

RESOLUTION NO. 22-058**CITY OF MAPLE GROVE****RESOLUTION APPROVING REVISED FINAL PLAT
FOR EDGEWATER ON COOK LAKE**

WHEREAS, Sotarra LLC and Edgewater SRF Owner LLC (hereinafter referred to as the “**Applicant**”) have made application for a revised final plat for property located within the City of Maple Grove and depicted on attached Exhibit A (hereinafter referred to as the “**Property**”); and

WHEREAS, the City staff studied the matter, made a report, and provided other information to the City Council; and

WHEREAS, the City Council at its March 7, 2022 meeting has considered the matter.

NOW, THEREFORE, the City Council of the City of Maple Grove makes the following:

FINDINGS

- A. On September 8, 2020, the City Council passed Resolution No. 20-121 conditionally approving PUD – Concept Stage Plan for the Property and terminating all previous approvals under Resolution No. 18-108.
- B. On March 15, 2021, the City Council passed Resolution No. 21-019 conditionally approving, among other things, the final plat of Edgewater on Cook Lake, drafted by Civil Site Group (hereinafter referred to as “**2021 Final Plat**”).
- C. The Applicant has made application for approval of revisions to the 2021 Final Plat.
- D. The Applicant has submitted, for the City’s review and approval, the final plat of Edgewater on Cook Lake, drafted by Civil Site Group (hereinafter referred to as “**Revised Final Plat**”), which Revised Final Plat is attached hereto as Exhibit B. The Revised Final Plat is generally identical to the 2021 Final Plat, except four (4) lots in the southeastern portion of the Property will be platted as one outlot.
- E. The proposed subdivision of the Property is governed by State Statute and City Code Chapter 30.

F. Minn. Stat. § 462.358, grants the City, for the purpose of protecting and promoting the public health, safety and general welfare, the authority to adopt subdivision regulations providing for the orderly, economic, and safe development of land within the City.

G. City Code §30-7 states:

[With exceptions], no conveyance of land shall be filed or recorded if the land is described in the conveyance by metes and bounds, or by reference to an unapproved registered land survey made after April 21, 1961, or if the land is described by reference to an unapproved plat made after February 25, 1954, unless the transaction has been reviewed pursuant to Minn. Stats. § 272.162, if required.

H. The Applicant, pursuant to City Code Chapter 30, has submitted the Revised Final Plat for the City's review and approval.

I. The Revised Final Plat meets the City Code requirements provided it is subject to and meets, to the satisfaction of the City, the conditions set forth in this Resolution.

DECISION

NOW, THEREFORE, and based upon the information received and the above Findings it is resolved by the City Council of the City of Maple Grove does hereby conditionally approve the Revised Final Plat as a replacement of the 2021 Final Plat and the Mayor and City Clerk are hereby authorized to execute the Revised Final Plat, subject to the conditions set forth below:

1. The requirements of Resolution No. 20-121 are unmodified by this Resolution and must be met, to the satisfaction of the City, prior to release of the Revised Final Plat.
2. Any reference to "Final Plat" in Resolution No. 21-019 shall be amended to now reference the Revised Final Plat. Unless expressly modified herein, all terms and conditions of Resolution No. 21-019 shall remain in full force and effect.
3. The Revised Final Plat must be filed and recorded with Hennepin County within two years of the date of this Resolution. If the Revised Final Plat is not timely filed or recorded, this Resolution and all approvals herein shall be void with no further action required by the City Council.

