



Minnesota Water Resources Board  
500 Lafayette Road  
First Floor  
St. Paul, Minnesota 55146

-----  
In the Matter of Petitions to Change the  
Boundaries of the Lower Minnesota River,  
Minnehaha Creek, Nine Mile Creek, and  
Riley-Purgatory-Bluff Creek Watershed  
Districts Filed on October 3 and  
December 4, 1984 (Minnesota Statutes  
1984, Section 112.39, Subd. 4)  
-----

ORDER  
REDEFINING  
THE BOUNDARY OF THE  
MINNEHAHA CREEK  
WATERSHED DISTRICT

Sufficient petitions having been filed with the Water Resources Board seeking changes in the boundaries of the Lower Minnesota River, Nine Mile Creek, Minnehaha Creek, and Riley-Purgatory-Bluff Creek Watershed Districts; a public hearing having been conducted on the petitions; the report of the administrative law judge having been received; and one written exception to the administrative law judge's report pertaining to the boundary of the Minnehaha Creek Watershed District having been received; the Water Resources Board having fully considered the record makes the following:

FINDINGS OF FACT

- I. The Findings of Fact contained in the attached report of the administrative law judge are adopted by the Water Resources Board, with the exception of Findings of Fact No. 3 and No. 6.
- II. The joint petition dated October 2, 1984 was served by mail on the Auditors of Carver, Dakota, Hennepin, and Scott Counties; and the Commissioner and the Director of the Division of Waters of the Department of Natural Resources.

- III. By petition dated November 29, 1984 the Minnehaha Creek Watershed District seeks changes in its boundary in addition to the changes requested in the joint petition dated October 2, 1984. The November 29, 1984 petition was served by mail on the Auditors of Carver and Hennepin Counties; and the Commissioner and the Director of the Division of Waters of the Department of Natural Resources.
- IV. On January 7, 1985 the Water Resources Board received the report of the Director of the Division of Waters of the Department of Natural Resources on the petitions.
- V. On March 8, 1985 the Water Resources Board received a letter from Jeffrey W. Hedtke, Planning Coordinator for the Carver Soil and Water Conservation District regarding the proposed change in the boundary of the Minnehaha Creek Watershed District in Section 25 of Watertown Township (Township 117 North, Range 25 West) in Carver County. The administrative law judge recommended that the boundary be changed as requested by the petitioners, which, in this section, would exclude the N 1/2 of the NE 1/4 from the District. Mr. Hedtke pointed out that this would result in two taxing parcels being split by the boundary. He discussed the proposed boundary with the Carver County Zoning Office and they agreed that it would be preferable to change the boundary in Section 25 by excluding the W 1/2 of the NE 1/4, rather than the N 1/2 of the NE 1/4 as proposed by the petitioners, to avoid splitting taxing parcels. Exhibit 2B, Sheet 2, shows the hydrologic boundary crossing the NE 1/4 of Section 25 diagonally from the northeast to the southwest. The boundary proposed by Mr. Hedtke would conform to the actual hydrologic boundary equally as well as the boundary proposed in the petitions.

VI. The Water Resources Board first considered the administrative law judge's report and the hearing record at its meeting on March 8, 1985. Legal descriptions were provided for nearly all of the proposed boundary changes, except for the changes proposed to the Minnehaha Creek Watershed District where it adjoins the Bassett Creek Watershed Management Organization in the cities of Minneapolis, Golden Valley, St. Louis Park, and Minnetonka. Legal descriptions for these proposed changes are needed in order for the Water Resources Board to amend the boundary of the District. The Board informed the Bassett Creek Watershed Management Organization on March 13, 1985 that it would include these proposed changes in its boundary change Order, if it received the necessary legal descriptions. The Bassett Creek Watershed Management Organization submitted the required legal descriptions on May 10, 1985.

#### CONCLUSIONS OF LAW

- I. The Conclusions contained in the attached report of the administrative law judge are adopted by the Water Resources Board.
- II. It would serve the purposes of Minnesota Statutes Chapter 112 and the public welfare and public interest to change the boundary of the Minnehaha Creek Watershed District as requested in the petitions, as modified by the recommendation discussed in Finding No. V.

#### IT IS THEREFORE ORDERED THAT

- I. The legal boundary of the Minnehaha Creek Watershed District is defined by the following boundary description, which supercedes the original boundary defined in the Water Resources Board's March 9, 1967

Order that established the District, and the Water Resources Board's boundary change Orders dated November 5, 1971; March 19, 1979; December 9, 1981; and June 8, 1984:

Beginning at a point on the centerline of the Ford Bridge in Section 17, Township 28 North, Range 23 West, 4th Principal Meridian, said point also being the east boundary of the City of Minneapolis, and the east boundary of Hennepin County; thence westerly on the centerline of the Ford Bridge to the centerline of 46th Street, the same also being C.S.A.H. # 46; thence westerly and northerly on the centerline of 46th Street to the centerline of 46th Avenue; thence northerly on the centerline of 46th Avenue to the centerline of 44th Street; thence westerly on the centerline of 44th Street to the centerline of 42nd Avenue; thence southerly on the centerline of 42nd Avenue to the centerline of 45th Street; thence westerly on the centerline of 45th Street to the centerline of 40th Avenue; thence northerly on the centerline of 40th Avenue to the centerline of 44th Street; thence westerly on the centerline of 44th Street to the centerline of Snelling Avenue; thence southeasterly on the centerline of Snelling Avenue to the centerline of 46th Street;

thence westerly on the centerline of 46th Street to the easterly right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence southeasterly on the east right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad to the centerline of Nawadaha Boulevard; thence southwestwardly on the centerline of Nawadaha Boulevard to the centerline of Hiawatha Avenue; thence northwestwardly on the centerline of Hiawatha Avenue to the centerline of 38th Street; thence westerly on the centerline of 38th Street to the centerline of 24th Avenue; thence northerly on the centerline of 24th Avenue to the centerline of 37th Street; thence westerly on the centerline of 37th Street to the centerline of 22nd Avenue; thence northerly on the centerline of 22nd Avenue to the centerline of 35th Street; thence westerly on the centerline of 35th Street to the centerline of 20th Avenue; thence northerly on the centerline of 20th Avenue to the centerline of 32nd Street; thence easterly on the centerline of 32nd Street to the centerline of 21st Avenue;

thence northerly on the centerline of 21st Avenue to the centerline of 31st Street; thence westerly on the centerline of 31st Street to the centerline of 19th Avenue; thence northerly on the centerline of 19th Avenue to the centerline of East Lake Street; thence westerly on the centerline of East Lake Street to the centerline of 16th Avenue; thence southerly on the centerline of 16th Avenue to the centerline of 32nd Street; thence westerly on the centerline of 32nd Street to the centerline of 14th Avenue; thence northerly on the centerline of 14th Avenue to the centerline of East Lake Street; thence westerly on the centerline of East Lake Street to the centerline of 13th Avenue; thence northerly on the centerline of 13th Avenue to the centerline of 29th Street; thence westerly on the centerline of 29th Street to the centerline of 11th

Avenue; thence southerly on the centerline of 11th Avenue to its intersection with the west extension of Powderhorn Terrace; thence westerly on said west extension approximately 350 feet to the centerline of 10th Avenue; thence northerly on the centerline of 10th Avenue to the centerline of 31st Street; thence westerly on the centerline of 31st Street to the centerline of Portland Avenue; thence southerly on the centerline of Portland Avenue to the centerline of 32nd Street; thence westerly on the centerline of 32nd street to the centerline of 5th Avenue; thence southerly on the centerline of 5th Avenue to the centerline of 33rd Street; thence westerly on the centerline of 33rd Street to the centerline of 4th Avenue; thence southerly on the centerline of 4th Avenue to the centerline of 34th Street; thence easterly on the centerline of 34th Street to the centerline of Oakland Avenue; thence southerly on the centerline of Oakland Avenue to the centerline of 35th Street;

thence easterly on the centerline of 35th Street to the centerline of Columbus Avenue; thence southerly on the centerline of Columbus Avenue to the centerline of 36th Street; thence westerly on the centerline of 36th Street to the centerline of Oakland Avenue; thence southerly on the centerline of Oakland Avenue to the centerline of 37th Street; thence westerly on the centerline of 37th Street to the centerline of Portland Avenue; thence southerly on the centerline of Portland Avenue to the centerline of 38th Street; thence easterly on the centerline of 38th Street to the centerline of Chicago Avenue; thence southerly on the centerline of Chicago Avenue to the centerline of 40th Street; thence westerly on the centerline of 40th Street to the centerline of Oakland Avenue; thence southerly on the centerline of Oakland Avenue to the centerline of 41st Street; thence easterly on the centerline of 41st Street to the centerline of Chicago Avenue;

thence southerly on the centerline of Chicago Avenue to the centerline of 42nd Street; thence westerly on the centerline of 42nd Street to the centerline of 2nd Avenue; thence southerly on the centerline of 2nd Avenue to the centerline of 50th Street; thence westerly on the centerline of 50th Street to the centerline of Stevens Avenue; thence northerly on the centerline of Stevens Avenue to the centerline of 48th Street; thence westerly on the centerline of 48th Street to the centerline of Pleasant Avenue; thence southerly on the centerline of Pleasant Avenue to the centerline of 49th Street; thence westerly on the centerline of 49th Street to the centerline of Bryant Avenue; thence northerly on the centerline of Bryant Avenue to the centerline of 47th Street; thence easterly on the centerline of 47th Street to the centerline of Aldrich Avenue; thence northerly on the centerline of Aldrich Avenue to the centerline of 45th Street; thence easterly on the centerline of 45th Street to the centerline of Lyndale Avenue;

thence northerly on the Centerline of Lyndale Avenue to the centerline of 44th Street; thence easterly on the centerline of 44th Street to the centerline of Harriet Avenue; thence northerly on the centerline of Harriet Avenue to the centerline of 43rd Street; thence westerly on the centerline of 43rd Street to the centerline of Garfield Avenue; thence northerly on the centerline of Garfield Avenue to the centerline of 41st Street; thence westerly on the centerline of 41st Street to the centerline of Bryant Avenue; thence southerly on the centerline of Bryant Avenue to the centerline of 42nd Street; thence westerly on the centerline of 42nd

