

RESOLUTION NO: 25-34

**CITY OF BALDWIN
COUNTY OF SHERBURNE, MINNESOTA**

**MEADOWS OF BALDWIN
FINAL PLAT APPROVAL AND
AUTHORIZATION TO EXECUTE AGREEMENTS**

WHEREAS, The Meadows of Baldwin, LLC (the “developer”) is proposing to subdivide property described by Exhibit A; and

WHEREAS, a preliminary plat for the proposed subdivision was approved by the City Council on 8 September 2025.

WHEREAS, the developer has submitted application for final plat approval to be processed in accordance with Section 910-3-3.C of the Subdivision Ordinance; and

WHEREAS, the Planning Report dated 13 November 2025 prepared by the City Planner, The Planning Company, LLC, is incorporated herein by reference; and

WHEREAS, Section 910-11-5 of the Subdivision Ordinance requires the developer to enter into a development contract to provide the City construction and warranty securities for the public and private improvements and to provide the City various remedies in the event that the developer breaches the terms and conditions of said agreement; and

WHEREAS, the City Council considered the application at their meeting on 17 November 2025.

NOW, THEREFORE, BE IT RESOLVED by the Baldwin City Council that:

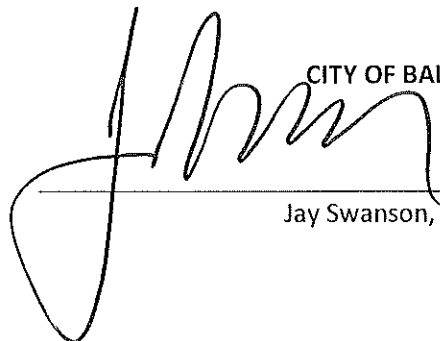
- A. The final plat of Meadows of Baldwin is hereby approved, subject to the following stipulations:
 - 1. The subject property shall be developed in accordance with the preliminary plat and plans submitted to the City subject to the stipulations, limitations, and conditions as approved by the City Council.
 - 2. All stipulations set forth herein shall be the responsibility of the property owner and Developer and all proposed improvements shall be the responsibility of the Developer.
 - 3. All right-of-way dedication shall be subject to review and approval of the City Engineer.

4. The proposed design and construction plans for public streets, including removal of the existing temporary cul-de-sac on 138th Street and construction of the turn lane on 305th Avenue, shall be subject to review and approval of the City Engineer.
 5. Lot access shall include the following conditions to be recorded as deed restrictions for the respective lots:
 - a. Lot 7, Block 1 shall only access 138th Street.
 - b. Lot 8, Block 2 shall only access 138th Street.
 - c. Lot 9, Block 2 shall only access 305th Avenue.
 6. The builder shall provide a cash escrow, as determined by the City Engineer, for completion of driveway construction in accordance with Section 1.08 of the Right-of-Way Ordinance and Section 900-21-6.B.2.b(1) of the Zoning Ordinance.
 7. Two shade or evergreen trees per acre shall be installed within each lot by the builder; an escrow as determined by the Zoning Administrator shall be submitted at the time a building permit is issued to ensure completion of required landscaping.
 8. All stormwater management and wetland issues are subject to review and approval of the City Engineer.
 9. All drainage and utility easements are to be subject to approval of the City Engineer; the final plat shall be revised to include a standard detail illustrating the minimum width of perimeter drainage and utility easements.
 10. Park dedication requirements shall be satisfied as a cash fee in lieu of land dedication of \$20,400 paid at the time the development contract is executed.
 11. The developer shall execute a development contract as drafted by the City Attorney and approved by the City Council prior to recording of the final plat.
- B. The development contract between the City of Baldwin and Meadows of Baldwin, LLC is hereby approved in form subject to modification of fees, charges, and securities as approved by City staff.
- C. The Mayor and City Clerk/Treasurer are hereby authorized to sign the final plat and execute the development contract on behalf of the City.

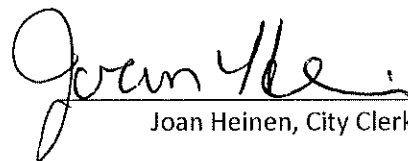
(remainder of page intentionally blank signatures follow)

ADOPTED by the Baldwin City Council this 17th day of November, 2025.

MOTION BY: *Holm*
SECONDED BY: *case*
IN FAVOR: *All*
OPPOSED: *None*


CITY OF BALDWIN

Jay Swanson, Mayor

ATTEST:


Joan Heinen, City Clerk/Treasurer

EXHBIT A
LEGAL DESCRIPTION

The North Half of the Southeast Quarter of Section 18, Township 35, Range 26, Sherburne County, Minnesota, EXCEPTING THEREFROM the West 629.75 feet thereof. ALSO EXCEPTING THEREFROM that part described as follows: Beginning at a point on the East line of said North Half of the Southeast Quarter distant 469.00 feet South of the Northeast corner of said North Half of the Southeast Quarter, as measured along said East line of the North Half of the Southeast Quarter; thence Westerly, parallel with the North line of said North Half of the Southeast Quarter, a distance of 455.00 feet; thence Southerly and parallel with said East line of the North Half of the Southeast Quarter, a distance of 259.00 feet; thence Easterly, parallel with said North line of the North Half of the Southeast Quarter, a distance of 455.00 feet to the intersection with said East line of the North Half of the Southeast Quarter; thence Northerly, along the East line of the North Half of the Southeast Quarter, a distance of 259.00 feet to the point of beginning.