

TO: MAYOR AND CITY COUNCIL

FROM: Laura Qualey, Community & Business Development Specialist, EDA

SUBJECT: Approving Resolution 2688, Administrative Subdivision of Parcel #52-111-0010

MEETING DATE: July 11, 2023

BACKGROUND

In order to close on the land purchase of Parcel 52.111.0010 to Carstensen Leasing and Randy Stinar in the industrial park, the EDA is asking the City to split the lot administratively. A portion of this lot is currently utilized by Stinar Machine (Randy Stinar) as he owns the adjacent lot to the north of the Parcel being sold. (Exhibit B). Carstensen Leasing (Matt and Andrew Carstensen) are purchasing the larger portion of the Parcel (Exhibit A) in addition to another EDA owned lot (Parcel 52-111-0030) for a future project.

The EDA has reviewed the survey and lot split proposal on February 2, 2023 and made a recommendation to approve the administrative subdivision of Parcel 52.111.0010.

STAFF RECOMMENDATION

Please approve Resolution 2688, Approving Administrative Subdivision of Parcel #52-111-0010.

REQUESTED COUNCIL ACTION

Please make a motion to approve Resolution 2688, Approving Administrative Subdivision of Parcel #52-111-0010.

LOT 1 BLOCK 1 BUSINESS PARK N 1ST REPLAT



July 6, 2023

Override 1

Goodhue County Roads

— CEM; ; OCTY; OCRLN; CTRLN

SHWY

House Number

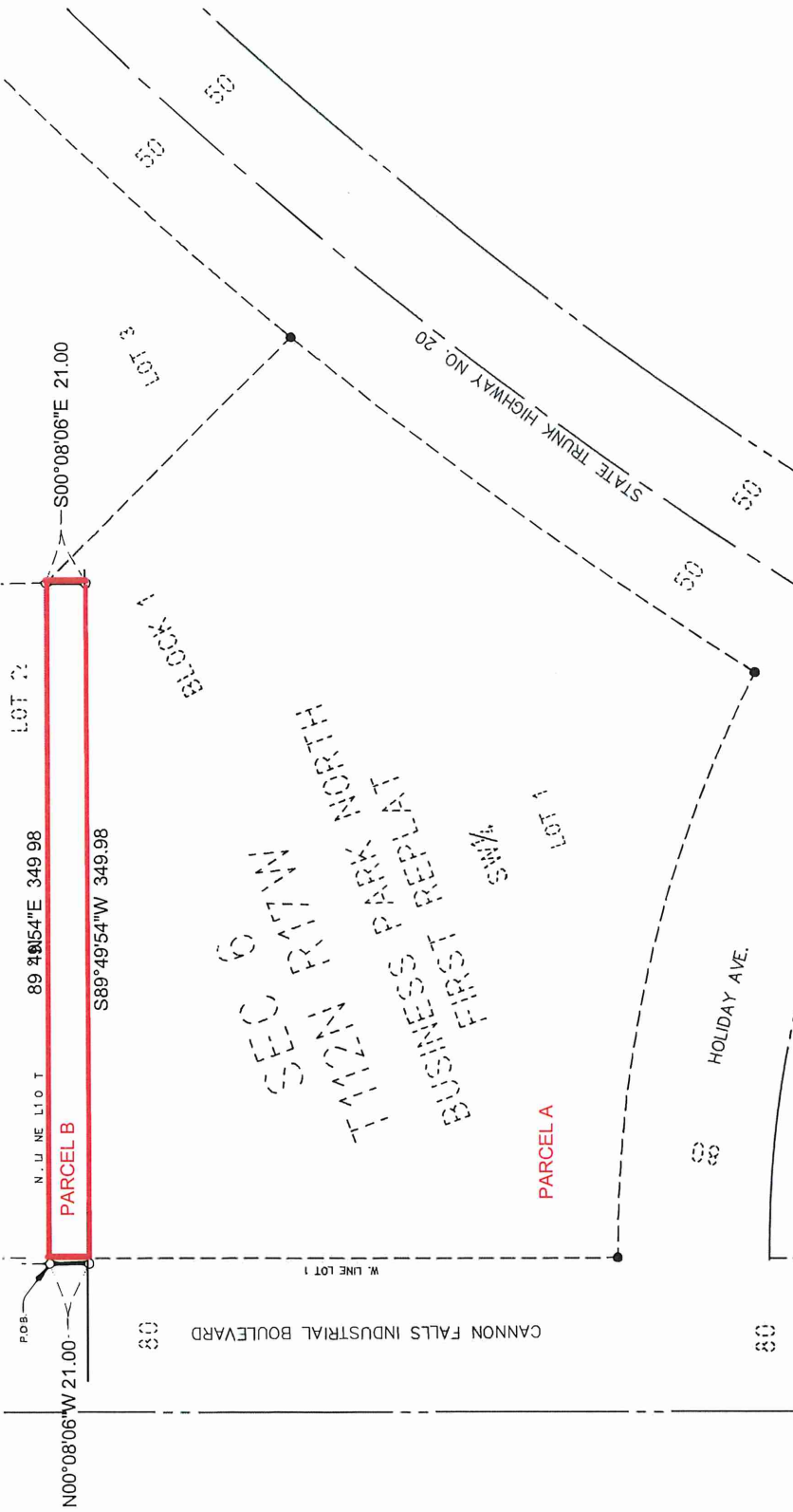
PIN

Full Name

Parcels



CERTIFICATE OF SURVEY



PARCEL DESCRIPTION:

That part of Lot 1, Block 1 of BUSINESS PARK NORTH FIRST REPLAT, described as follows:

Beginning at the northwest corner of said Lot 1; thence North 89 degrees 49 minutes, 54 seconds East (Note: All bearings are based on the Goodhue County Coordinate System, NAD 83, Adjusted 2011) along the north line of said Lot 1, 349.89 feet to the southeast corner of Lot 2, Block 1 of said BUSINESS PARK NORTH FIRST REPLAT; thence South 00 degrees, 08 minutes, 06 seconds East, 21.00 feet; thence South 89 degrees 49 minutes, 54 seconds West, along a line parallel with said north line, 349.98 feet to the west line of said Lot 1; thence North 00 degrees, 08 minutes, 06 seconds West, along said west line, 21.00 feet to the Point of Beginning. Containing 0.17 acres, more or less, and subject to any easement and restrictions of record.

- LEGEND**
- - DENOTES FOUND PIPE UNLESS OTHERWISE NOTED
 - - DENOTES 1/2" DIAMETER IRON PIPE WITH CAP #44930
 - PARCEL BOUNDARY
 - - - - EXISTING LOT LINE
 - - - - RIGHT-OF-WAY LINE
 - - - - ROADWAY CENTERLINE

SCALE: 1" = 60'

SCALE 1" = 60'

BEARING SYSTEM USED:
GOODHUE COUNTY COORDINATE
SYSTEM NAD 83, ADJUSTMENT- 2011

SCALE:	1" = 60'
DRAWN BY:	NAN
DATE:	11/9/2022
PROJECT NO.:	9200.22
CADD NO.:	9200.22_CERTIFICATE_OF_SURVEY

FOR:
CITY OF CANNON FALLS
BUSINESS PARK NORTH FIRST REPLAT
SRC. 6, TOWNSHIP 112N., RNG. 17W
GOODHUE COUNTY, MINNESOTA

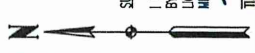


SUBSCRIBER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

Timothy A. Hruska
TIMOTHY A. HRUSKA, L.C. NO. 44930

11/9/22
DATE



**CITY OF CANNON FALLS
GOODHUE COUNTY, MINNESOTA**

RESOLUTION NUMBER 2688

**RESOLUTION APPROVING ADMINISTRATIVE SUBDIVISION OF
PARCEL NUMBER 52.111.0010**

WHEREAS, the Cannon Falls Economic Development Authority (the “**EDA**”) own real property in the City of Cannon Falls identified as Parcel Number 52.111.0010 (the “**Property**”);