Street to the centerline of Kings Highway; thence northerly on the centerline of Kings Highway to the centerline of 36th Street; thence westerly on the centerline of 36th Street to the centerline of Irving Avenue; thence northerly on the centerline of Irving Avenue to the centerline of 35th Street; thence easterly on the centerline of 35th Street to the centerline of Hennepin Avenue;

thence northerly on the centerline of Hennepin Avenue to the centerline of 34th Street; thence easterly on the centerline of 34th Street to the centerline of Fremont Avenue; thence northerly on the centerline of Fremont Avenue to the centerline of 33rd Street, thence easterly on the centerline of 33rd Street to the centerline of Colfax Avenue, thence southerly on the centerline of Colfax Avenue to the centerline of 35th Street; thence easterly on the centerline of 35th Street to the centerline of Grand Avenue; thence northerly on the centerline of Grand Avenue to the centerline of 34th Street; thence easterly on the centerline of 34th Street to the centerline of Pillsbury Avenue, thence northerly on the centerline of Pillsbury Avenue to the centerline of 32nd Street; thence westerly on the centerline of 32nd Street to the centerline of Pleasant Avenue; thence northerly on the centerline of Pleasant Avenue to the south right-of-way of the Chicago-Milwaukee-St. Paul and Pacific Railroad;

thence westerly on the south right-of-way of the Chicago-Milwaukee-St. Paul and Pacific Railroad to the centerline of Grand Avenue; thence southerly on the centerline of Grand Avenue to the centerline of 31st Street; thence westerly on the centerline of 31st Street to the centerline of Harriet Avenue; thence northerly on the centerline of Harriet Avenue to the south right-of-way of the Chicago-Milwaukee-St. Paul and Pacific Railroad; thence westerly on the south right-of-way of the Chicago-Milwaukee-St. Paul and Pacific Railroad to the centerline of Lyndale Avenue; thence southerly on the centerline of Lyndale Avenue to the centerline of West Lake Street; thence westerly on the centerline of West Lake Street to the centerline of Humboldt Avenue; thence northerly on the centerline of Humboldt Avenue to the centerline of "The Mall";

thence easterly on the centerline of "The Mall" to the centerline of Hennepin Avenue; thence northerly on the centerline of Hennepin Avenue to the north right-of-way of the Chicago-Milwaukee-St. Paul and Pacific Railroad; thence easterly on the north right-of-way of the Chicago-Milwaukee-St. Paul and Pacific Railroad to the centerline of Fremont Avenue; thence northerly on the centerline of Fremont Avenue to the centerline of 28th Street; thence easterly on the centerline of 28th Street to the centerline of Dupont Avenue; thence southerly on the centerline of Dupont Avenue to the north right-of-way of the Chicago-Milwaukee-St. Paul and Pacific Railroad; thence easterly along the north right-of-way of the Chicago-Milwaukee-St. Paul and Pacific Railroad to the centerline of Pleasant Avenue; thence northerly on the centerline of Pleasant Avenue a distance of approximately 100 feet to the centerline of 29th Street;

thence easterly on the centerline of 29th Street to the centerline of Pillsbury Avenue; thence northerly on the centerline of Pillsbury Avenue to the centerline of 25th Street; thence westerly on the centerline of 25th Street to the centerline of Garfield Avenue; thence southerly on the centerline of Garfield Avenue to the centerline of 26th Street; thence westerly on the centerline of 26th Street to the centerline of Lyndale Avenue; thence southerly on the centerline of Lyndale Avenue to the centerline of 27th Street; thence westerly on the centerline of 27th Street to the centerline of Bryant Avenue; thence northerly on the centerline of Bryant Avenue to the centerline of 22nd Street; thence westerly on the centerline of 22nd Street to the centerline of Hennepin Avenue; thence southwesterly on the centerline of Hennepin Avenue to the centerline of 26th Street; thence westerly on the centerline of 26th Street to the centerline of Lake Place; thence northeasterly on the centerline of Lake Place to the centerline of Irving Avenue;

thence southerly on the centerline of Irving Avenue a distance of approximately 300 feet to the centerline of 24th Street; thence easterly on the centerline of 24th Street to the centerline of Emerson Avenue; thence northerly on the centerline of Emerson Avenue to the centerline of 22nd Street; thence easterly on the centerline of 22nd Street to the centerline of Dupont Avenue; thence northerly on the centerline of Dupont Avenue to the centerline of Franklin Avenue; thence easterly on the centerline of Franklin Avenue to the centerline of Colfax Avenue; thence northerly on the centerline of Colfax Avenue to the centerline of Mount Curve Avenue (said point being in Section 28, Township 29 North, Range 24 West of the 4th Principal Meridian in the City of Minneapolis); thence west along the centerline of Mt. Curve Avenue to the intersection of the centerline of Mt. Curve Avenue and the centerline of Kerwood Parkway; thence westerly and southwesterly along the centerline of Kerwood Parkway to the intersection of the centerline of Kerwood Parkway and the centerline of Sheridan Avenue South;

thence southwesterly and southerly to the intersection of the centerline of Sheridan Avenue South and the centerline of West Franklin Avenue; thence westerly along the centerline of West Franklin Avenue to the southwest corner of the unplatted Great Northern Railway right-of-way; thence northeasterly and northwesterly along the boundary of the Great Northern Railway right-of-way to the intersection of that boundary line and the west line of the SE 1/4, Section 29, Township 29 North, Range 24 West; thence north to the northwest corner of Cedar Lake Park Addition; thence northeasterly along the northerly line of Cedar Lake Park Addition to the southwest corner of Weiser's Office Park Addition; thence northerly along the westerly line of Weiser's Office Park Addition to the intersection of that line extended and the centerline of Madeira Avenue; thence northwesterly and northeasterly along the centerline of Madeira Avenue to the north line of the S 1/2 of Section 29, Township 29 North, Range 24 West;

thence westerly along that line to the northwest corner of the S 1/2 of Section 29, Township 29 North, Range 24 West; thence proceeding west along that line to the centerline of June Avenue; thence southerly along the centerline of June Avenue to the intersection of the centerline of June Avenue and the intersection of the south line of Lots 1 through 4, Block 1 of Kennedy's South Tyrol Hills addition extended; thence westerly



along that line to the southeast corner of Lot 4, Block 1 of Kennedy's South Tyrol Hills addition; thence southwesterly and northwesterly along the southerly line of Lot 5, Block 1 of Kennedy's South Tyrol Hills addition, to the intersection of the easterly line of Lot 23, Block 1 of Kennedy's South Tyrol Hills addition; thence northerly along the easterly line of said lot to the northeast corner of said lot; thence westerly along the northerly line of said lot to the intersection of the northerly line extended and the easterly line of Lot 2, Block 2, Kennedy's South Tyrol Hills addition;

thence northerly along the easterly line of said lot to the northeast corner of said lot; thence westerly along the northerly line of said lot to the northwest corner of said lot; thence southerly along the westerly line of said lot to the northeast corner of Lot 26, Block 2, Kennedy's South Tyrol Hills addition; thence westerly along the north line of said lot to the intersection of the north line extended and the centerline of Natchez Avenue South; thence southerly along the centerline of Natchez Avenue South to the intersection of the centerline of Natchez Avenue South and the centerline of Ottawa Avenue South; thence easterly, southeasterly and southerly along the centerline of Ottawa Avenue South to the intersection of the centerline of Ottawa Avenue South and the extension of the north line of Block 2, Kavlis Cedardale addition; thence westerly along the north line of Block 2 to the northeast corner of Lot 12, Block 2, Kavlis Cedardale addition; thence southerly along the east line of said lot to the southeast corner of said lot;

