RESOLUTION NO. 15-10
BALDWIN TOWNSHIIP
RESOLUTION TO CREATE THE FRONTIER TRAILS
SUBORDINATE SERVICE DISTRICT

WHEREAS, a Petition was filed with the Baldwin Township Clerk on December 16, 2014 requesting wastewater services and to consider the creation of a Subordinate Service District pursuant to Minnesota Statutes § 115.50, 365A, 444 & 429 for the Plats known as Frontier Trails and Frontier Trails Second Addition (known as Frontier Trails) as graphically depicted on the Plats attached hereto as Exhibit A; and

WHEREAS, on February 17, 2015, the Town Clerk re-verified that the required percentage (50%) of property owners had legally met; and

WHEREAS, a Public Hearing was set for March 16th, 2015 at 7:00 p.m. at the Baldwin Town Hall located at 30239 128th Street, Princeton, MN 55371; and

WHEREAS, all legal notices and publication requirements have been met; and

WHEREAS, the Baldwin Township Board of Supervisors held a Public Hearing on March 17th, 2015 which was continued to June 23, 2105 at 7:00 p.m. at the Baldwin Town Hall located at 30239 128th Street, Princeton, MN 55371 in order to complete an Engineering Feasibility Study. At each of the public hearings all comments were heard and considered by the Town Board; and

WHEREAS, Baldwin Township has met all the statutory requirements and has determined that the creation of the proposed Subordinate Service District for the above services would be in the best interests for the landowners of said subject area identified below.

BE IT THEREFORE RESOLVED, that the Baldwin Township Board of Supervisors, Sherburne County, Minnesota hereby creates the Frontier Trails Subordinate Service District pursuant to Minnesota Statutes § 365A, 115.50, 444 and 429 with the following stipulations:

A. The following Subordinate Service District is created and established for the areas shown on the Plat of Frontier Trails and Frontier Trails 2nd Addition as recorded in the Office of the Sherburne County Recorder and graphically depicted on the Plats attached hereto as Exhibit A.

B. The Purpose of the Frontier Trails Subordinate Service District is for the design, construction, operations, management, repair, replacement, reconstruction, renovation and long-term accountability

for the community wastewater treatment collection systems in the above-described area for all of the benefited residents.

C. The Subordinate Service District will be financed as follows:

Capitalization and construction for the initial expansion and repair of the community wastewater collection system will be through bonds and loans which will be repaid though user fees, assessments, property tax charges, service charges or any combination of the above against the benefited landowners.

Costs related to the ongoing operations, maintenance and management services for the community wastewater collection system will be financed though user fees, assessments, property tax charges, service charges or any combination of the above against the benefited landowners.

D. The Frontier Trails Subordinate Service District will become effective upon the following matters being resolved to the Township's satisfaction:

1. Conveyance of any permanent utility and access easements by the property owners and the Frontier Trails Homeowners Association as requested by the Township, without cost, for the operations and management for the expanded community wastewater system(s) in a form and with legal descriptions acceptable to the Township Attorney.

2. The Township shall apply for and receive all necessary approvals and/or permits from the Minnesota Pollution Control Agency (MPCA) to operate and maintain the community wastewater collection system clear of all MPCA penalties or interest relating to the system incurred prior to the Township receiving the necessary MPCA approvals and/or permits.

3. Frontier Trails Homeowner Association shall also transfer the CSTS equipment in a form acceptable to the Township Attorney.

4. Baldwin Township will begin maintenance and operation responsibilities beginning on January 1, 2016 provided the above conditions are satisfied in the sole discretion of the Town Board.

E. The Baldwin Township Board of Supervisors will implement rules and regulations for the operation and maintenance of the District that shall apply to the Frontier Trails Subordinate Service District.

F. The Frontier Trails Subordinate Service District shall begin sixty (60) days after the last publication of this Notice and with the conditions met herein by said Frontier Trails Homeowner Association subject to final review and approval by the Township Attorney.

G. The Town Clerk shall cause this Resolution to be published and shall give mailed notice as required by law.

Passed this 6th day of July 2015.

BALDWIN TOWNSHIP

Cathy Stevens

Cathy Stevens, Clerk

Jay Swanson, Chairman

Published in the Princeton Union-Eagle located in Princeton, Minnesota, on 16th day of July 2015.

411239

FRONTIER TRAILS

BALDWIN TOWNSHIP
SHERBURNE COUNTY, MN.

