

DRAFT

**CITY OF WOODBURY
WASHINGTON COUNTY, MINNESOTA**

ORDINANCE NO. TO BE DETERMINED

**AN ORDINANCE OF THE CITY OF WOODBURY, WASHINGTON COUNTY MINNESOTA,
RE-ZONING A CERTAIN PROPERTY FROM B-3 “PLANNED SHOPPING CENTER
DISTRICT” TO BCD, “BUSINESS CAMPUS DISTRICT”.**

THE CITY COUNCIL OF THE CITY OF WOODBURY, WASHINGTON COUNTY, MINNESOTA
DOES ORDAIN:

____ .01 The following described property is hereby re-zoned to BCD, Business Campus District:

The Northeast Quarter of Section 1, Township 28 North, Range 21 West, of the Fourth Principal Meridian, Washington County, Minnesota, EXCEPT that part described as follows, to-wit:

Beginning at an iron monument set at a point on a line drawn parallel to and 1,656 feet South of the North line thereof, said point being 33 feet West of the East line thereof, and running thence West along said parallel line 181.5 feet to an iron monument; thence South on a line parallel to said East line thereof 120 feet to an iron monument; thence East on a line parallel to said North line thereof 181.5 feet to an iron monument; thence Northerly on a straight line 120 feet to the point of beginning.

ALSO EXCEPT Parcel 44A, Minnesota Department of Transportation Right of Way Plat No. 82-35.

ALSO EXCEPT that part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 28 North, Range 21 West, shown as Parcel 90 on Minnesota Department of Transportation Right-of-Way Plat No. 82-108.

ALSO EXCEPT that part of the Northeast Quarter of the Northeast Quarter of Section 1, Township 28 North, Range 21 West, shown as Parcel 244A on Minnesota Department of Transportation Right-of-Way Plat No. 82-108.

ALSO EXCEPT That part of the Northeast One Quarter of Section 1, Township 28, Range 21, Washington County, Minnesota as described as follows:

Commencing at the Southeast corner of the Northeast One Quarter of Section 1, Township 28, Range 21; thence North 00 degrees 00 minutes 30 seconds East assuming bearing along the East line of said Northeast One Quarter a distance of 1370.35 to the intersection with the extension of the Northerly right-of-way line of Hudson Road; thence South 88 degrees 48 minutes 38 seconds West a distance of 175.04 feet to the point of beginning; thence North 44 degrees 24 minutes 42 seconds East a distance 142.93 feet; thence North 00 degrees 00 minutes 30 seconds East along

the Westerly right-of-way line of C.S.A.H. No. 15 a distance of 429.61 feet; thence North 37 degrees 01 minutes 41 seconds West a distance of 159.52 feet; thence North 74 degrees 13 minutes 03 seconds West along the Southerly right-of-way of Interstate Highway No. 494 a distance of 591.54 feet; thence Westerly along a tangential curve concave to the South having a radius of 2191.83 feet, a central angle of 12 degrees 05 minutes 41 seconds and an arc length of 462.68 feet along the Southerly right-of-way of Interstate Highway No. 494; thence non-tangent to said curve North 84 degrees 44 minutes 45 seconds West along the Southerly right-of-way of Interstate Highway No. 494 a distance of 226.68 feet; thence South 00 degrees 00 minutes 30 seconds West a distance of 944.67 feet to the Northerly right-of-way of Hudson Road; thence North 88 degrees 48 minutes 39 seconds East along the Northerly right-of-way of Hudson Road a distance of 1246.52 feet to the point of beginning and there terminating.

Abstract Property

TOGETHER WITH

That part of the Northeast Quarter of Section 1, Township 28 North, Range 21 West, of the Fourth Principal Meridian, Washington County, Minnesota, described as follows, to-wit:

Beginning at an iron monument set at a point on a line drawn parallel to and 1,656 feet South of the North line thereof, said point being 33 feet West of the East line thereof, and running thence West along said parallel line 181.5 feet to an iron monument; thence South on a line parallel to said East line thereof 120 feet to an iron monument; thence East on a line parallel to said North line thereof 181.5 feet to an iron monument; thence Northerly on a straight line 120 feet to the point of beginning.

____.02 Effective Date

This ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted by the City Council of the City of Woodbury, Washington County, Minnesota this 11th day of August, 2021.

Anne W. Burt, Mayor

Attest:

Clinton P. Gridley, City Administrator