

**EXTRACT OF THE MINUTES OF THE JOINT PLANNING COMMISSION AND CITY COUNCIL
MEETING CITY OF BAYPORT, WASHINGTON COUNTY, MINNESOTA HELD FEBRUARY 3, 2025**

Pursuant to due call and notice therefore, the joint meeting of the Planning Commission and City Council of the City of Bayport, Minnesota was duly held at the Bayport City Hall in said municipality on February 3, 2025.

Members Present: Mayor Michele Hanson and Councilmembers Ethan Gilmore, John Dahl, and Katie Hill
Chair Beth Kelly and Commissioners Coleen Siegfried and Aaron Ochs

Members Absent: Councilmember Carl Bliss and Commissioner Orin Kipp

Councilmember Hill introduced the following resolution and moved its adoption:

**A RESOLUTION EXTENDING THE CORPORATE LIMITS OF THE CITY OF BAYPORT TO INCLUDE
CERTAIN UNINCORPORATED LAND FROM BAYTOWN TOWNSHIP, AS LEGALLY DESCRIBED ON THE
ATTACHED EXHIBIT, BAYPORT, WASHINGTON COUNTY, MINNESOTA**

WHEREAS, the city has received a petition from Bradley and Janet Anderson, and surrounding properties owned by James and Christine Otto, and Frank and Kathleen Thompson for attachment of property to the city from Baytown Township; and

WHEREAS, the property proposed to be annexed is legally described by Exhibit A; and

WHEREAS, the property abuts the city and the area to be annexed is 120 acres or less; and

WHEREAS, the property to be annexed is not presently served by public wastewater facilities in accordance with Minnesota Statutes 414.033, Subd. 2(3); and

WHEREAS, a public hearing to consider the annexation of the property into the city was opened by the Planning Commission on January 14, 2025, preceded by published and written notice delivered by certified mail; and

WHEREAS, the public hearing was continued by the Planning Commission on January 14, 2025 to a future meeting, which was held jointly with the City Council on February 3, 2025; and

WHEREAS, Planning Commissioner Siegfried introduced a motion to recommend the City Council accept the annexation petitions and adopt an ordinance annexing the properties to the City. The motion was duly seconded by Planning Commissioner Ochs and upon roll call being taken thereon, the motion was approved following vote via voice:

Elizabeth Kelly - abstained

Coleen Sigfried - aye

Aaron Ochs - aye

WHEREAS, based upon review of the petition and evidence received, the public hearing was closed, and the annexation was adopted by the City Council as Ordinance No. 905.

NOW THEREFORE, BE IT RESOLVED that the Bayport City Council does hereby ordain:

- 1) **Land Annexed.** The corporate limits of the City of Bayport are hereby extended to include the property.
- 2) **Zoning.** Upon annexation, the property shall be zoned:
 - a. R-PUD, Residential-Planned Unit Development District with an underlying zoning district of R2, Single Family Urban District for the land legally described as

All that part of Lots 7 through 9 of the recorded Plat of Baytown Lane, Washington County, Minnesota, as surveyed and monumented, lying southerly of the southerly line of the North One- Half of the Northwest Quarter of Section 10, Township 29 North, Range 20 West, Washington County, Minnesota.

And

That part of the North Half of the Northwest Quarter of Section 10, Township 29 North, Range 20 West, Washington County, Minnesota, lying East of the centerline of Stagecoach Trail, formerly known as Stillwater and Point Douglas Road, EXCEPTING therefrom the following described land:

Beginning in said Township 29, Range 20, at a point on the line between Sections 10 and 3, 28 rods West of the quarter post, which quarter post stands at the northeast corner of said Section 10; thence from said point that is 28 rods West of said quarter post, southerly 20 rods; thence westerly, parallel with the said section line between sections 10 and 3, 32 rods; thence North 20 rods, to the said section line between Sections 10 and 3; thence East, on said section line, 32 rods to the point of beginning.