thence westerly along the south line of said lot to the intersection of the south line of said lot extended and the centerline of Princeton Avenue South; thence southerly along the centerline of Princeton Avenue South to the intersection of the centerline of Princeton Avenue South and the south line of Lot 4, Block 3, Kavlis Cedardale addition extended; thence westerly along said line to the southwest corner of Lot 4, Block 3, Kavlis Cedardale addition; thence southerly along the westerly line of Lots 5 and 6 of Block 3, Kavlis Cedardale Addition to the intersection of the westerly line of Lots 5 and 6 extended and the northerly line of Lot 35, Block 1, Kavlis Cedarhurst addition; thence easterly along the north line of said lot to the northeast corner of said lot; thence southerly along the east line of Lots 32 through 35, Block 1, Kavlis Cedarhurst addition to the southeast corner of Lot 32;

thence westerly along the south line of Lot 32 to the intersection of the south line of Lot 32 extended and the centerline of Quentin Avenue South; thence southerly along the centerline of Quentin Avenue to the intersection of the centerline of Quentin Avenue and the south line of Section 30, Township 29 North, Range 24 West; thence west along the south line of Section 30 to the intersection of the south line of Section 30, and the centerline of State Highway 100; thence northeasterly along the centerline of State Highway 100 to the intersection of the centerline of State Highway 100 and the north line of the S 1/2 of Section 30, Township 29 North, Range 24 West; thence westerly along the north line of the S 1/2 of Section 30 to the northeast corner of the NW 1/4 of the SW 1/4 of Section 30, Township 29 North, Range 24 West; thence westerly along the north line of the S 1/2 of Section 30 to the intersection of that line and the centerline of Vernon Avenue;

thence southerly along the centerline of Vernon Avenue to the intersection of the centerline of Vernon Avenue and south right-of-way line of U.S. Highway 12 extended; thence westerly along that line to the westerly right-of-way line of Zarthan Avenue; thence southerly along the westerly right-of-way line of Zarthan Avenue to a point 126 feet north of the northerly right-of-way line of West 16th Street; thence westerly to the easterly right-of-way line of the Minneapolis Northfield and Southern Railway; thence southwesterly along that right-of-way line to the centerline of West 18th Street; thence westerly along the centerline of West 18th Street to the westerly right-of-way line of Dakota Avenue; thence southerly along that line to the northeast corner of Lot 10, Block 1, Westwood Park; thence westerly along that line to the northwest corner of said lot; thence southerly along the west line of Lots 10 through 16 extended to the southerly right-of-way line of West Franklin Avenue;

thence northwesterly along the north line of Lot 1, Block 3, Westwood Park to the northwest corner of said lot; thence southerly along the westerly line of Lot 1 to the southeast corner of Lot 2, Block 1, Westwood Park; thence westerly along the north line of Lot 4, Block 1, Westwood Park to the northeast corner of said lot; thence southerly along the west line of Lot 4 to the intersection of the west line of Lot 4 and the intersection of the southerly line of Lot 1, Block 2, Supreme Park First Addition extended; thence westerly along the southerly line of Lot 1 to the southwest corner of said lot; thence southwesterly along the rear lot line of Lots 3, 4, 5 and 6, Block 2, Supreme Park First Division extended to the intersection of that line and the westerly right-of-way line of Florida Avenue; thence southerly along that line to the northeast corner of Lot 4, Block 3, Supreme Park First Division; thence southwesterly along the rear lot line of Lots 4 through 9, Block 3, Supreme Park First Division extended to the westerly right-of-way line of Georgia Avenue;

thence southerly along that line to the northeast corner of Lot 7, Block 4, Spring Park First Division; thence southwesterly along the rear lot lines of Lots 7 through 12, Block 4, Supreme Park First Division extended to the intersection of that line and the centerline of Hampshire Avenue; thence northerly along the centerline of Hampshire Avenue to the intersection of the centerline of Hampshire Avenue and the extension of the south line of Lot 11, Richmond Third Addition; thence westerly along that line to the southwest corner of Lot 20, Richmond Third Addition; thence westerly to the southeast corner of Lot 41, Richmond Third Addition; thence westerly to the southwest corner of said lot; thence northerly along the west line of Lots 39, 40 and 41, Richmond Third Addition, to the southeast corner of Lot 70, Richmond Third Addition; thence westerly to the southwest corner of said lot;

thence westerly to the southeast corner of Lot 85, Richmond Third Addition; thence westerly to the southwest corner of said lot; thence northerly along the west line of Lots 78 through 85, Richmond Third Addition, to the northeast corner of Lot 135, Richmond Third Addition; thence westerly to the northwest corner of said lot; thence westerly to the northeast corner of Lot 136, Richmond Third Addition; thence westerly to the northeast corner of Lot 136, Richmond Third Addition; thence northerly to the southwest corner of Lot 407, Richmond Addition; thence northerly along the west line of Lots 397 through 407, Richmond Addition, to the northeast corner of Lot 397, Richmond Addition; thence northerly to

the southwest corner of Lot 396, Richmond Addition; thence northerly along the west line of Lots 384 through 396, Richmond Addition, to the northeast corner of Lot 384, Richmond Addition; thence northerly to the southwest corner of Lot 383, Richmond Third Addition; thence northerly along the west line of Lots 374 through 383, Richmond Addition, to the northeast corner of Lot 441, Richmond Addition;

thence westerly to the northwest corner of said lot; thence westerly to the northeast corner of Lot 11, Richmond Addition; thence westerly to the northwest corner of said lot; thence northerly along Lots 1 through 10 to the centerline of 14th Street; thence westerly along the centerline of 14th Street to the southeast corner of Lot 1, Block 1, Bar-Ett Addition; thence northerly 90 degrees, 7 minutes to a point 209.7 feet north of the centerline of 14th Street; thence westerly to the centerline of Pennsylvania Avenue; thence southerly along the centerline of Pennsylvania Avenue to the intersection of the southerly line of Lot 8, Block 1, Penn-Zayta Second Addition extended; thence westerly along that line to the southwest corner of said lot; thence northerly along the westerly line of Lot 8 to the northwest corner of Lot 8; thence westerly along the south line of Lots 4 through 9, Block 2, Penn-Zayta Second Addition, to the southwest corner of Lot 4;

thence northerly along the west line of said lot to the intersection of that line extended and the south right-of-way line of 13th Lane; thence westerly along the north right-of-way line of 13th Lane to the southwest corner of Lot 1, Block 1, Penn-Zayta; thence northerly along the west line of Lot 1 to the northerly line of the S 1/2 of Section 5, Township 117 North, Range 21 West; thence westerly along that line to the intersection of that line and the centerline of Utah Avenue extended; thence southerly along that line to the intersection of that line and the south line of the N 1/2 of the NE 1/4 of Section 6, Township 117 North, Range 21 West; thence westerly along that line to the intersection of that line and the centerline of Virginia Avenue extended; thence southerly along that line to the intersection of the centerline of Virginia Avenue and the centerline of Westwood Hills Drive;

thence westerly-southwesterly and southeasterly along the centerline of Westwood Hills Drive to the intersection of the northerly line of Lot 1, Block 1, Westwood Estates extended; thence westerly along that line to the northwest corner of Lot 1, Block 1, Westwood Estates; thence southerly, southeasterly, and southwesterly along the west line of Lots 1 through 3, Westwood Estates to the southwest corner of Lot 3; thence southerly along the extension of Lot 3, to the intersection of that line and the south right-of-way of Franklin Avenue; thence northwesterly along the northerly line of Lot 4, Block 2, Westwood Estates Fourth Addition, to the southwest corner of Lot 4; thence northwesterly along the northerly line of Block 1, Westwood Hills Grove Addition to the northwest corner thereof; thence southerly along the westerly line of Block 1, Westwood Hills Grove Addition, to the southwest corner of Lot 11, Block 1, Westwood Hills Grove; thence westerly along the south line of the NE 1/4 of the NE 1/4 of Section 7, Township 117 North, Range 21 West to the southwest corner of said quarter; thence southerly along the west line of the SW 1/4 of the NE 1/4 of Section 7 to the intersection of that line and the north right-of-way line of West 24th Street extended;

thence westerly along that line to the westerly line of the replat of part of Block 1, Golf View Terrace, extended; thence southerly along that line to the north right-of-way line of Club Road; thence westerly along that line to the southeast corner of Lot 7, Block 5, Flag Terrace Addition; thence northerly along the west line of Blocks 1 through 5, Flag Terrace Addition, to the northeast corner of Lot 1, Block 1, Flag Terrace Addition; thence westerly along the north line of Block 1, Flag Terrace Addition, to the intersection of that line extended and the centerline of Flag Avenue; thence northerly along the centerline of Flag Avenue to the intersection of that line and the north line of Block 43, Crestview Addition extended; thence westerly along the north line of Block 43 to the northwest corner of said lot; thence southerly along the west line of said lot to the northeast corner of Lot 40, Crestview Addition, thence westerly along the north line of said lot to the intersection of that line and the west right-of-way line of Hillsborough Avenue;

