

**RAVENNA TOWNSHIP
DAKOTA COUNTY, MINNESOTA
Resolution No. 2024-04**

**RESOLUTION APPROVING A MINOR SUBDIVISION
OF PROPERTY LOCATED ON ORLANDO AVENUE**

WHEREAS, LLB Farms LLC, a Minnesota Limited Liability Company, (“Applicant”) submitted an application to Ravenna Township (“Town”) for a minor subdivision for the property (PID 33-01800-50-023) located east of Orlando Avenue in Ravenna Township, Dakota County, Minnesota, and legally described in the attached Exhibit A (“Property”);

WHEREAS, the Property contains approximately 109.77 acres and the Applicant proposes to plat a portion of the Property into three lots to be called “LAVERNE SUBDIVISION NO. 1” (“Plat”);

WHEREAS, a map of the proposed Plat is attached hereto as Exhibit B, which establishes three lots: one lot containing approximately 2.06 acres that is identified as “Parcel 1”; a second lot containing approximately 2.00 acres that is identified as “Parcel 2”; and, a third lot containing approximately 2.04 acres that is identified as “Parcel 3”;

WHEREAS, the process to apply for and obtain approval for a minor subdivision is set out in Section 201.4 of the Ravenna Township Zoning Ordinance (“Zoning Ordinance”);

WHEREAS, on March 28, 2024, the Ravenna Township Planning Commission held a public hearing on the proposed Plat and continued its discussion until April 25, 2024, at which time it adopted findings of fact and a recommendation that the Town Board approve the Plat with certain conditions; and

WHEREAS, the Town Board considered the proposed plat at its meeting on June 13, 2024 and hereby finds and determines as follows:

- a. The proposed plat can be approved as a minor subdivision under the Zoning Ordinance as it contains no more than four lots, all lots front on an existing public road, it does not result in any new public roads, and it is not in conflict with the Town’s comprehensive plan, Zoning Ordinance, or other laws;
- b. The proposed plat was prepared by a registered land surveyor
- c. Under Section 201.4(3)(c) of the Zoning Ordinance, the Town Board’s approval of a minor subdivision constitutes preliminary and final approval of the Plat;
- d. As required by Section 201.4(3)(b) of the Zoning Ordinance, the Applicant has entered into a development agreement prepared by the Town related to this Plat;

- e. There is a pipeline easement on Parcel 3 the Applicant will need to cross in order to construct a driveway. The Applicant is responsible for obtaining any permissions as may be required from the easement holder to cross the easement area; and
- f. The Town Board determines the proposed Plat satisfies the requirements of the Zoning Ordinance and should be approved.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board, based on the Planning Commission's findings and recommendation, the findings and determinations made herein, and record of this matter, does hereby grant preliminary and final approval of the Plat as proposed in the survey attached hereto as Exhibit B, which will result in the creation of three new lots on the Property, conditioned on compliance with all of the following:

1. Development Agreement. The Town Board hereby approves and ratifies the development agreement for this Plat. The Applicant shall be bound by and comply with the terms of the development agreement. The Town will record the development agreement with Dakota County at the Applicant's expense.
2. Density. There is a total of eleven (11) density units attributable to the Property. Three (3) of those density units are attributable to the lots being established by the Plat, leaving a total of eight (8) density units attributable to the remainder of the Property.
3. Pipeline Easement. The Applicant is responsible for obtaining permits and permissions as may be required to cross the pipeline easement located on Parcel 3.
4. Plat Recording. The Applicant shall be responsible for recording the Plat and for making any corrections and providing any additional information Dakota County may require to accomplish the recording.
5. Development of the Lots. Any development occurring on the lots being established as part of the Plat shall comply with the Zoning Ordinance and all other applicable federal, state, and local laws, rules, regulations, and ordinances. No development shall occur until all required permits are obtained.
6. Representations. All representations, written and oral, made by the Applicant, including their agents and representatives, to the Town contained in and concerning the application must have been true, complete, and accurate at the time they were made.
7. Fees. The Applicant shall pay all planning, engineering and legal fees and costs incurred by the Towns for processing this approval application. In the event any fees are outstanding they will be paid by the Applicant within fourteen (14) days of receiving a bill from the Town. In the event the fees are not paid, this approval shall terminate automatically upon recording of a Notice of Nonpayment by the Town.
8. Inspections. The Town, its officers, and consultants may enter the Property, after providing reasonable notice to the Applicant or Owners, at all reasonable times to

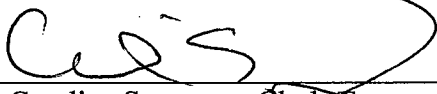
conduct inspections for the purpose of ensuring compliance with this approval. Prior notice to inspect the Property is not required in the event of an emergency.