KNOW ALL PERSONS BY THESE PRESENTS: That Frontier Partners, L.L.C., a Minnesota Limited Liability Company, fee owner, and that First National Bank of Elk River, a National Association, mortgagee of the following described property situated in the State of Minnesota, County of Sherburne, to-wit:

The West Half of the Northwest Quarter of Section 7, Township 35, Range 26, EXCEPT the North 505.00 feet thereof; also EXCEPT the West Half of the Southwest Quarter of the Northwest Quarter of Section 7, Township 35, Range 26.

AND

The East Half of the Northwest Quarter of said Section 7, EXCEPT the North 505.00 feet thereof.

AND

Lot 3, Block 1, B AND L ADDITION.

Have caused the same to be surveyed and platted as FRONTIER TRAILS and do hereby donate and dedicate to the County of Sherburne in fee title for public use forever C.S.A.H. No. 1 as shown on the plat. Also dedicating to the County of Sherburne the right to limit access to said County State Aid Highway No. 1 as shown on this plat. Also dedicating to the Township of Baldwin for public use forever the thoroughfares, and also dedicate to the public for public use forever the easements or shown on this plat for drainage and utility purposes only.

In witness whereof said Frontier Partners, L.L.C., has caused these presents to be signed by the proper officer this 10th day of April, 2000.

Frontier Partners, L.L.C.

By Marion Glines
Marion Glines, Its Chief Manager

Also in witness whereof said First National Bank of Elk River has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 10 day of April, 2000.

FIRST NATIONAL BANK OF ELK RIVER

By Thomas J. McNeir its EVP

By Mark Lind its VP

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 10th day of April, 2000 by Marion Glines, Chief Manager, on behalf of Frontier Partners, L.L.C., a Minnesota Limited Liability Company.

Gail R. Frazer, Notary Public
Sherburne County, Minnesota
My commission expires: 1-31-05

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 10th day of April, 2000, by Thomas J. McNeir the EVP and by Thomas Lind the VP of the First National Bank of Elk River, a National Association, on behalf of the association.

Gail R. Frazer, Notary Public
Sherburne County, Minnesota
My Commission expires: 1-31-05

I hereby certify that I have surveyed and platted the property described on this plat as FRONTIER TRAILS; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been, or will be correctly placed in the ground as shown within 1 year after recording, or sooner, as specified by the approving local governmental unit; that the outside boundary lines are correctly designated on the plat and that there are no wet lands or public highways to be designated other than as shown on the plat as defined in Minnesota Statutes 505.02, Subd. 1.

Rick M. Blom
Rick M. Blom, Land Surveyor
Minnesota License No. 21729

State of Minnesota, County of Sherburne

The foregoing Surveyor's Certificate was acknowledged before me this 28th day of March, 2000 by Rick M. Blom, Land Surveyor, Minnesota License No. 21729.

Pamela R. Johnson, Notary Public
Sherburne County, Minnesota
My Commission expires January 31, 2005

Approved by the Planning Commission of the County of Sherburne, Minnesota at a meeting held on the 15th day of April, 2000

David D. Wyse, Chairperson
Judy M. Weber, Secretary

We do hereby certify that on the 5th day of April, 2000 the Board of Township Supervisors for Baldwin Township, Sherburne County, Minnesota approved this plat.

Gerald M. Hall, Chairperson
Sylvia A. Olson, Attested

We do hereby certify that on the 4th day of May, 2000 the Board of Commissioners of Sherburne County, Minnesota approved this plat.

Jerry Schoen, Chairperson
Attested: Dale Mecklenburg, County Administrator

Pursuant to Sherburne County Ordinance Number 005, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this 7th day of April, 2000

John O. Oliver, Sherburne County Surveyor

Recommended for approval this 11TH day of April, 2000

David Johnson, Sherburne County Engineer

Approved as to form and execution this 14TH day of APRIL 2000

Kathryn Kirk, Sherburne County Attorney

I hereby certify taxes payable in the year 2000 on lands herein described are paid in full, and there are no delinquent taxes, and that transfer was entered this 11th day of April, 2000

Ramona Dostal, Sherburne County Auditor/Treasurer

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 14th day of April, 2000 at 5:02 o'clock P.M. and was duly recorded as Document No. 411239