Motion to approve the foregoing findings, conclusions, and decisions was made by _____ and seconded by _____, upon a vote being duly taken thereon, the following voted in favor thereof:

and the following were against:

and the following were absent:

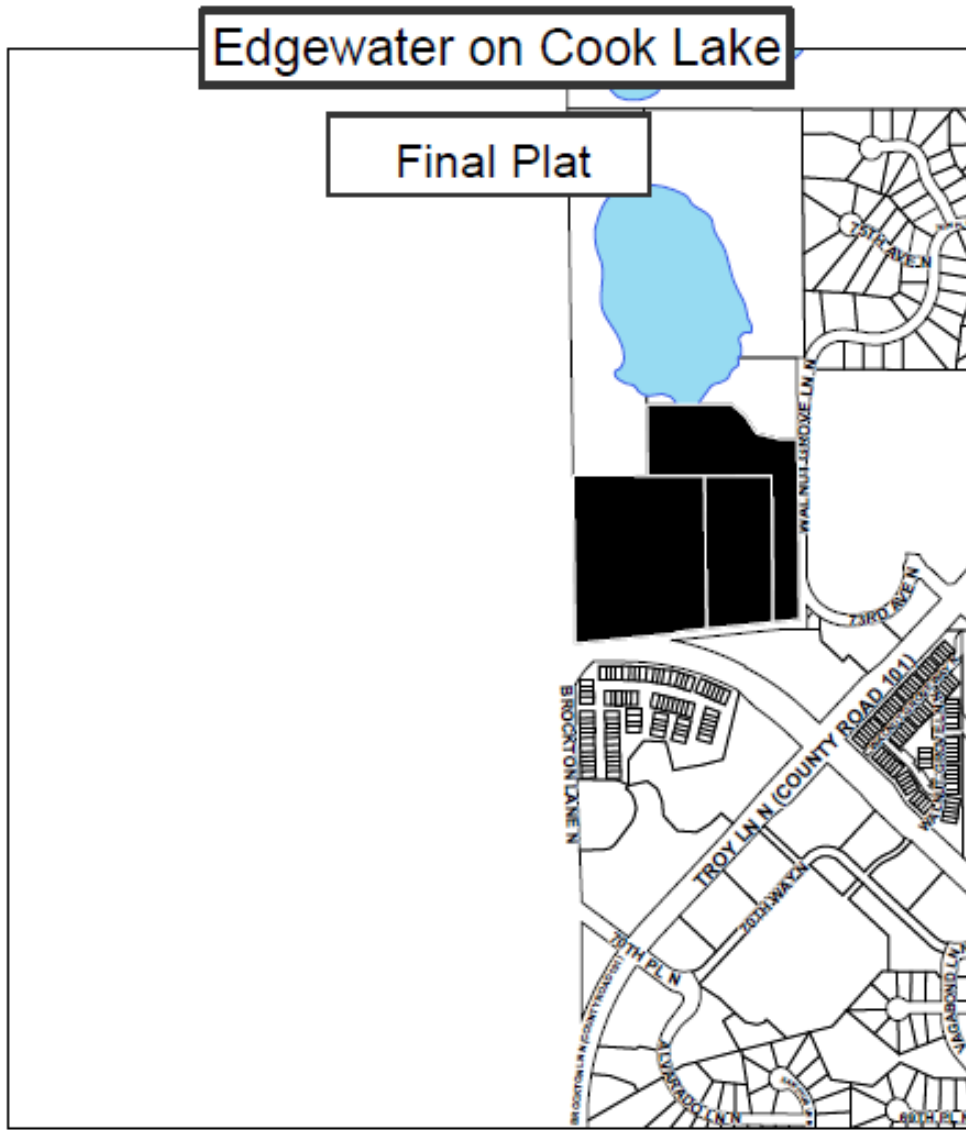
whereupon, the resolution was declared duly passed and adopted the 21st day of March, 2022.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.
CITY OF MAPLE GROVE)

I, the undersigned, being the duly qualified and acting Clerk of the City of Maple Grove, Hennepin County, Minnesota, a Minnesota municipal corporation, hereby certify that the above and foregoing Resolution No. 22-058 is a true and correct copy of the Resolution as adopted by the City Council on the 21st day of March, 2022.

City Clerk

EXHIBIT A



NEIGHBORHOOD LOCATION MAP



0 250 500 Feet

Feet
05800200
1"=100'

EXHIBIT B