thence northerly along the west right-of-way of Hillsborough Avenue to the northeast corner of Lot 28, Crestview Addition; thence westerly along the north line of said lot to the northwest corner of said lot; thence southerly along the west line of said lot to the northeast corner of Lot 23, Crestview Addition; thence westerly along the north line of said lot to the west right-of-way line of Independence Avenue; thence southerly along the west right-of-way line of Independence Avenue to the northeast corner of Lot 11, Crestview Addition; thence westerly along that line to the centerline of County Road 18; thence southerly along the centerline of County Road 18 to the southeast corner of Section 1, Township 117 North, Range 22 West;

thence north 89 degrees 41 minutes 50 seconds west along the south line of said Section 1 to the centerline of Ford Road; thence northerly along said centerline a distance of 705 feet to an easterly extension of the north line of Windsor Highlands; thence north 89 degrees 41 minutes 50 seconds west along the north line of Windsor Highlands a distance of 290 feet; thence southerly along the west line of said Windsor Highlands to the intersection with the east right-of-way of Yorkshire Avenue; thence northwesterly along the northeast right-of-way of Yorkshire Avenue to the most westerly corner of Lot 10, Block 2, Windsor Hills; thence westerly to the intersection of the centerline of Lakeview Drive and Yorkshire Avenue (north); thence northerly along the centerline of Yorkshire Avenue to the centerline of Belmont Road; thence northeasterly along the centerline of Belmont Road to the intersection of the centerline of Yorkshire Avenue; thence northerly along the centerline of Yorkshire Avenue to a point in the right-of-way of Crestridge Drive located 16.5 feet south of the north line thereof;

thence westerly parallel with said north line to the centerline of Traymore Avenue; thence southerly to the centerline of Crestridge Drive; thence southwestward along the centerline of Crestridge Drive to the west line of the East 1/2 of the SW 1/4 of Section 1, Township 117 North, Range 22 West; thence southerly along said line to the south line of Section 1; thence westerly along said line to the southwest corner of Section 1; thence continuing westerly along the north line of Section 11, Township

117 North, Range 22 West, to the northwest corner of the NE 1/4 of Section 11; thence southerly along the west line of said NE 1/4 of said Section 11 to the centerline of Hilloway Road; thence westerly along the centerline of Hilloway Road to the east right-of-way line of Plymouth Road (County Road No. 61); thence north 0 degrees 02 minutes 49 seconds east along the east right-of-way line of Plymouth Road, a distance of 192 feet;

thence north 45 degrees 42 minutes 11 seconds west to the centerline of Plymouth Road as traveled; thence northerly along said centerline to the south line of the N 1/2 of Section 3, Township 117 North, Range 22 West; thence easterly along said south line to the southeast corner thereof; thence northerly along the east line of said N 1/2 of Section 3 to the north line of the SE 1/4 of the NE 1/4; thence westerly to the centerline of Milbert Road; thence northerly along the centerline of Milbert Road to the north line of Section 3, Township 117 North, Range 22 West; thence westerly along said north line to the center of Plymouth Road;

thence continuing northerly on the centerline of Plymouth Road to the east extension of the south line of Lot 19, Greer's Orchard Tracts; thence westerly on the south line of said Lot 19 to a point 50 feet east of the west line thereof; thence northerly on a line 50 feet east of and parallel to the west line of said Lot 19 to a point 150 feet north of the south line of said Lot 19; thence easterly on a line 150 feet north of and parallel to the south line of said Lot 19 to the east line thereof; thence northerly on said east line to a point 267 feet north of the south line of said Lot 19; thence westerly on a line 267 feet north of and parallel to the south line of said Lot 19 to a point 59 feet east of the west line of said Lot 19; thence northerly on a line 59 feet east of and parallel to the west line of said Lot 19 to the centerline of County Road No. 15;

thence westerly on the centerline of County Road No. 15 in Sections 34 and 33, Township 118 North, Range 22 West to a point 138.6 feet east of the west line of Lot 16, Block 1, Glen Grove Acres; thence northerly on a line 138.6 feet east of and parallel to the west line of said Lot 16 to the north line of said Lot 16; thence westerly on the north lines of Lots 16 and 17, Block 1, Glen Grove Acres, to the west line of said Lot 17; thence westerly on the north line of Lot 4, Block 1, Juneau Acres, extended, to the west line of said Lot 4; thence southerly on said west line to the north line of Lot 18, Block 2, Glen Grove Acres; thence westerly on said north line and the north line of Lot 19, Block 2, Glen Grove Acres, to the west line of said Lot 19; thence southerly on said west line of Lot 19 to the north line of R.L.S. No. 219; thence south-westerly on said north line to the east line of Lot 17, Block 2, Christiansen's Parker's Lake Second Addition;

thence northerly on said east line of Lot 17 and the east line of Lot 18, Block 2, Christiansen's Parker's Lake Second Addition, to a point 35 feet south of the north line of said Lot 18; thence generally westerly on a line 35 feet south of and parallel to the north line of said Lot 18 extended, to the centerline of Lakewood Lane; thence southerly on the centerline of Lakewood Lane to the north line of Lot E, R.L.S. No. 219,

extended; thence westerly on said north line to the east line of R.L.S. No. 296; thence southerly on said east line, extended, to the centerline of County Road 15; thence westerly on said centerline to the centerline of Niagara Lane; thence southerly on the centerline of Niagara Lane to the south line of Section 33, Township 118 North, Range 22 West, which is also the border between the City of Plymouth and the City of Minnetonka; thence westerly on said south line of Section 33 to the most southeasterly corner of Lot 3, Block 1, Cedar View Estates;

thence northerly on the east lines of said Lot 3 and Lot 2, Cedar View Estates, to the north line of said Lot 2; thence westerly on said north line to the northwest corner of said Lot 2; thence generally southwesterly on the west lines of said Lots 2 and 3 to the most westerly corner of said Lot 3; thence southeasterly on the southwesterly line of said Lot 3 to the south line of Section 33, Township 118 North, Range 22 West; thence westerly on said south line of Section 33 to the centerline of Ranchview Lane; thence northerly on the centerline of Ranchview Lane to the south line of the NW 1/4 of the SW 1/4 of said Section 33; thence 200 feet westerly on said south line of the NW 1/4 of the SW 1/4; thence 220 feet northerly on a line 200 feet west of and parallel to the east line of said NW 1/4 of the SW 1/4; thence 200 feet easterly on a line 220 feet north of and parallel to the south line of said NW 1/4 of the SW 1/4 to the east line of said NW 1/4 of the SW 1/4; thence northerly on said east line to the northeast corner of the south 1/2 of said NW 1/4 of the SW 1/4;

thence westerly on the north line of said south 1/2 of the NW 1/4 of the SW 1/4 to the west line of Lot 1, Block 3, Homedale Manor First Addition; thence northerly on said west line to the centerline of Fifth Avenue North; thence easterly on said centerline to the east line of Lot 5, Block 2, Homedale Manor First Addition, extended; thence northerly on said east line to the north line of said Lot 5; thence westerly on said north line and the north line of Lot 4, Block 2, Homedale Manor First Addition to the east line of Lot 6, Block 1, Homedale Manor; thence northerly on said east line, extended, to the north right-of-way of Sixth Avenue North; thence easterly on the north right-of-way of Sixth Avenue North to the west right-of-way of Ranchview Lane; thence northerly on said line to the centerline of 7th Avenue North; thence westerly on said centerline to the centerline of Shenandoah Lane; thence northerly on said centerline, extended, to the south line of Lot 8, Block 1, Vicksburg Forest First Addition; thence westerly on said south line to the west line of said Lot 8; thence northerly on said west line to the north line of Block 1, Vicksburg Forest First Addition;

thence westerly on said north line to the centerline of Vicksburg Lane; thence northerly on the centerline of Vicksburg Lane which is also the west line of Section 33, Section 28 and Section 21, Township 118 North, Range 22 West, to the north line of Lot 2, Block 2, Playhouse Industrial Park, extended; thence easterly on said line to the east line of Lot 3, Block 1, Playhouse Industrial Park, extended; thence northerly on said east line to the north line of said Lot 3; thence generally northwesterly on said north line of Lot 3, extended, to the centerline of Vicksburg Lane; thence northerly on said centerline to the north line of said Section 21;

thence westerly on the south line of Section 17, Township 118 North, Range 22 West, to the west line of the SE 1/4 of the SE 1/4 of said Section 17; thence northerly on said west line to the north line of said SE 1/4 of the SE 1/4, thence westerly on the north line of the SW 1/4 of the SE 1/4 of said Section 17 to the east line of the west 1/2 of said SW 1/4 of the SE 1/4; thence southerly 208.7 feet on said east line of the west 1/2; thence westerly 208.7 feet on a line 208.7 feet south of and parallel to the north line of said SW 1/4 of the SE 1/4 of Section 17; thence northerly 208.7 feet on a line 208.7 feet west of and parallel to said east line of the west 1/2; thence westerly on the north line of said SW 1/4 of the SE 1/4 to the west line thereof; thence southerly on the west line of the SE 1/4 of said Section 17 to a point 247.5 feet north of the south line of said Section 17; thence westerly 264 feet on a line 247.5 feet north of and parallel to the south line of said Section 17;