Michelle Ashe, Sherburne County Recorder
Rose Wetterson, Deputy

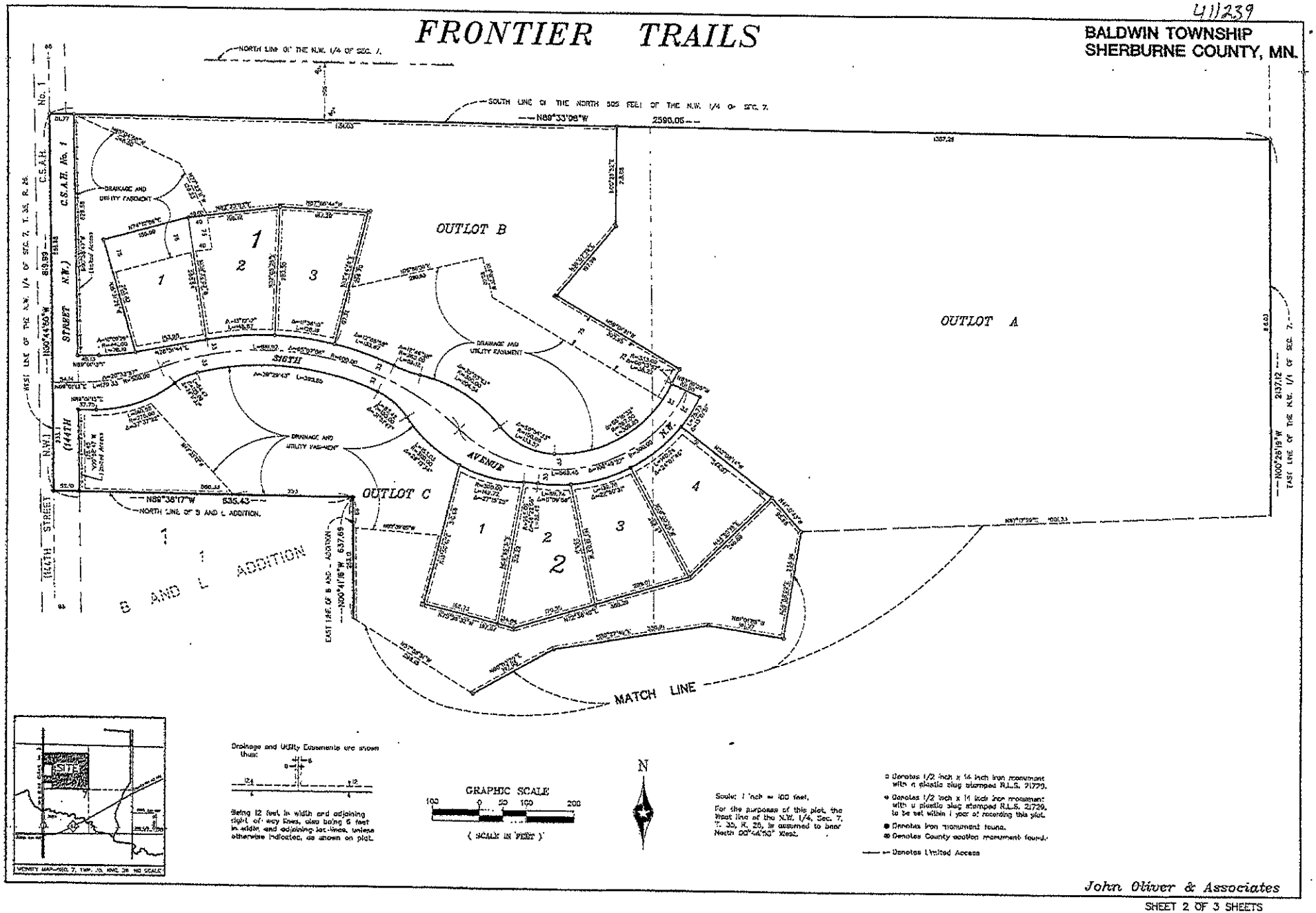
John Oliver & Associates

SHEET 1 OF 3 SHEETS

411239

FRONTIER TRAILS

BALDWIN TOWNSHIP
SHERBURNE COUNTY, MN.



Drainage and Utility Easements are shown thus:

Being 12 feet in width and adjoining right of way lines, also being 6 feet in width and adjoining lot lines, unless otherwise indicated, as shown on plat.

GRAPHIC SCALE
100 0 50 100 200
(SCALE IN FEET)

N

Scale: 1 inch = 100 feet.

