

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

RESOLUTION NO. 20-

**RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT
FOR 1201 ROBERT STREET SOUTH AND 100 SIGNAL HILLS AVENUE
(DOMINIUM)**

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

CURRENT:

Parcel 1: All that part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 28 North, Range 22 West, Dakota County, Minnesota, described as the West three-quarters of the said Northwest Quarter of the Southwest Quarter and the South Half of the East Quarter of the Northwest Quarter of the Southwest Quarter of said Section 17, excepting therefrom the following:

Exception 1. Beginning at a point on the West line of said Northwest Quarter of the Southwest Quarter a distance of 30 feet North of the Southwest corner thereof, said point being on the North line of Moreland Avenue; thence North 0 degrees 07 minutes 25 seconds West (assumed bearing) 557.42 feet along the West line of said Northwest Quarter of the Southwest Quarter; thence South 49 degrees 59 minutes 10 seconds East, 703.22 feet; thence on a bearing of South 105.32 feet to the North line of Moreland Avenue; thence Westerly along said North line of Moreland Avenue 537.38 feet to the beginning; subject to a 22 foot easement along a traveled road in place running from Moreland Avenue Northerly through the afore described property.

Exception 2. The North 313.0 feet of the East 200 feet of the West three-quarters of the Northwest Quarter of the Southwest Quarter of said Section 17, subject to an easement over the South 22 feet of the North 105.0 feet thereof.

Exception 3. The North 70 feet of the South Half of the East Quarter of the Northwest Quarter of the Southwest Quarter of said Section 17.

Exception 4. The South 100.0 feet of the North 170.0 feet of the East 140.0 feet of the South Half of the East Quarter of the Northwest Quarter of the Southwest Quarter of said Section 17.

Exception 5. Beginning at the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence North 89 degrees 59 minutes 21 seconds West along the South line of said Quarter Quarter Section a distance of 195.57 feet; thence North 0 degrees 01 minutes 57 seconds East, 174.03 feet; thence South 89 degrees 59 minutes 21 seconds East, 195.05 feet to the East line of said Northwest Quarter of the Southwest Quarter; thence South 0 degrees 08 minutes 21 seconds East, along said East line 174.03 feet to the beginning, subject to South Robert Street and Moreland Avenue.

Exception 6. Beginning at a point 30 feet West of the Northwest corner of Lot 30, S.L. Hume's Addition, West St. Paul, Dakota County, Minnesota; thence South along a line which is the West line of said S. L. Hume's Addition, a distance of 630 feet; thence continuing South along this same line extended a distance of 70 feet; thence West 30 feet; thence North 700 feet; thence East 30 feet to the point of beginning, said described property being in the East one half of the Northwest one quarter of the Southwest one quarter of Section 17, Township 28, Range 22, Dakota County, Minnesota.

Abstract Property

Parcel 1A: Easement for vehicular and pedestrian ingress and egress purposes over the South 22 feet of the North 105.0 feet of the East 200 feet of the West three-quarters of the Northwest Quarter of the Southwest Quarter of Section 17, Township 28 North, Range 22 West, for the benefit of Parcel 1, originally created in Quit Claim Deed dated July 27, 1981, filed August 7, 1981, as Document No. 576273, and in Warranty Deed dated December 10, 1973, filed October 14, 1983, as Document No. 637043, and also established in Order dated January 2, 2019, filed March 6, 2019, as Document No. 3295497.

Parcel 1B: 22 foot road easement, for the benefit of Parcel 1, created in Quit Claim Deed dated July 27, 1981, filed August 7, 1981, as Document No. 586274, and in Warranty Deed dated December 10, 1973, filed October 14, 1983, as Document No. 637043, and included in Warranty Deed dated December 30, 2011, filed June 4, 2012, as Document No. 2872001, and in Warranty Deed dated July 29, 2016, filed August 17, 2016, as Document No. 3144665.

Parcel 2: The North 313.0 feet of the East 200.0 feet of the West three quarters of the Northwest Quarter of the Southwest Quarter of Section 17, Township 28, Range 22, 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 July 21, 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 1201 Robert Street South and 100 Signal Hills Avenue, requested by Dominion Development and Acquisitions, 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 per the recommendations outlined in the attached memos from the West St. Paul Engineering, Dakota County Plat Commission and MNDot,
3. The applicant shall work with City Staff to address the following items on the plat:
 - a) Update title of final plat to include "final plat"
 - b) Update exception 1 as an outlot

- c) Add exceptions 4 and 5 into lot 3. Buildings cannot straddle lot lines so these need to be incorporated into Lot 3.
 - d) Remove exception 3. This is a City road, already dedicated and a portion of Orme is owned by the City in fee title.
 - e) Parcels 1A and 1B (preliminary plat) has been deeded to K-Mart lot. If it is included in the sale of the two properties, Parcel 1A is extinguished but Parcel 1B needs to be shown on the final plat as an easement
 - f) Shared access doc # 1664083 (preliminary plat), if this access is being retained/kept it needs to be included in the final plat
4. Upon submittal of the final plat, the applicant shall include 10 foot drainage/utility easements along the property lines that abut a roadway, and a 5 foot drainage/utility easement along property lines that abut another lot, and
5. 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 27th day of July, 2020.

Attest:

David J. Napier, Mayor

Shirley R Buecksler, City Clerk