thence southerly on a line 264 feet west of and parallel to the east line of the SW 1/4 of said Section 17 to the north line of State Highway No. 55; thence southeasterly on said north line to the centerline of Dunkirk Lane; thence southerly on the centerline of Dunkirk Lane in Section 20, Township 118 North, Range 22 West, extended, to the south right-of-way of County State Aid Highway No. 24; thence generally southwesterly on said south right-of-way to the point of intersection of said south right-of-way and the following described line:

commencing at a point in the west line of the east 1030 feet of the NW 1/4 of Section 20, Township 118 North, Range 22 West, a distance of 351.58 feet north from the southwest corner thereof; thence south 81 degrees east a distance of 358.36 feet; thence deflect left 97 degrees 46 minutes 18 seconds a distance of 372.85 feet; thence northerly along a curve to the left having a radius of 348.68 feet a distance of 138.16 feet, thence northwesterly tangent to said curve 196.66 feet, thence northerly along a curve to the right having a radius of 433.48 feet a distance of 119.25 feet; thence northwesterly tangent to said curve 124.62 feet, thence northerly along a curve to the left having a radius of 262.35 feet a distance of 80.13 feet, thence northwesterly tangent to said curve to the south line of County State Aid Highway No. 24;

thence southerly on said described line to the north line of Lot 6, Block 1, Seven Ponds East; thence generally southeasterly on said north line and the east line of said Lot 6 and the north line of Lot 7, Block 1, Seven Ponds East to the northeast corner of said Lot 7; thence generally southwesterly on the east line of said Lot 7 and the east line of Lot 8, Block 1, Seven Ponds East to the south line of said Lot 8; thence westerly on said south line of Lot 8 to the west line of Seven Ponds East; thence southerly along said west line to the south line of Lot 10, Block 1, Seven Ponds East; thence deflect right 97 degrees, 46 minutes, 18 seconds a distance of 358.36 feet, northwesterly, to a point on the east line of Seven Ponds; thence southerly on the east line of Seven Ponds to the south right-of-way of 32nd Avenue North; thence northwesterly along said south right-of-way to the southeast right-of-way of Holly Lane; thence generally southwesterly on the southeast right-of-way of Holly Lane to the northwesterly line of Lot 5, Block 2, Seven Ponds;



thence southwesterly on said northwesterly line to the west line of said Lot 5; thence southerly on said west line to the north line of the SW 1/4 of Section 20, Township 118 North, Range 22 West; thence westerly on said north line of the SW 1/4 of Section 20 to the east line of Lot 14, Block 1, Shiloh; thence southerly on said east line to the south line of said Lot 14; thence westerly on said south line of Lot 14, extended, to the centerline of Jewel Lane; thence southerly on the centerline of Jewel Lane to the south line of Lot 11, Block 1, Shiloh, extended; thence generally westerly on said south line of Lot 11 and on the south line of Lot 8, Block 1, Shiloh, extended, to the centerline of Kimberly Lane; thence southerly on said centerline, extended, to the north line of Lot 3, Block 3, Shiloh; thence westerly on said north line and the north line of Lot 2, Block 3, Shiloh, to the west line of said Lot 2; thence southwesterly on said west line to the north line of Lot 2, Block 1, Fairfield Estates; thence westerly on said north line to the west line of said Lot 2;

thence southeasterly on said west line of Lot 2, extended, to the north line of Lot 8, Block 2, Fairfield Estates; thence westerly on said north line of Lot 8 to the west line of said Lot 8; thence generally southerly on said west line of Lot 8 and the east line of Lot 6, Block 2, Fairfield Estates, to the south line of said Lot 6; thence southwesterly on said south line of Lot 6 to the west line of Section 20, Township 118 North, Range 22 West; thence southerly on the west line of Section 20 to the south line of Lot 10, Block 1, Candlelight Terrace, located in Section 19, Township 118 North, Range 22 West; thence southwesterly on said south line of Lot 10, extended, to the centerline to 28th Avenue North; thence southerly on said centerline to the north line of Lot 16, Block 5, Candlelight Terrace, extended; thence westerly on said north line to the west line of said Lot 16; thence southwesterly on said west line of Lot 16, extended, to the south right-of-way of 27th Avenue North; thence northwesterly on said south right-of-way to the east corner of Lot 22, Block 5, Candlelight Terrace;

thence southwesterly on the southeast line of Lot 22 to the south corner of said Lot 22; thence generally northwesterly on the southwest and west lines of said Lot 22 and the west line of Lot 21, Block 5, Candlelight Terrace, to the north line of said Lot 21; thence easterly on said north line of Lot 21 to the east line of Lot 8, Block 5, Candlelight Terrace; thence northwesterly on said east line, extended, to the north right-of-way of 28th Avenue North; thence generally southwesterly on said north right-of-way of 28th Avenue North to the southwest line of Lot 2, Block 1, Candlelight Terrace; thence northwesterly on said southwest line to the southwest corner of said Lot 2 on the east right-of-way of State Highway No. 101; thence northwesterly from said point to the southeasterly corner of Lot 6, Block 1, Meadowood; thence northwesterly on the south line of Lot 6, Block 1, Meadowood, extended, to the centerline of Ranier Lane; thence generally westerly along the centerline of Ranier Lane to the intersection of a line bearing S45DEG E from a point on the northeasterly line of Lot 10, Meadowood a distance of 41.36 feet southwesterly of the northerly corner thereof and the centerline of Ranier Lane;

thence northwesterly along said line to the northeasterly line of Lot 10 Meadowood; thence northeasterly along said line and the northeasterly line of Lot 9, Meadowood to the north line thereof; thence easterly on



said north line to the east line of Lot 4, Block 3, Greentree Addition; thence northerly on said east line of Lot 4 to the south right-of-way of 30th Avenue North; thence westerly on the south right-of-way and northerly on the west right-of-way of said 30th Avenue North to the centerline of 30 1/2 Avenue North; thence generally westerly on said centerline to the centerline of Urbandale Lane; thence northwesterly on said centerline to the south line of Lot 2, Block 5, Greentree Forest, extended; thence westerly on said south line of Lot 2 to the west line of said Lot 2; thence northerly on said west line to the south line of Lot 11, Block 5, Greentree Forest; thence southwesterly on said south line to the west line of Lot 11; thence northwesterly on said west line, extended, to the centerline of Walnut Grove Lane;

thence southwesterly on said centerline to the southwest line extended, of Lot 13, Block 1, Greentree Forest; thence northwesterly on said southwest line and the southwest line of Lot 12, Block 1, Greentree Forest, to the west line of Greentree Forest; thence northerly on said west line to the centerline of Hennepin County State Aid Highway No. 24; thence easterly on the centerline of County State Aid Highway No. 24 to the east line, extended, of Lot 4, Block 3, Amber Woods; thence northerly on said east line to the south line of Lot 4, Block 1, Amber Woods; thence westerly on said south line to the west line of said Lot 4; thence northerly on said west line to the north line of said Lot 4; thence easterly on said north line to the west line of Lot 6, Block 1, Amber Woods; thence northerly on said west line of Lot 6 to the south right-of-way of 32nd Avenue North; thence generally northeasterly on said south right-of-way of 32nd Avenue North to the south line of Lot 17, Block 1, Amber Woods;

thence easterly on said south line to the southeast line of said Lot 17; thence northeasterly on said southeast line to the southwest line of Lot 16, Block 1, Amber Woods; thence northwesterly on said southwest line to the west line of said Lot 16; thence northerly on said west line to the south right-of-way of 33rd Avenue North; thence generally northerly on said right-of-way, being a circle, to the east line of Lot 21, Block 1, Amber Woods; thence northerly on said east line of Lot 21, extended, to the south line of Lot 17, Block 6, Amber Woods; thence easterly on said south line to the east line of said Lot 17; thence northwesterly on said east line of Lot 17 to the south right-of-way of Vagabond Place, being a circle; thence generally northwesterly on said south right-of-way to the south line of Lot 14, Block 6, Amber Woods; thence westerly on said south line to the west line of said Lot 14; thence northerly on said west line of Lot 14 to the south line of Lot 9, Block 6, Amber Woods; thence westerly on said south line to the southwest corner of said Lot 9;

thence westerly to the southeast corner of Lot 17, Block 5, Amber Woods; thence westerly on the south line of said Lot 17 to the west line thereof; thence northerly on said west line to the north line of Lot 16, Block 5, Amber Woods; thence generally northwesterly on said north line of Lot 16 and the north lines of Lots 15 and 14, Block 5, Amber Woods, to the west line of Amber Woods; thence northerly to the centerline of 34th Avenue North; thence westerly at a right angle with said west line of Amber Woods to the west line of said Section 19; thence northerly on the west line of said Section 19 to the south line of Section 18, Township 118 North, Range 22 West; thence easterly on said south line to the southeast