WHEREAS, Carstensen Leasing, LLC (the “**Carstensens**”) are planning to build a commercial trucking shop and office project (the “**Project**”), which will include public improvements impacting the Property;

WHEREAS, on August 4, 2022, the Carstensens and EDA entered into a Real Estate Purchase Agreement (the “**Agreement**”) pursuant to which the EDA agreed to sell to the Carstensens, and the Carstensens agreed to acquire from the EDA for purposes of the Project, the portion of the Property legally described on the attached **Exhibit A** (“**Parcel A**”) on the terms and conditions stated in the Agreement;

WHEREAS, Randal L. Stinar (“**Stinar**”) owns Parcel ID No. 52.111.0020 in the City of Cannon Falls, Goodhue County, Minnesota, which abuts Parcel A to the north;

WHEREAS, Stinar’s driveway encroaches onto the Parcel A;

WHEREAS, to facilitate the sale under the Agreement, Parcel A must be subdivided from the Property, resulting in a 7,350 square foot residual parcel legally described on the attached **Exhibit B** (“**Parcel B**”);

WHEREAS, an administrative subdivision of the Property resulting in Parcel A and Parcel B is consistent with City Code § 151.045, *et. seq.*;

WHEREAS, City staff reviewed and recommends approval of the administrative subdivision of the Property;

WHEREAS, a public hearing regarding the administrative subdivision of the Property was held by the City Council on the 11th day of July, 2023, at which hearing all persons interested to be heard thereon were given an opportunity to be heard;

WHEREAS, administratively subdividing the Property into Parcel A and Parcel B serves a public purpose and is in the best interest of the public so that Carstensens may acquire Parcel A for purposes of the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cannon Falls, Minnesota that the Property is hereby subdivided into Parcel A and Parcel B, which subdivision shall not become effective until the deed and accompanying survey for Parcel A are recorded in the Office of the Goodhue County Recorder and/or the Goodhue County Registrar of Titles.

ADOPTED by the City Council this 11th day of July, 2023.

Matt Montgomery, Mayor

ATTEST: _____
Neil L. Jensen, City Administrator

EXHIBIT A
(PARCEL A)
Legal Description

Lot 1, Block 1, Business Park North 1st Replat PID 52. 111. 0010 ("Lot 1"), *except the following described property:*

Beginning at the northwest corner of said Lot 1; thence North 89 degrees 49 minutes, 54 seconds East (Note: All bearings are based on the Goodhue County Coordinate System, NAD'83, Adjusted 2011) along the north line of said Lot 1, 349.89 feet to the southeast corner of Lot 2, Block 1 of said BUSINESS PARK NORTH FIRST REPLAT; thence South 00 degrees, 08 minutes, 05 seconds East, 21.00 feet; thence South 89 degrees 49 minutes, 54 seconds West, along a line parallel with said north line, 349.98 feet to the west line of said Lot 1; thence North 00 degrees, 08 minutes, 06 seconds West, along said west line, 21.00 feet to the Point of Beginning.

Containing 0.17 acres, more or less, and subject to any easement and restrictions of record.

Goodhue County, Minnesota.

EXHIBIT B
(PARCEL B)
LEGAL DESCRIPTION

That part of Lot 1, Block 1 of BUSINESS PARK NORTH FIRST REPLAT, described as follows:

Beginning at the northwest corner of said Lot 1; thence North 89 degrees 49 minutes, 54 seconds East (Note: All bearings are based on the Goodhue County Coordinate System, NAD'83, Adjusted 2011) along the north line of said Lot 1, 349.89 feet to the southeast corner of Lot 2, Block 1 of said BUSINESS PARK NORTH FIRST REPLAT; thence South 00 degrees, 08 minutes, 05 seconds East, 21.00 feet; thence South 89 degrees 49 minutes, 54 seconds West, along a line parallel with said north line, 349.98 feet to the west line of said Lot 1; thence North 00 degrees, 08 minutes, 06 seconds West, along said west line, 21.00 feet to the Point of Beginning.

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