AND EXCEPT all that part of the North Half of the Northwest Quarter, Section 10, Township 29, Range 20, Washington County, Minnesota, described as follows:

Beginning at the northeasterly corner of said North half of the Northwest Quarter; thence West, along the northerly line thereof, 28 rods (462.00 feet); thence southerly 20 rods (330.00 feet); thence westerly, parallel with said northerly line of the North Half of the Northwest Quarter, 124.14 feet, more or less, to the intersection with the westerly line of the East 583.00 feet of said North Half of the Northwest Quarter; thence southerly, along said westerly line, 487 .02 feet, more or less, to the southerly line of the North 817 .00 feet of said North Half of the Northwest Quarter; thence easterly, along said southerly line, 583.03 feet, more or less, to the intersection with the easterly line of said North Half of the Northwest Quarter; thence northerly, along said easterly line, 817.04 feet, more or less, to the point of beginning.

- b. R-1, Single Family Estate District for the land legally described as:

All that part of Lots 10 through 14 of the recorded Plat of Baytown Lane, Washington County, Minnesota, as surveyed and monumented, lying southerly of the southerly line of the North One- Half of the Northwest Quarter of Section 10, Township 29 North, Range 20 West, Washington County, Minnesota.

- 3) **Property Taxes.** The City of Bayport, pursuant to Minn. Stat. § 414.036, that with respect to the property taxes payable on the area legally described (herein or attached exhibit), hereby annexed, shall make a cash payment to the Town of Baytown in the amount equal to \$1,909 for one (1) years property taxes owed to be paid out over two (2) years.
- 4) **Filing.** The City Administrator is directed to file certified copies of this resolution and Ordinance No. 905 with the Secretary of State, County Auditor, Baytown Township, and the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings.

The motion for adoption of the foregoing resolution was duly seconded by Councilmember Gilmore and upon roll call being taken thereon, the following vote via voice:

Michele Hanson – aye

Katie Hill - aye

Ethan Gilmore – aye

John Dahl - aye

WHEREUPON, said Resolution was declared duly passed and adopted and signed by the Mayor and attested by the City Administrator. Passed by the City Council, City of Bayport, Washington County, Minnesota, this 3rd day of February, 2025.

ATTEST:


Matt Kline, City Administrator


Michele Hanson, Mayor

EXHIBIT A – LEGAL DESCRIPTION

All that part of Lots 7 through 14 of the recorded Plat of Baytown Lane, Washington County, Minnesota, as surveyed and monumented, lying southerly of the southerly line of the North One- Half of the Northwest Quarter of Section 10, Township 29 North, Range 20 West, Washington County, Minnesota.