corner of the SW 1/4 of said Section 18; thence northerly along the east line thereof to the centerline of Medina Road; thence westerly along the centerline of Medina Road to the west line of said Section 18, which is the west line of the City of Plymouth; thence northwesterly and westerly on the centerline of Medina Road to its intersection with the centerline of Hunter Drive;

thence northerly on the centerline of Hunter Drive to the northeast corner of the southwest quarter of Section 13, Township 118 North, Range 23 West; thence westerly along the north line of the southwest quarter of Section 13 and on the north line of the east half of the southeast quarter of Section 14, Township 118 North, Range 23 West, 5th Principal Meridian, to the northwest corner of the east half of the southeast quarter of Section 14; thence southerly on the west line of the east half of the southeast quarter of Section 14 to the centerline of Medina Road; thence southwestwardly on the centerline of Medina Road to the northwest corner of Section 23, Township 118 North, Range 23 West, 5th Principal Meridian; thence southerly on the west line of the northwest quarter of Section 23 to the southwest corner of the northwest quarter of Section 23; thence westerly on the north line of the southeast quarter of Section 22, Township 118 North, Range 23 West, 5th Principal Meridian, to the northwest corner thereof;

thence northerly on the east line of the northwest quarter of Section 22 to its intersection with the centerline of County State Aid Highway No. 24; thence northwesterly on the centerline of County State Aid Highway No. 24 to its intersection with the west line of the east half of the northwest quarter of Section 22; thence northerly on the west line of the east half of the northwest quarter of Section 22 to the north line of Section 22; thence westerly on the north line of Section 22 to the northwest corner of Section 22; thence northerly on the east line of Section 16, Township 118 North, Range 23 West, 5th Principal Meridian, to the northeast corner of Section 16; thence westerly on the south line of Section 9 to the southwest corner of the SE 1/4 of the SW 1/4 of Section 9, Township 118 North, Range 23 West; thence southerly on the east line of the NW 1/4 of the NW 1/4 of Section 16, Township 118 North, Range 23 West, 5th Principal Meridian, to the southeast corner thereof; thence westerly on the south line of the N 1/2 of the NW 1/4 of Section 16 to the northeast corner of the SE 1/4 of the NE 1/4 of Section 17, Township 118 North, Range 23 West, 5th Principal Meridian;

thence southerly on the east line of Section 17 to the southeast corner of the NE 1/4 of Section 17; thence westerly on the south line of the N 1/2 of Section 17 to the northeast corner of the NW 1/4 of the SE 1/4 of Section 17; thence southerly on the east line of the W 1/2 of the SE 1/4 of Section 17 to the southeast corner of the NW 1/4 of the SE 1/4 of Section 17; thence westerly on the south line of the N 1/2 of the SE 1/4 of Section 17 to the northeast corner of the SE 1/4 of the SW 1/4 of Section 17; thence southerly on the east line of the W 1/2 of Section 17 to the centerline of Hennepin County Road No. 24; thence westerly on the centerline of Hennepin County Road No. 24 to the northeast corner of Section 19, Township 118 North, Range 23 West, 5th Principal Meridian; thence southerly on the east line of Section 19 to the southeast corner of the NE 1/4 of the NE 1/4 of Section 19; thence westerly on the south line of the N 1/2 of the NE 1/4 of Section 19 to the centerline of Hennepin County Road No. 19;

thence southerly and westerly on the centerline of County Road No. 19 to the southeast corner of the NE 1/4 of the SE 1/4 of Section 24, Township 118 North, Range 24 West, 5th Principal Meridian, in the City of Maple Plain; thence westerly on the south line of the N 1/2 of the SE 1/4 of Section 24 to the northeast corner of the SW 1/4 of the SE 1/4 of Section 24; thence southerly on the east line of the W 1/2 of the SE 1/4 of Section 24 to the centerline of Main Street in the City of Maple Plain; thence westerly on said centerline and continuing on an extension of this line to the northeast corner of the NW 1/4 of the NW 1/4 of Section 25, Township 118 North, Range 24 West, 5th Principal Meridian; thence southerly on the east line of the W 1/2 of the NW 1/4 of Section 25 to the southeast corner of the NW 1/4 of the NW 1/4 of Section 25; thence westerly on the south line of the N 1/2 of the NW 1/4 of Section 25, the same being the boundary between the Cities of Maple Plain and Independence, to the east line of Section 26, Township 118 North, Range 24 West, 5th Principal Meridian;

thence southerly on the east line of Section 26 in the City of Independence to the southeast corner of the NE 1/4 of Section 26; thence westerly on the south line of the N 1/2 of Section 26 to the intersection of the centerlines of Hennepin County Road No. 90 and Turner Road; thence westerly on the centerline of Turner Road to its intersection with the east line of the W 1/2 of the SE 1/4 of Section 27, Township 118 North, Range 24 West, 5th Principal Meridian; thence southerly on said east line to the north line of the S 1/2 of the SE 1/4 of Section 27; thence westerly on the north line of the S 1/2 of the SE 1/4 of Section 27 to the east line of the SW 1/4 of Section 27; thence northerly on the east line of the SW 1/4 of Section 27 to the centerline of Turner Road; thence westerly on the centerline of Turner Road to the northeast corner of the NW 1/4 of the SE 1/4 of Section 28, Township 118 North, Range 24 West, 5th Principal Meridian; thence southerly to the southeast corner of the NW 1/4 of the SE 1/4 of Section 28;

thence easterly on the north line of the SE 1/4 of the SE 1/4 of Section 28 to the east line of Section 28; thence southerly on the east line of Section 28 and on the east line of Section 33, Township 118 North, Range 24 West, 5th Principal Meridian, to the southeast corner of the NE 1/4 of the SE 1/4 of Section 33; thence westerly on the south line of the N 1/2 of the SE 1/4 of Section 33 to the northeast corner of the SW 1/4 of the SE 1/4 of Section 33; thence southerly on the east line of the W 1/2 of the SE 1/4 of Section 33 to the northwest corner of the NE 1/4 of the NE 1/4 of Section 4, Township 117 North, Range 24 West, 5th Principal Meridian; thence easterly on the north line of Section 4, the same being the boundary between the Cities of Independence and Minnetrista, to the centerline of Game Farm Road; thence southerly, in the City of Minnetrista, on the centerline of Game Farm Road to the northwest corner of the SW 1/4 of Section 3, Township 117 North, Range 24 West, 5th Principal Meridian; thence easterly on the south line of the N 1/2 of Section 3 to the northeast corner of the NW 1/4 of the SW 1/4 of Section 3;

thence southerly on the east line of the W 1/2 of the SW 1/4 of Section 3 to the southeast corner of the NW 1/4 of the SW 1/4 of Section 3; thence westerly on the south line of the N 1/2 of the SW 1/4 of Section 3 to the west line thereof; thence southerly on said west line and the

west line of Section 10, Township 117 North, Range 24 West, 5th Principal Meridian, to the northwest corner of Section 15, Township 117 North, Range 24 West, 5th Principal Meridian;

thence easterly on the north line of Section 15 to the northeast corner of the NW 1/4 of the NW 1/4 of Section 15; thence southerly on the east line of the W 1/2 of the NW 1/4 and the east line of the W 1/2 of the SW 1/4 of Section 15 to the south line of the N 1/2 of the SW 1/4 of Section 15; thence westerly on said south line to the east line of Section 16, Township 117 North, Range 24 West, 5th Principal Meridian; thence southerly on said east line and the east line of Section 21, Township 117 North, Range 24 West, 5th Principal Meridian, to the southeast corner of the NE 1/4 of the NE 1/4 of Section 21; thence easterly on the north line of the S 1/2 of the NW 1/4 of Section 22, Township 117 North, Range 24 West, 5th Principal Meridian, to the northeast corner of the SW 1/4 of the NW 1/4 of Section 22; thence southerly on the east line of the W 1/2 of the NW 1/4 of Section 22 to the southeast corner of the SW 1/4 of the NW 1/4 of Section 22; thence westerly on the south line of the N 1/2 of Sections 22, 21, and 20, Township 117 North, Range 24 West, 5th Principal Meridian, to the southwest corner of the SE 1/4 of the NE 1/4 of Section 20;

thence northerly on the east line of the W 1/2 of the NE 1/4 of Section 20 to the southeast corner of the NW 1/4 of the NE 1/4 of Section 20; thence westerly on the south line of the N 1/2 of the N 1/2 of Section 20 to the northeast corner of the SE 1/4 of the NW 1/4 of Section 20; thence southerly on the east line of the NW 1/4 to the southeast corner thereof; thence westerly on the south line of the N 1/2 of Section 20 and Section 19, Township 117 North, Range 24 West, 5th Principal Meridian, to the northeast corner of the SW 1/4 of Section 19; thence southerly on the east line of the W 1/2 of Section 19 to the southeast corner of the NE 1/4 of the SW 1/4 of Section 19; thence westerly on the south line of the N 1/2 of the SW 1/4 of Section 19 to the northeast corner of the SW 1/4 of the SW 1/4 of Section 19; thence southerly on the east line of the W 1/2 of the SW 1/4 of Section 19 to the centerline of West Hill Road; thence westerly on said centerline to the southwest corner of Section 19; the same being the boundary between Hennepin and Carver Counties;

