attest:

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David J. Napier, Mayor

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Shirley R Buecksler, City Clerk