



City Council Memorandum

To: Mayor Fasbender & City Councilmembers
From: John Hinzman, Community Development Director
Date: August 21, 2023
Item: Resolution: Minor Subdivision – Glendale and Spiral

Council Action Requested:

Adopt the attached resolution granting a minor subdivision of City owned land located at the northwest corner of Glendale Road and Spiral Blvd (PID 19-03500-84-010). Approximately five acres from Spiral Blvd northward would be split and sold to Northern State Services LLC (Rick Ries) for incorporation into Ries Addition. The City would retain the remaining 15 acres south of Spiral Blvd. A simple majority is necessary for action.

Background Information:

The Minor Subdivision is necessary to separate the northern +/-5.0 acres platted as Ries Addition from the remaining property prior to recording of the Plat. The City Council approved the sale of property to Northern State Services on June 26, 2023 and the Plat of Ries Addition, a two-lot rural residential subdivision, on July 17, 2023.

Financial Impact:

The subdivision will allow for sale of the property and generate \$60,960 in revenue as well as an increase in the community's annual tax base. City maintenance expenses for the property will cease.

Advisory Commission Discussion:

N/A

Council Commission Discussion:

N/A

Attachments:

- Location Map
- Resolution

LOCATION MAP



**CITY OF HASTINGS
DAKOTA COUNTY, MINNESOTA**

VIII-06

RESOLUTION _____

**A RESOLUTION APPROVING THE PROPERTY SPLIT OF
PARCEL IDENTIFICATION NUMBER 19-03500-84-010 IN HASTINGS, MINNESOTA**

Council member _____ introduced the following resolution and moved its adoption:

WHEREAS, Dakota County Parcel Identification Number 19-03500-84-010 is located in the City of Hastings, Dakota County, Minnesota, legally described on Exhibit A (“the Property”), attached hereto and incorporated herein; and

WHEREAS, the Property is owned by the City of Hastings (“City”); and

WHEREAS, the City desires to split the Property, resulting in two separate tax parcels legally described as Parcel A and Parcel B on Exhibit B, attached hereto and incorporated herein; and

WHEREAS, the City Council has reviewed the proposed lot split and has no objection.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hastings, Minnesota, approval is given to the split of the Property into two separate lots of record legally described as Parcel A and Parcel B on Exhibit B.

Council member _____ moved a second to this resolution and upon being put to a vote it was adopted by the Council Members present.

Adopted by the Hastings City Council this _____ day of _____, 2023, with the following vote:

Ayes:

Nays:

Absent:

Mary D. Fasbender, Mayor

ATTEST:

Kelly Murtaugh, City Clerk

I HEREBY CERTIFY that the above is a true and correct copy of resolution presented to and ^{VIII-06}
adopted by the City of Hastings, County of Dakota, Minnesota, on the ____ day of
_____, 2023, as disclosed by the records of the City of Hastings on file and of
record in the office.

Kelly Murtaugh, City Clerk

SEAL

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

VIII-06

That part of the Southwest Quarter of the Southeast Quarter of Section 35, Township 115, Range 17, Dakota County, Minnesota lying west of Glendale Road and subject to highway easement Parcel 1 on County Right-of-Way Map 108.

Abstract Property
PID: 19-03500-84-010

EXHIBIT B
LEGAL DESCRIPTIONS OF PARCEL A AND PARCEL B

VIII-06

Parcel A:

That part of the Southwest Quarter of the Southeast Quarter of Section 35, Township 115, Range 17, described as BEGINNING at the northwest corner of said Southwest Quarter of the Southeast Quarter; thence South 0 degrees 15 minutes 13 seconds East along the west line of said Southwest Quarter of the Southeast Quarter 578.64 feet; thence northeasterly 535.96 feet along a curve that is concave to the northwest having a radius of 707.00 feet, central angle of 35 degrees 01 minute 17 seconds, chord distance of 425.45 feet, and the chord of said curve bears North 52 degrees 26 minutes 53 seconds East; thence North 34 degrees 56 minutes 16 seconds East, tangent to the last described curve, 104.02 feet; thence northeasterly 253.80 feet along a curve concave to the southeast, having a radius of 260.00 feet, central angle of 55 degrees 55 minutes 45 seconds, chord distance of 243.84 feet, and the chord of said curve bears North 62 degrees 54 minutes 08 seconds East; thence South 89 degrees 58 minutes 45 seconds East, not tangent to the last described curve; 50.00 feet to the centerline of Dakota County Road 91, as now traveled; thence North 0 degrees 01 minute 15 seconds East along said centerline of County Road 91 a distance of 125.04 feet to the north line of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 49 minutes 32 seconds West along said north line of the Southwest Quarter 666.55 feet to the point of beginning. Subject to highway easement

Parcel B:

That part of the Southwest Quarter of the Southeast Quarter of Section 35, Township 115, Range 17, Dakota County, Minnesota lying west of Glendale Road and subject to highway easement Parcel 1 on County Right-of-Way Map 108; except that portion lying northerly and westerly of the following described line:

Commencing at the northwest corner of said Southwest Quarter of the Southeast Quarter of Section 35, Township 115, Range 17, Dakota County, Minnesota; thence South 0 degrees 15 minutes 13 seconds East along the west line of said Southwest Quarter of the Southeast Quarter 578.64 feet to the point of beginning of the line to be described; thence northeasterly 535.96 feet along a curve that is concave to the northwest having a radius of 707.00 feet, central angle of 35 degrees 01 minute 17 seconds, chord distance of 425.45 feet, and the chord of said curve bears North 52 degrees 26 minutes 53 seconds East; thence North 34 degrees 56 minutes 16 seconds East, tangent to the last described curve, 104.02 feet; thence northeasterly 253.80 feet along a curve concave to the southeast, having a radius of 260.00 feet, central angle of 55 degrees 55 minutes 45 seconds, chord distance of 243.84 feet, and the chord of said curve bears North 62 degrees 54 minutes 08 seconds East; thence South 89 degrees 58 minutes 45 seconds East, not tangent to the last described curve; 50.00 feet to the centerline of Dakota County Road 91, as now traveled and thence terminating.