thence westerly on the north line of the NE 1/4 of the NE 1/4 of Section 25, Township 117 North, Range 25 West to the northwest corner thereof; thence southerly on the west line of the E 1/2 of the NE 1/4 of Section 25 to the southwest corner thereof; thence westerly on the north line of the NW 1/4 of the SE 1/4 of Section 25 to the northwest corner thereof; thence southerly on the west line of the NW 1/4 of the SE 1/4 to the southwest corner thereof; thence easterly on the north line of the S 1/2 of the SE 1/4 of Section 25 to the northeast corner thereof; thence southerly on the east line of Sections 25 and 36 of Township 117 North, Range 25 West to the southeast corner of Section 36; thence continuing southerly on the east line of Section 1, Township 116 North, Range 25 West to the centerline of County Highway No. 155; thence southeasterly on the centerline of County Highway No. 155 to the centerline of County State Aid Highway No. 30; thence southerly on the centerline of County State Aid Highway No. 30 to the south line of Section 7, Township 116 North, Range 24 West, 5th Principal Meridian; thence easterly on the south line of

Section 7, to the southeast corner thereof; thence southerly on the west line of Section 17, Township 116 North, Range 24 West, 5th Principal Meridian, to the southwest corner thereof; thence easterly on the south line of Section 17 to the southeast corner thereof;

thence southerly on the west line of the NW 1/4 of Section 21, Township 116 North, Range 24 West, 5th Principal Meridian, to the southwest corner of the NW 1/4 of Section 21; thence easterly on the south line of the NW 1/4 of Section 21 to the southeast corner thereof; thence southerly on the west line of the SE 1/4 of Section 21 to the southwest corner thereof; thence southerly on the west line of the NE 1/4 of Section 28, Township 116 North, Range 24 West, 5th Principal Meridian, to the southwest corner thereof; thence easterly on the south line of the NE 1/4 of Section 28 to the southeast corner thereof; thence southerly on the west line of Section 27, Township 116 North, Range 24 West, 5th Principal Meridian, to the southwest corner thereof; thence easterly on the south line of Section 27 and Section 26, Township 116 North, Range 24 West, 5th Principal Meridian, to the southeast corner of the SW 1/4 of Section 26; thence northerly on the east line of the SW 1/4 of Section 26 to the southeast corner of the NW 1/4 of Section 26;

thence easterly on the south line of the NE 1/4 of Section 26, to the southeast corner of the NE 1/4 of Section 26; thence easterly on the south line of the N 1/2 of Section 25, Township 116 North, Range 24 West, 5th Principal Meridian, to the centerline of County State Aid Highway No. 11; thence northerly, westerly, and northerly on the centerline of County State Aid Highway No. 11 to the south line of Section 13, Township 116 North, Range 24 West, 5th Principal Meridian; thence easterly on the south line of Section 13 to the southeast corner thereof; thence northerly on the east line of Section 13, the same being the east line of Township 116 North, Range 24 West, 5th Principal Meridian and the boundary between Laketown and Chanhassen Townships, Carver County, to the northeast corner of the SE 1/4 of Section 13; thence easterly on the south line of the North halves of Sections 18, 17 and 16, Township 116 North, Range 23 West, 5th Principal Meridian, the same being Chanhassen Township, Carver County, to the centerline of State Highway No. 41;

thence northerly and northeasterly on the centerline of State Highway 41 to the east-west 1/4 section line of Section 4, Township 116 North, Range 23 West; thence easterly on said 1/4 section line and the east-west 1/4 section line of Section 3 to the centerline of Galpin Boulevard; thence northerly on the centerline of Galpin Boulevard to the centerline of Lake Lucy Road; thence easterly on the centerline of Lake Lucy Road to the centerline of Powers Boulevard (County Road 17), Section 2, Township 116 North, Range 23 West; thence southerly on the centerline of Powers Boulevard to the centerline of M.S.A.S. 101 (Kerber Blvd.); thence easterly on said centerline to the centerline of Nez Perce Road (Highland Drive); thence northerly on said centerline to the centerline of Lake Lucy Road; thence east on said centerline of Lake Lucy Road to the east line of Section 2, Township 116 North, Range 23 West; thence northerly on said east section line to the south line of Section 36, Township 117 North, Range 23 West;

thence easterly on said section line to the centerline of Ridge Road extended; thence northerly and easterly on the centerline of Ridge Road to the centerline of Covington Road; thence northerly on the centerline of Covington Road to the centerline of State Highway No. 7, Section 25, Township 117 North, Range 23 West; thence northerly and easterly on the centerline of State Highway No. 7 to the centerline of Vine Hill Road; thence northerly on the centerline of Vine Hill Road to the centerline of Minnetonka Boulevard (County Road 5), Section 19, Township 117 North, Range 22 West; thence northerly and easterly on the centerline of Minnetonka Boulevard to the east line of the NW 1/4 of the SE 1/4, Section 18, Township 117 North, Range 22 West (also the City of Deephaven - City of Minnetonka municipal boundary); thence southerly on said line to the south line of the Pines Third Addition; thence easterly on said south plat line to the centerline of Lowell Street; thence northerly on the centerline of Lowell Street to the centerline of Minnetonka Boulevard; thence easterly on the centerline of Minnetonka Boulevard (County Road 5) to the east line of Section 17, Township 117 North, Range 22 West (centerline of Tonkawood Road);

thence southerly on the centerline of Tonkawood Road to the north line extended of Lot 8, Woodstock 2nd Addition, Section 20, Township 117 North, Range 22 West; thence southerly and easterly on said north lot line to the east line of said lot; thence southerly and westerly on east lot line extended to the east line of Section 20, Township 117 North, Range 22 West; thence southerly on said section line to the centerline of State Highway 7, Section 28, Township 117 North, Range 22 West; thence north-easterly on the centerline of State Highway 7 to the centerline of Williston Road, Section 21, Township 117 North, Range 22 West; thence southerly on the centerline of Williston Road to the south line extended of the High Point Lots Addition; thence easterly along the south line of the High Point Lots Addition and the Kroll Second Addition to the centerline of Woodhill Road (also the west section line of Section 27, Township 117 North, Range 22 West);

thence northerly on the centerline of Woodhill Road to the centerline of State Highway 7, Section 21, Township 117 North, Range 22 West; thence easterly on the centerline of State Highway 7 to the centerline of Shady Oak Road, Section 23, Township 117 North, Range 22 West; thence south-easterly on the centerline of Shady Oak Road to the east-west 1/4 line of Section 23, Township 117 North, Range 22 West; thence easterly on said 1/4 line to the centerline of Second Street North; thence easterly on said centerline to the centerline of 17th Avenue (west line of Section 24, Township 117 North, Range 22 West); thence northerly on the centerline of 17th Avenue to State Highway 7, Section 24, Township 117 North, Range 22 West; thence easterly on the centerline of State Highway 7 to the centerline of Minnetonka Mills Road; thence southeasterly on said centerline to the centerline of 5th Avenue North; thence southerly on the centerline of 5th Avenue North to the centerline of Excelsior Avenue;

thence easterly on the centerline of Excelsior Avenue extended to the west right-of-way of County Road No. 18; thence southerly on said west right-of-way to the centerline of Excelsior Boulevard; thence easterly on the centerline of Excelsior Boulevard to the centerline of Tyler Avenue;

thence southerly on the centerline of Tyler Avenue (vacated 11/17/15) to the south line of Section 19, Township 117 North, Range 21 West; thence easterly on the south line of said section to the centerline of Blake Road (County Road 20); thence southerly on the centerline of Blake Road to the centerline of Interlachen Boulevard, Section 29, Township 117 North, Range 21 West; thence easterly on the centerline of Interlachen Boulevard extended to the north line of Auditor's Subdivision 176, Section 28, Township 117 North, Range 21 West; thence easterly on said line extended to the centerline of the Northfield and Southern Railroad; thence south and westerly on the centerline of the Northfield and Southern Railroad to the centerline of Benton Avenue, Section 32; Township 117 North, Range 21 West;

thence easterly on the centerline of Benton Avenue to the centerline of the east frontage road of Highway 100 (Normandale Boulevard), Section 33, Township 117 North, Range 21 West; thence southerly on the centerline of the east frontage road of Highway 100 to the centerline of Valley View Road; thence southeasterly on the centerline of Valley View Road to the centerline of West 62nd Street, Section 19, Township 28 North, Range 24 West; thence easterly on West 62nd Street to the centerline of France Avenue (northeast corner of Section 30, Township 28 North, Range 24 West); thence southerly on the centerline of France Avenue to the centerline of West 66th Street; thence easterly on the centerline of West 66th Street to the centerline of Xerxes Avenue, Section 29, Township 28 North, Range 24 West; thence southerly on the centerline of Xerxes Avenue (extended) to the north line of Hippe's Lakeview Terrace Addition, Section 32, Township 28 North, Range 24 West; thence easterly on said line to the centerline of West 72nd Street;