For the purposes of this plat, the West line of the N.W. 1/4, Sec. 7, T. 35, R. 26, is assumed to bear North 00°44'50" West.

- Denotes 1/2 inch x 14 inch iron monument with a plastic plug stamped R.L.S. 21729.
- Denotes 1/2 inch x 14 inch iron monument with a plastic plug stamped R.L.S. 21729, to be set within 1 year of recording this plat.
- Denotes iron monument found.
- Denotes County section monument found.
- Denotes Limited Access

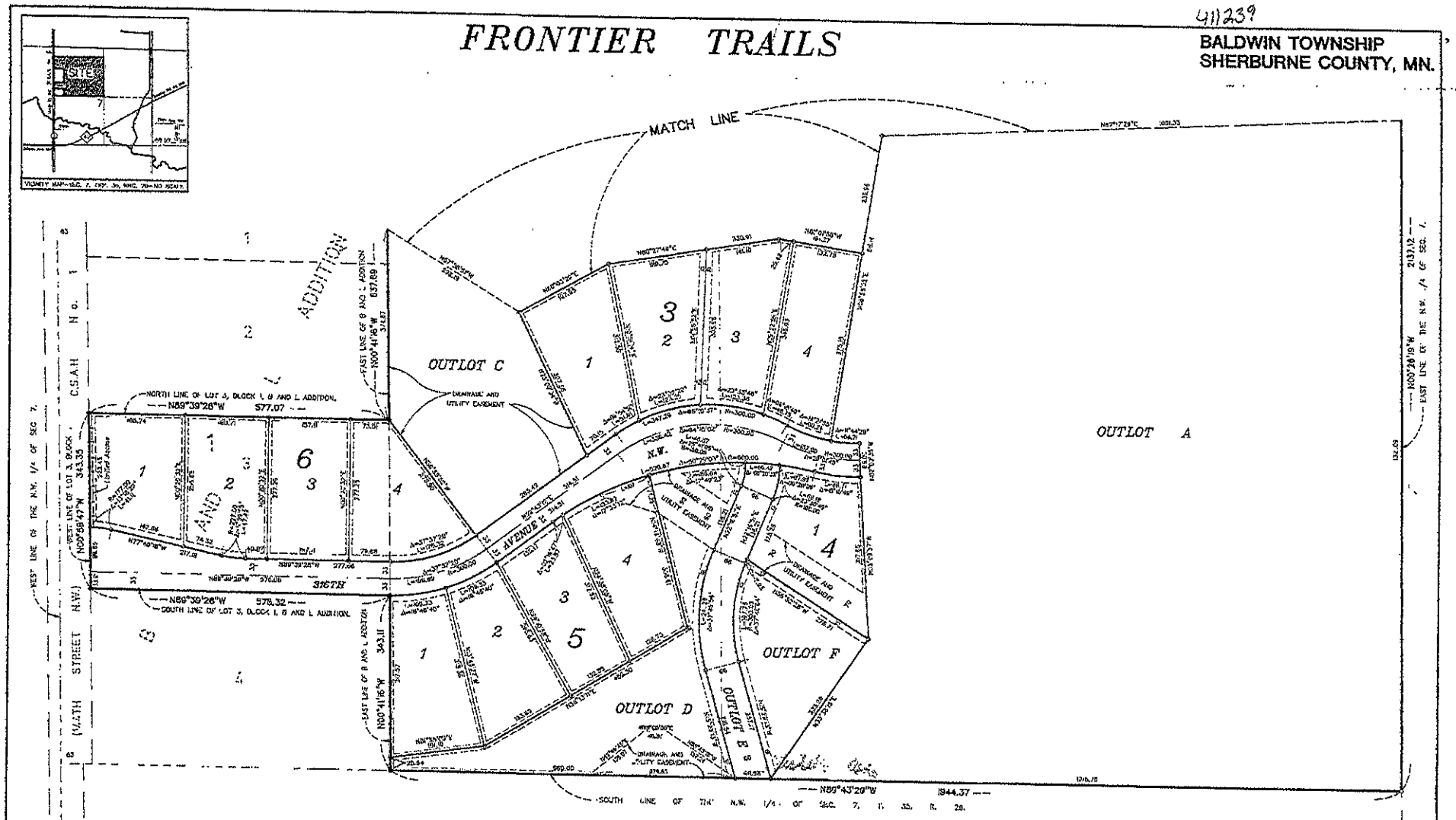
John Oliver & Associates

SHEET 2 OF 3 SHEETS

411239

FRONTIER TRAILS

BALDWIN TOWNSHIP
SHERBURNE COUNTY, MN.



