

RESOLUTION NO: 24-12

**TOWN OF BALDWIN
COUNTY OF SHERBURNE, MINNESOTA**

**BALDWIN PRAIRIE
PRELIMINARY PLAT AND FINAL PLAT APPROVAL**

WHEREAS, 33 Acre 108th LLC is proposing to subdivide property described by Exhibit A; and

WHEREAS, the developer has submitted application for simple plat approval to be processed in accordance with Section XX-4-3.B of the Subdivision Ordinance; and

WHEREAS, the developer is requesting concurrent approval of a final plat approval to be processed in accordance with Section XX-4-3.C of the Subdivision Ordinance; and

WHEREAS, the Planning Commission conducted a public hearing at their regular meeting on 27 March 2024 to consider the application, preceded by published and mailed notice; based upon review of the application and evidence received, the public hearing was closed and the Planning Commission voted 5-0 to recommend that the Town Board approve the request.

WHEREAS, the Planning Report dated 28 March 2024 prepared by the Town Planner, The Planning Company, LLC, is incorporated herein by reference; and

WHEREAS, the Town Board considered the application at their meeting on 1 April 2024.

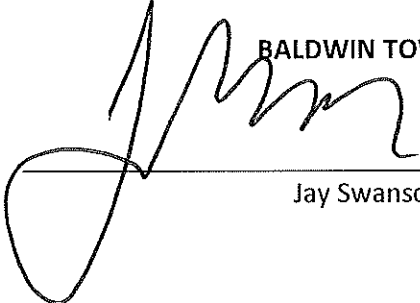
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF BALDWIN TOWNSHIP, MINNESOTA THAT the preliminary plat and final plat of Three Sisters Lake is hereby approved, subject to the following stipulations:

1. The preliminary plat shall be revised to indicate the buildable area within Lot 1, Block 1.
2. Right-of-way dedication for 108th Street (CSAH 19) shall be subject to review and approval of Sherburne County.
3. Access for Lot 1, Block 1 and Outlot A to 108th Street (CSAH 19) shall be subject to review and approval of Sherburne County.
4. A certificate of compliance for the existing subsurface sewage treatment system shall be submitted in accordance with Section XX-4-2.C.1 of the Building Ordinance.

5. A Level 1 wetland delineation and any wetland impacts shall be subject to review and approval of Sherburne County.
6. All easements shall be subject to review and approval of the Town Engineer.
7. No park dedication requirement is due at this time; park dedication requirements for Outlot A shall be deferred until such time as application is made for preliminary plat and final plat approval to subdivide the property.

ADOPTED by the Town Board of Baldwin Township this 1st day of April, 2024.

MOTION BY: Lawrence
SECONDED BY: RVSh
IN FAVOR: All
OPPOSED: Jeff Holm absent

BALDWIN TOWNSHIP

Jay Swanson, Chair

ATTEST:

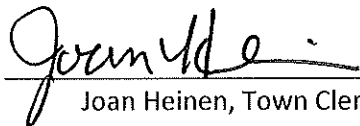

Joan Heinen, Town Clerk/Treasurer

EXHIBIT A
LEGAL DESCRIPTION

Plat Description (Warranty Deed - Doc. No. 963498): The Northeast Quarter of the Northwest Quarter of Section 23, Township 35, Range 26, Sherburne County, Minnesota; EXCEPT the North 230 feet of the East 545 feet of the Northeast Quarter of the Northwest Quarter, Section 23, Township 35, Range 26; AND EXCEPT all that part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 35, Range 26, described as follows: Commencing at the Southeast corner of said Northeast Quarter of Northwest Quarter; thence Northerly along the East line of said Northeast Quarter of Northwest Quarter 330 feet; thence Westerly parallel with the South line of said Northeast Quarter of Northwest Quarter 660 feet; thence Southerly parallel with the East line of said Northeast Quarter of Northwest Quarter to the South line of said Northeast Quarter of Northwest Quarter; thence East along said South line to the point of beginning.