thence easterly on the centerline of West 72nd Street to the centerline of Penn Avenue; thence southerly on the centerline of Penn Avenue to the centerline of West 74th Street; thence easterly on the centerline of West 74th Street to the centerline of Lyndale Avenue South, Section 33, Township 28 North, Range 24 West; thence southerly on the centerline of Lyndale Avenue South to the centerline of Interstate 494; thence easterly on the centerline of Interstate 494 to the centerline of Portland Avenue; thence northerly in the City of Richfield on the centerline of Portland Avenue to the centerline of East 75th Street; thence easterly on the centerline of East 75th Street to the centerline of Elliot Avenue; thence northerly on the centerline of Elliot Avenue to the centerline of East 70th Street; thence easterly on the centerline of East 70th Street to the centerline of 13th Avenue South; thence northerly on the centerline of 13th Avenue South to the centerline of East 67th Street; thence easterly on the centerline of East 67th Street to the centerline of 16th Avenue South;

thence southerly on the centerline of 16th Avenue South to the south line of Section 26, Township 28 North, Range 24 West, 4th Principal Meridian; thence easterly in the City of Richfield, and in the Minneapolis-St. Paul International Airport on the south line of Sections 26 and 25, Township 28 North, Range 24 West, 4th Principal Meridian, to the southeast corner of Section 25; thence northerly on the east line of Section 25 to the south boundary of the City of Minneapolis, and continuing northerly




in the City of Minneapolis on the east line of Section 24, Township 28 North, Range 24 West, 4th Principal Meridian, the same line being the boundary between Township 28 North, Range 24 West, 4th Principal Meridian and Township 28 North, Range 23 West, 4th Principal Meridian, to the centerline of County State Aid Highway No. 62; thence easterly in Township 28 North, Range 23 West, 4th Principal Meridian on the centerline of County State Aid Highway No. 62 to the centerline of 42nd Avenue extended;

thence southerly on the centerline of 42nd Avenue to the centerline of 59th Street; thence easterly on the centerline of 59th Street to the centerline of 46th Avenue; thence northerly on the centerline of 46th Avenue, the same being the boundary line between the City of Minneapolis and the Fort Snelling Reservation, to the centerline of East 54th Street; thence easterly on the south line of Section 17, Township 28 North, Range 23 West, 4th Principal Meridian, the same also being the boundary between the City of Minneapolis and the Fort Snelling Reservation; to the east boundary of Hennepin County; thence northerly on the east boundary of Hennepin County to the centerline of the Ford Bridge in Section 17, Township 28 North, Range 23 West, 4th Principal Meridian, the point of beginning.

Dated at Saint Paul, Minnesota 55146 this 17th day of May 1985.

MINNESOTA WATER RESOURCES BOARD

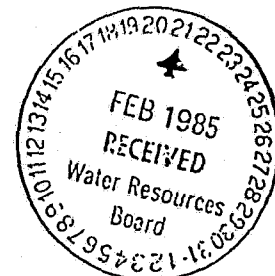


Duane R. Ekman  
Chairman



WRB-85-001-RD

STATE OF MINNESOTA  
OFFICE OF ADMINISTRATIVE HEARINGS  
FOR THE WATER RESOURCES BOARD



In the Matter of Petitions to Change the Boundaries of the Lower Minnesota River, Minnehaha Creek, Nine Mile Creek, and Riley-Purgatory-Bluff Creek Watershed Districts Filed on October 3 and December 4, 1984 (Minnesota Statutes 1982, Section 112.39, Subd. 4).

FINDINGS OF FACT,  
CONCLUSIONS AND  
RECOMMENDED ORDER

The above-entitled matter came on for hearing in the City of Minnetonka on January 8, 1985, before Richard DeLong, Administrative Law Judge for the Minnesota Office of Administrative Hearings.

Appearances: Frederick S. Richards, Attorney at Law, 4344 IDS Center, Minneapolis, Minnesota 55402, appeared on behalf of the four Petitioners; Gary McComber, Attorney at Law, 4344 IDS Center, Minneapolis, Minnesota 55402, appeared on behalf of the Minnehaha Creek Watershed District; Dwight Wagenius, Special Assistant Attorney General and LeRoy Paddock, Special Assistant Attorney General, 1935 West County Road B-2, Roseville, Minnesota 55113, appeared on behalf of the Minnesota Water Resources Board; and Peggy Lynch, Member of the Water Resources Board was present.

Notice is hereby given that, pursuant to Minn. Stat. § 14.61 the final decision of the Water Resources Board shall not be made until this Report has been made available to the parties to the proceeding for at least ten days, and an opportunity has been afforded to each party adversely affected to file exceptions and present argument to the Board. Exceptions to this Report, if any, shall be filed with the Water Resources Board, Duane R. Ekman, Chairman, DNR Building - First Floor, 500 Lafayette Road, St. Paul, Minnesota 55146.

The record closed on January 23, 1985.

STATEMENT OF ISSUES

Whether the subject watershed districts should be authorized to modify their respective boundaries so as to comport with actual drainage characteristics?

By reason of the foregoing, the undersigned makes the following:

FINDINGS OF FACT

1. By joint petition dated October 2, 1984 and filed with the Minnesota Water Resources Board on October 3, 1984, the petitioning watershed districts seek changes in their respective boundaries as set forth in the legal descriptions attached hereto.

2. On December 7, 1984, the Chairman of the Water Resources Board issued a Notice of and Order for Hearing scheduling a public hearing for January 8, 1985. A copy of said Notice and Order was mailed to numerous public officials and agencies including the Director of the Division of Waters and private persons. A copy of said Notice and Order was also published in the Eden Prairie News on December 19 and 26, 1984 and in the Carver County Herald on December 19 and 26, 1984.

3. The subject watershed districts share contiguous boundaries in such a manner as to comprise a unified land area in southwestern Hennepin and northern Carver Counties. There is no non-watershed district land encompassed within these boundaries.

4. The existing legal boundaries of the subject watershed districts do not in all instances match the actual drainage divides with the result that in such instances drainage from one watershed district flows into another. The proposed modified boundaries do more accurately comport with actual drainage divides and sound hydrologic principles.

5. All public bodies and municipalities which will be affected by the proposed boundary modifications have been fully informed of the nature of the proposed changes and have either expressly consented thereto or have failed to register any opposition thereto.

6. The proposed boundary changes will result in some lands being added to different watershed districts, and removed from certain other districts, but in no event would any lands not now in any watershed district be included in an existing watershed district.

7. The land which would be removed from one watershed district and added to another is in every instance contiguous to the watershed district into which it would be incorporated.

8. Each and every proposed boundary relocation resulting in land being removed from one district and added to an existing watershed district can be feasibly and properly administered by the existing Board of Managers of the watershed district to which the land is proposed to be added.

9. No material difference in costs and expenses is expected to be levied and assessed against any lands affected by any of the proposed changes in boundaries.

Based upon the foregoing Findings of Fact, the Administrative Law Judge makes the following:

#### CONCLUSIONS

1. The Water Resources Board and the Administrative Law Judge have jurisdiction in this matter.

2. All relevant, substantive and procedural requirements of law and rule have been fulfilled.

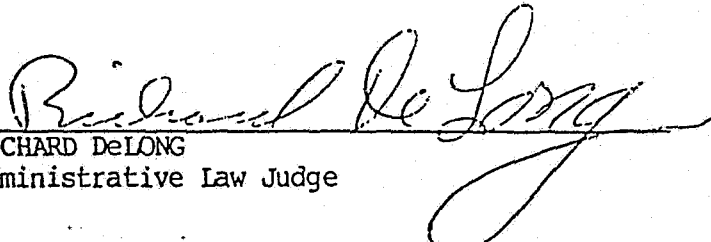
3. Sound hydrological principles and management require a granting of the request to modify the boundaries of the subject watershed districts.

Based upon the foregoing Conclusions, the undersigned makes the following:

RECOMMENDATION

IT IS HEREBY RECOMMENDED that the Minnesota Resources Board grant the joint petition of the Lower Minnesota River, Minnehaha Creek, Nine Mile Creek, and Riley-Purgatory-Bluff Creek Watershed Districts in such a manner as to comport with the legal descriptions set forth in the Appendices attached hereto.

Dated: February 27, 1985.

  
RICHARD DeLONG  
Administrative Law Judge

NOTICE

Pursuant to Minn. Stat. § 14.62, subd. 1, the agency is required to serve its final decision upon each party and the administrative law judge by first class mail.

Reported: Taped.

436088  
o.i.d.

00  
# 36088