

CITY OF LEXINGTON COUNTY OF ANOKA STATE OF MINNESOTA

RESOLUTION #20-19

A RESOLUTION ADOPTING FINAL PLAT FOR LEXINGTON LOFTS

WHEREAS, LEXINGTON LOFTS, LLC, (“Applicant”), seeks to combine the following parcels into a single Plat, the Lexington Lofts (the “Subject Parcels”):

TRACT 1:

Parcel 1:

Outlots B and C, Lexington Center 2nd Addition. Anoka County, Minnesota. Torrens Property.

Parcel 2:

Lot 13, Block 3, Lexington Center. Anoka County, Minnesota. Torrens Property.

Parcel 3:

Easement for the benefit of Outlot C of Parcel 1 as created in Declaration Access Easement dated October 30, 2015, filed November 5, 2015, as Document No. 534589.001 for pedestrian and vehicular ingress and egress purposed.

TRACT II:

Lot 14, Block 3, Lexington Center. Anoka County, Minnesota. Torrens Property.

TRACT IV:

Parcel 1:

Lot 15, Block 3, Lexington Center. Anoka County, Minnesota. Torrens Property.

Parcel 2:

That portion of Gerald Avenue as dedicated on the plat of Lexington Center to be vacated described as being South and East of Outlot C, Lexington Center 2nd Addition, lying between the Westerly extension of the Northerly line of Lot 15, Block 3, Lexington Center, and the Westerly extension of the Southerly line of Lot 13, Block 3, Lexington Center. Anoka County, Minnesota.
Torrens Property.

All parcels are subject to easements of record.

WHEREAS, Applicant obtained preliminary approval for the Plat, Lexington Lofts, on November 7, 2019.

WHEREAS, In a memorandum dated, August 25, 2020, the City Engineer gave his approval that the Final Plat for Lexington Lofts met the requirements of the City's Code of Ordinances.

WHEREAS, The County Surveyor gave his approval that the Final Plat for Lexington Lofts.

WHEREAS, City Staff and Consultants RECOMMEND the City Council APPROVE the Final Plat for Lexington Lofts, subject to the following conditions, and before said Final Plat can be filed and recorded with Anoka County:

- A. The Final Plat must be recorded before all other property interests or encumbrances.
- B. The Final Plat must be recorded simultaneous to the Conditional Use Permit, and the Subdivision and Development Agreement governing the development of Lexington Lofts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lexington, Minnesota:

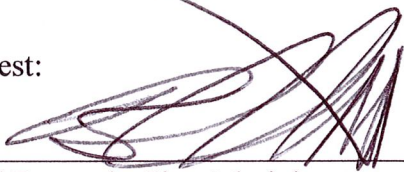
1. APPROVES the Final Plat for Lexington Lofts subject to the following conditions:
 - a. The Final Plat must be recorded before all other property interests or encumbrances.
 - b. The Final Plat must be recorded simultaneous to the Conditional Use Permit, and the Subdivision and Development Agreement governing the development of Lexington Lofts.
2. The City Administrator shall determine when any conditions set forth in the Development Agreement have been satisfied. Once the conditions have been satisfied, he shall author a letter certifying satisfaction of these conditions.
3. Applicant is authorized to File and Record the Final Plat for Lexington Lofts with Anoka County after receiving written certification from the City Administrator.

PASSED AND DULY ADOPTED this 3rd day of September 2020 by the City Council of the City of Lexington.



Mike Murphy, Mayor

Attest:



Bill Petracek, City Administrator