Approved this 13th day of June 2024.

TOWN OF RAVENNA



Paul Curtis, Chairperson

Attest: 

Caroline Spurgeon, Clerk-Treasurer



EXHIBIT A
Legal Description of the Property

The south 300.00 feet of the west 66.00 feet of the east 378.00 feet of the Section 18, Township 114 North, Range 16 West, Dakota County, Minnesota.

AND

That part of the Southwest Quarter of Section 18, Township 114 North, Range 16 West, Dakota County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 18; thence North degrees 49 minutes 02 seconds East, oriented with the Dakota County coordinate system, NAD83, 1996 Adjustment (HARN), along the south line of the Southwest Quarter of said Section 18, a distance of 1300.00 feet to the point of beginning of the land to be described; thence continue North 89 degrees 49 minutes 02 seconds East, along said south line, a distance of 66.00 feet; thence North 0 degrees 10 minutes 58 seconds West, deflecting to the left 90 degrees, a distance of 300.00 feet; thence South 89 degrees 49 minutes 02 seconds West, deflecting to the left 90 degrees, a distance of 66.00 feet; thence South 0 degrees 10 minutes 58 seconds East, deflecting to the left 90 degrees, a distance of 300.00 feet to the point of beginning.

AND

That part of the Southwest Quarter of Section 18, Township 114 North, Range 16 West, Dakota County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 18; thence North 0 degrees 26 minutes 17 seconds West, oriented with the Dakota County coordinate system, NAD83, 1996 Adjustment (HARN), along the west line of the Southwest Quarter of said Section 18, a distance of 738.48 feet to the point of beginning of the land to be described; thence South 89 degrees 11 minutes 17 seconds East, deflecting to the right 91 degrees 15 minutes, a distance of 1267.25 feet; thence South 59 degrees 42 minutes 54 seconds East, deflecting to the right 29 degrees 28 minutes 23 seconds, a distance of 40.64 feet; thence South 0 degrees 17 minutes 00 seconds East, deflecting to the right 59 degrees 25 minutes 54 seconds, a distance of 395.86 feet to the north line of the south 300.00 feet of the Southwest Quarter of said Section 18; thence North 89 degrees 49 minutes 02 seconds East, along said north line and parallel with the south line of the Southwest Quarter of said Section 18, a distance of 1301.07 feet to the east line of the Southwest Quarter of said Section 18; thence North 0 degrees 30 minutes 13 seconds West, a distance of 2335.91 feet to the northeast corner of the Southwest Quarter of said Section 18; thence North 89 degrees 57 minutes 52 seconds West, a distance of 2599.30 feet to the northwest corner of the Southwest Quarter of said Section 18; thence South 0 degrees 26 minutes 17 seconds East, along the west line of the Southwest Quarter of said Section 18, a distance of 1907.32 feet to the point of beginning.

EXCEPT the following described parcel:

That part of the Southwest Quarter of Section 18, Township 114 North, Range 16 West, Dakota County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 18; thence north, along the west line of the Southwest Quarter of said Section 18, a distance of 738.48 feet to the point of beginning of the land to be excepted; thence easterly, deflecting to the right, 91 degrees 15 minutes 00 seconds, a distance 610.00 feet; thence northerly, deflecting to the left, 91 degrees 15 minutes 00 seconds, a distance of 1295.00 feet; thence westerly, deflecting to the left, 88 degrees 45 minutes 00 seconds, a distance of 610.00 feet to the westerly line of the Southwest Quarter of said Section 18; thence southerly, along said west line, a distance of 1295.00 feet to the point of beginning.

The total size of the above described property is 109.77 acres, more or less.

Subject to public roadway easements over and across those parts take by Orlando Ave. and 190th St. East and subject to all other easements and restrictions of record.

EXHIBIT B
Plat Survey

[attached hereto]