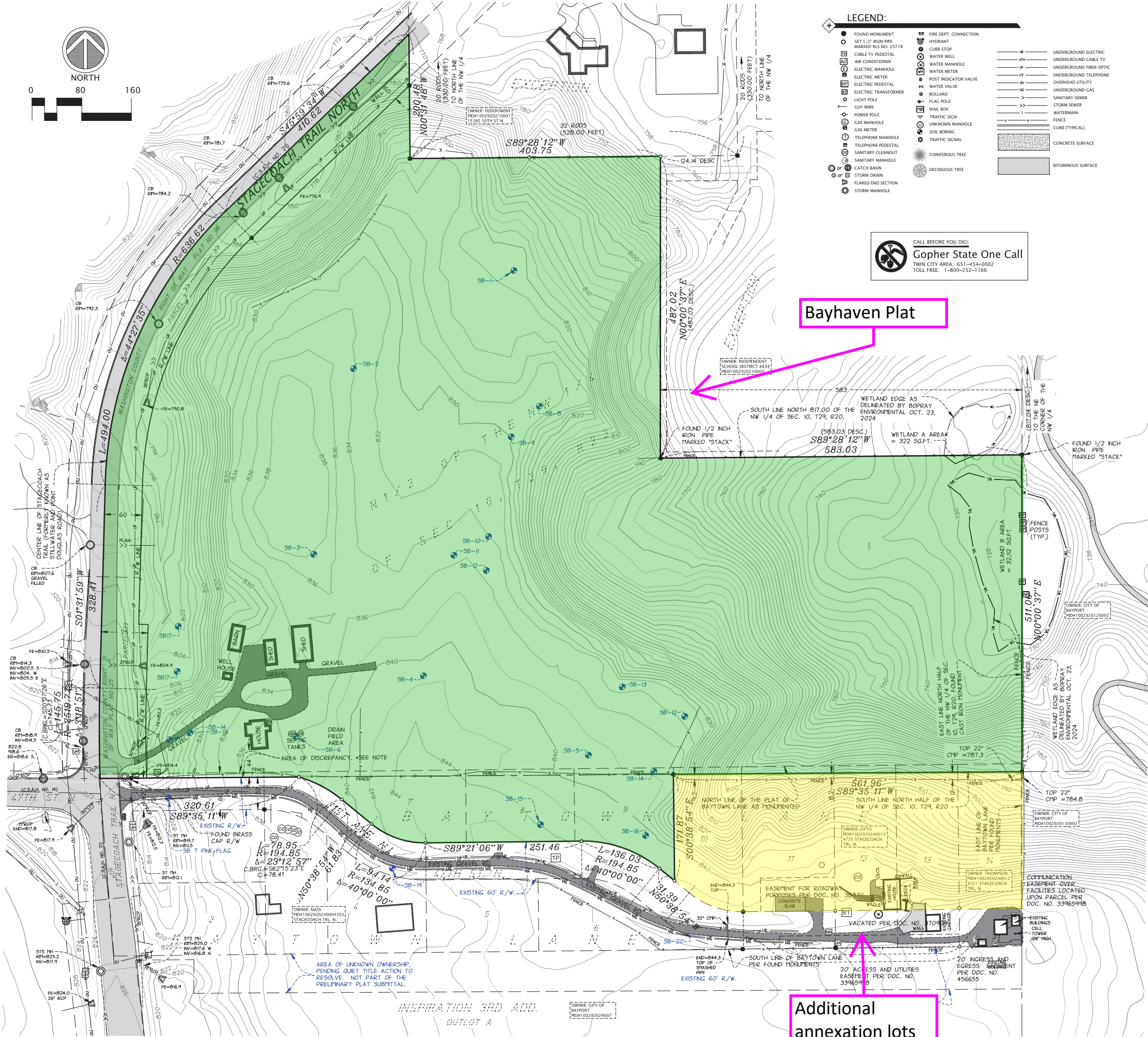
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Beginning in said Township 29, Range 20, at a point on the line between Sections 10 and 3, 28 rods West of the quarter post, which quarter post stands at the northeast corner of said Section 10; thence from said point that is 28 rods West of said quarter post, southerly 20 rods; thence westerly, parallel with the said section line between sections 10 and 3, 32 rods; thence North 20 rods, to the said section line between Sections 10 and 3; thence East, on said section line, 32 rods to the point of beginning.

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LEGEND:

- FOUND MONUMENT
- SET 1/2" IRON PIPE MARKED RLS NO. 25718
- CABLE TV PEDESTAL
- AIR CONDITIONER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- GUY WIRE
- POWER POLE
- GAS MANHOLE
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- SANITARY CLEANOUT
- SANITARY MANHOLE
- CATCH BASIN
- STORM DRAIN
- FLARED END SECTION
- STORM MANHOLE

- FIRE DEPT. CONNECTION
- HYDRANT
- CURB STOP
- WATER WELL
- WATER MANHOLE
- WATER METER
- POST INDICATOR VALVE
- WATER VALVE
- BOLLARD
- FLAG POLE
- MAIL BOX
- TRAFFIC SIGN
- UNKNOWN MANHOLE
- SOIL BORING
- TRAFFIC SIGNAL
- CONFEROUS TREE
- DECIDUOUS TREE

- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- UNDERGROUND GAS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FENCE
- CURB (TYPICAL)
- CONCRETE SURFACE
- BITUMINOUS SURFACE

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

LEGAL DESCRIPTION:

The following exceptions appear on the Stewart Title Guarantee Company Title Commitment No. L22120150 Amendment No. 1, dated December 13th, 2022.

