



## CITY OF MARSHALL AGENDA ITEM REPORT

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| <b>Presenter:</b>              | Jason Anderson                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Meeting Date:</b>           | Tuesday, December 17, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Category:</b>               | NEW BUSINESS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Type:</b>                   | ACTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Subject:</b>                | Tiger Office Park - 1) Approval of Preliminary Plat; 2) Consider Resolution Adopting the Final Plat                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Background Information:</b> | <p>Attached please find a copy of the preliminary plat of Tiger Office Park. Also attached is a copy of the Engineer's Report of Preliminary Plat Review.</p> <p>The purpose of this plat is to create individual parcels for each building. Outlot B encompasses all of the parking and access from public rights-of-way for each building lot. Access easement over Outlot B will need to be created for each building lot.</p> <p>A copy of the proposed subdivision has been sent to the local utility companies for their review and comments.</p> <p>A public hearing was held on the preliminary plat at the special Planning Commission meeting on 12/04/2024. Following a brief discussion, Muchlinski made a motion, second by Deutz to recommend approval of the preliminary plat to the City Council. All voted in favor.</p> <p>Attached please find a copy of the Final Plat and the Final Plat Checklist for Tiger Office Park.</p> |
| <b>Fiscal Impact:</b>          | The applicant has paid the \$300 escrow for direct costs relating to the plat, and the difference will be refunded or billed to the applicant according to the current Fee Schedule.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Alternative/Variations:</b> | No alternative actions recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Recommendations:</b>        | <p>Recommendation No. 1<br/>that the Council approve the Preliminary Plat of Tiger Office Park.</p> <p>Recommendation No. 2<br/>that the Council adopt RESOLUTION 24-123, which is the Resolution Approving the Final Plat of Tiger Office Park.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

**RESOLUTION 24-123**

**RESOLUTION APPROVING THE FINAL PLAT OF TIGER OFFICE PARK**

WHEREAS, Vesta, LLC has filed with the Common Council, a Preliminary Plat identified as Tiger Office Park situated in the City of Marshall, County of Lyon, State of Minnesota, described as follows, to-wit:

**TIGER OFFICE PARK  
BLOCK ONE LOTS 1-2  
BLOCK TWO LOTS 1-2  
OUTLOT A  
OUTLOT B**

more particularly described as attached Exhibit A; and

WHEREAS, the Final Plat of Tiger Office Park was presented to the Common Council on December 17, 2024.

NOW THEREFORE BE IT FURTHER RESOLVED, that said Final Plat of Tiger Office Park has been duly found to be in conformity with Chapter 66 of the Code of Ordinances and State Statutes.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Common Council hereby authorizes and directs the City Clerk to certify his approval on the plat.

NOW THEREFORE BE IT FURTHER RESOLVED THAT this resolution shall become void 90 days after adoption and fulfillment of all contingencies of approval, if any, unless the plat is filed for record within such time.

Passed and adopted by the Common Council this 17<sup>th</sup> day of December, 2024.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor of the City of Marshall, MN

This Instrument Drafted By: Jason R. Anderson, P.E.; Director of Public Works/City Engineer

## EXHIBIT A

All that part of the Northeast Quarter of Section 9, Township 111 North, Range 41 West, in the City of Marshall, Lyon County, Minnesota, being more particularly described as follows:

Commencing at the intersection of the north line of said Northeast Quarter and southwesterly right of way line of East Main Street (a.k.a. U.S. T.H. No. 59); thence southeasterly, along said southwesterly right of way line, a distance of 787.00 feet to an existing iron monument mark with seal number 13593, said iron monument being the point of beginning; thence South 45 degrees 36 minutes 57 seconds East, bearing based on Minnesota State Plane Coordinate System Lyon County Datum, along said southwesterly right of way line, a distance of 28.00 feet; thence South 44 degrees 23 minutes 03 seconds West, at right angles to last described line, a distance of 481.09 feet, to a point of the northeasterly line of Lot 1, Block 2 of Marshall Right Of Way Addition, in said City of Marshall, as filed and recorded in the office of the County Recorder in and for said Lyon County, said line is 100 feet northeasterly of the former center line of the Chicago & Northwestern Railway; thence North 40 degrees 15 minutes 57 seconds West, along the northeasterly line of said Lot 1, a distance of 442.58 feet, to a point which is 110 feet southeasterly, measured at right angles from the southeasterly line of "C" Street in said City of Marshall; thence North 50 degrees 09 minutes 03 seconds East, parallel to the southeasterly line of said "C" Street, a distance of 309.39 feet, to a point which is 132 feet southwesterly, measured at right angles from the southwesterly right of way line of said East Main Street; thence South 45 degrees 36 minutes 57 seconds East, parallel to said southwesterly line, a distance of 381.57 feet, to a point which is at right angles from the point of beginning; thence North 44 degrees 23 minutes 03 seconds East a distance of 132.00 feet to the point of beginning.

AND

Beginning at a point 547 feet in a southeasterly direction from a point where the southwesterly side of Main Street of the City of Marshall crosses the Northerly line of Section Nine (9), Township One Hundred Eleven (111), Range Forty-one (41), thence running 60 feet further in a Southeasterly direction, thence at right angles 132 feet in a Southwesterly direction, thence 60 feet at right angles in a Northwesterly direction, thence at right angles 132 feet to the point of beginning.

AND

All that part of Lots 1 and 5, Block 2 of Marshall Right Of Way Addition, in the City of Marshall, as filed and recorded in the office of the County Recorder in and for Lyon County, Minnesota.

Beginning at the southwesterly corner of said Lot 5; thence South 40 degrees 15 minutes 57 seconds East, along the southwesterly line of said Lot 5, a distance of 593.66 feet; thence North 49 degrees 44 minutes 33 seconds East a distance of 150.00 feet to a point on the northeasterly line of said Lot 1; thence North 40 degrees 15 minutes 57 seconds West, along said northeasterly line a distance of 592.59 feet to a point on the southeasterly line of C Street in said City of Marshall; thence South 50 degrees 09 minutes 03 seconds West, along said southeasterly line a distance of 150.00 feet to the point of beginning.