That part of the North Half of the Northwest Quarter of Section 10, Township 29 North, Range 20 West, Washington County, Minnesota, lying East of the centerline of Stagecoach Trail, formerly known as Stillwater and Point Douglas Road, EXCEPTING therefrom the following described land:

Beginning in said Township 29, Range 20, at a point on the line between Sections 10 and 3, 28 rods West of the quarter post, which quarter post stands at the northeast corner of said Section 10; thence from said point that is 28 rods West of said quarter post, southerly 20 rods; thence westerly, parallel with the said section line between sections 10 and 3, 32 rods; thence North 20 rods, to the said section line between Sections 10 and 3; thence East, on said section line, 32 rods to the point of beginning.

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and

(as shown on the St. Croix Title, as agent for Old Republic National Title Insurance Company title commitment No. P22405-16-P1465 dated December 8th, 2016)

All that part of Lots 7 through 9 of the recorded Plat of Baytown Lane, Washington County, Minnesota, as surveyed and monumented, lying southerly of the southerly line of the North One-Half of the Northwest Quarter of Section 10, Township 29 North, Range 20 West, Washington County, Minnesota.

Note: (area of discrepancy) The north line of the plat of BAYTOWN LANE was surveyed and monumented north of the South line of the North Half of the NW 1/4 of Sec. 10, T29, R20. Corrections to the Lots platted in Baytown Lane within said North Half were deeded out as the exception in the legal description. No corrections were made to the platted roadway as dedicated on said plat. It is unclear as to ownership of this area. Consult an attorney or title company for clarity or remedies.

EASEMENT NOTES:

The following surveying related items appear on the above mentioned Stewart Title Guarantee Company Title Commitment No. L22120150 Amendment No. 1, dated December 13th, 2022.

Road Easements, and the rights and interests of government entities and the public as to roads, streets and highways, as shown on available maps or plats. NOTE: Includes the Parcel 33 of Washington County Right of Way Plat 25 and the Parcel 3 of Washington County Right of Way Map 96 - filed March 29, 1995 as Doc. No. 536047. (AS SHOWN ON SURVEY)

AREA:

TOTAL AREA AS SHOWN = 1,166,201 SQ.FT. / 28.11 ACRES INCLUDING 83,283 SQ.FT. / 1.91 ACRES OF ROADWAY EASEMENT.

AREA OF LOTS 7, 8 AND 9, BAYTOWN LANE = 58,241 SQ.FT. / 1.34 ACRES

SURVEY NOTES:

- BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM NAD 1983.
- UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILT PLANS PROVIDED BY THE CITY OF BAYPORT ENGINEERING DEPARTMENT.
- THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.
- CONTOURS SHOWN PER FIELD TOPOGRAPHY DATED 12-20-22 SUPPLEMENTED BY LIDAR CONTOUR DATA OBTAINED FROM THE DNR MNTPO WEBSITE. LIDAR CONTOURS NOT NOT FIELD VERIFIED. SEE .DWG FILE FOR FIELD TOPOGRAPHY LIMITS.
- WETLAND SHOWN PER OCTOBER 2023 SURVEY.
- SEPTIC CLEANOUTS AND DRAINFIELD AREA SHOWN ON SURVEY
- WELL HOUSE SHOWN ON SURVEY.
- SOIL BORINGS SHOWN PER SKETCH PROVIDED BY CHOSEN VALLEY TESTING INC., DATED 11-13-24

UNDERGROUND UTILITIES NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER 243102951, 243103028. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

CONTACT:

Len Pratt
Pratt Homes
3500 Willow Lake Blvd., Suite 100
Vadnais Heights, MN 55110
612-834-1718

COUNTY/CITY:

WASHINGTON COUNTY

CITY OF BAYPORT

VICINTY MAP

SECTION 10, TOWNSHIP 29, RANGE. 20
WASHINGTON COUNTY, MN

REVISIONS:

DATE	REVISION
10-17-24	PRELIMINARY
10-28-24	ADD WETLAND
11-14-24	REVISED
11-25-24	REVISED
1-23-25	REVISED

CERTIFICATION:

I hereby certify that this plan 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.

Daniel L. Thurmes Registration Number: 25718
Date: 10-17-24

PROJECT LOCATION:

4745
STAGECOACH TRL. N.
PID#1002920210004
PID#1002920240007
PID#1002920240008
PID#1002920240009

Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME SURVKVR04C
PROJECT NO. KVR22004C

EXISTING CONDITIONS