John Oliver & Associates

SHEET 3 OF 3 SHEETS

439025

FRONTIER TRAILS SECOND ADDITION

BALDWIN TOWNSHIP
SHERBURNE COUNTY, MN.

KNOW ALL PERSONS BY THESE PRESENTS: That Frontier Partners, L.L.C., a Minnesota Limited Liability Company, fee owner, and that First National Bank of Elk River, a National Association, mortgagee of the following described property situated in the State of Minnesota, County of Sherburne, to-wit.

OUTLOT A, FRONTIER TRAILS.

Have caused the same to be surveyed and platted as FRONTIER TRAILS SECOND ADDITION and do hereby donate and dedicate to the Township of Baldwin for public use forever the thoroughfares, and also dedicate to the public for public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Frontier Partners, L.L.C., has caused these presents to be signed by its proper officer this 29th day of May 2001

Frontier Partners, L.L.C.

By: Marion Glines
Marion Glines, its Chief Manager

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 29th day of May 2001 by Marion Glines, Chief Manager, on behalf of Frontier Partners, L.L.C., a Minnesota Limited Liability Company.

Lyle L. Christensen, Notary Public
Sherburne County, Minnesota
My commission expires: Jan 31, 2005

LYLE L. CHRISTENSEN
NOTARY PUBLIC - MINNESOTA
MY COMMISSION
EXPIRES JAN. 31, 2005

Also in witness whereof said First National Bank of Elk River has caused these presents to be signed by its proper officers this 29th day of May, 2001

FIRST NATIONAL BANK OF ELK RIVER

Thomas J. McNair, President
Carol E Johnson, Vice President

State of Minnesota, County of Sherburne

The foregoing instrument was acknowledged before me this 29 day of May 2001 by Thomas J McNair as President and Carol E Johnson as Vice President of the First National Bank of Elk River, a National Association, on behalf of the association.

Janet M Blake, Notary Public
County, Minnesota
My Commission expires:

JANET M. BLAKE
Notary Public
Minnesota

I hereby certify that I have surveyed and platted the property described on this plat as FRONTIER TRAILS SECOND ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been or will be correctly placed in the ground as shown within one year after recording, or sooner, as specified by the approving local governmental unit; that the outside boundary lines are correctly designated on the plat and that there are no wet lands or public highways to be designated other than as shown on the plat as defined in Minnesota Statutes 505.02, Subd. 1.

Rick M Blom
Rick M. Blom, Land Surveyor
Minnesota License No. 21729

State of Minnesota, County of Sherburne

The foregoing Surveyor's Certificate was acknowledged before me this 26th day of April 2001 by Rick M. Blom, Land Surveyor, Minnesota License No. 21729.

Pamela R. Johnson, Notary Public
Sherburne County, Minnesota
My Commission expires: January 31, 2005

PAMELA R. JOHNSON
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2005

Approved by the Planning Commission of the County of Sherburne, Minnesota at a meeting held on the 15 day of March 2001.

Chairperson
Judy M. Mueller, Secretary

We do hereby certify that on the 1st day of June 1999 the Board of Township Supervisors for Baldwin Township, Sherburne County, Minnesota approved this plat.

Jess A. Hall, Chairperson
Betty Wittanen, Attested

We do hereby certify that on the 3rd day of April 2001 the Board of Commissioners of Sherburne County, Minnesota approved this plat.

Chairperson
Attested: County Administrator

Pursuant to Sherburne County Ordinance Number 006, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this 14th day of May 2001.

John O. Oliver, Sherburne County Surveyor

Recommended for approval this 15th day of May 2001

David Schwartzing, Sherburne County Engineer

approved as to form and execution this 18th day of June 2001

Sherburne County Attorney

I hereby certify taxes payable in the year 2001 on lands herein described are paid in full, and there are no delinquent taxes, and that transfer was entered this 30th day of May 2001.

Ramona Doebler, mg, Sherburne County Auditor/Treasurer

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 18th day of June 2001 at 10:07 o'clock A M. and was duly recorded as Document No. 439025

Michelle Ahr, Sherburne County Recorder
Vicki Wittanen, Deputy

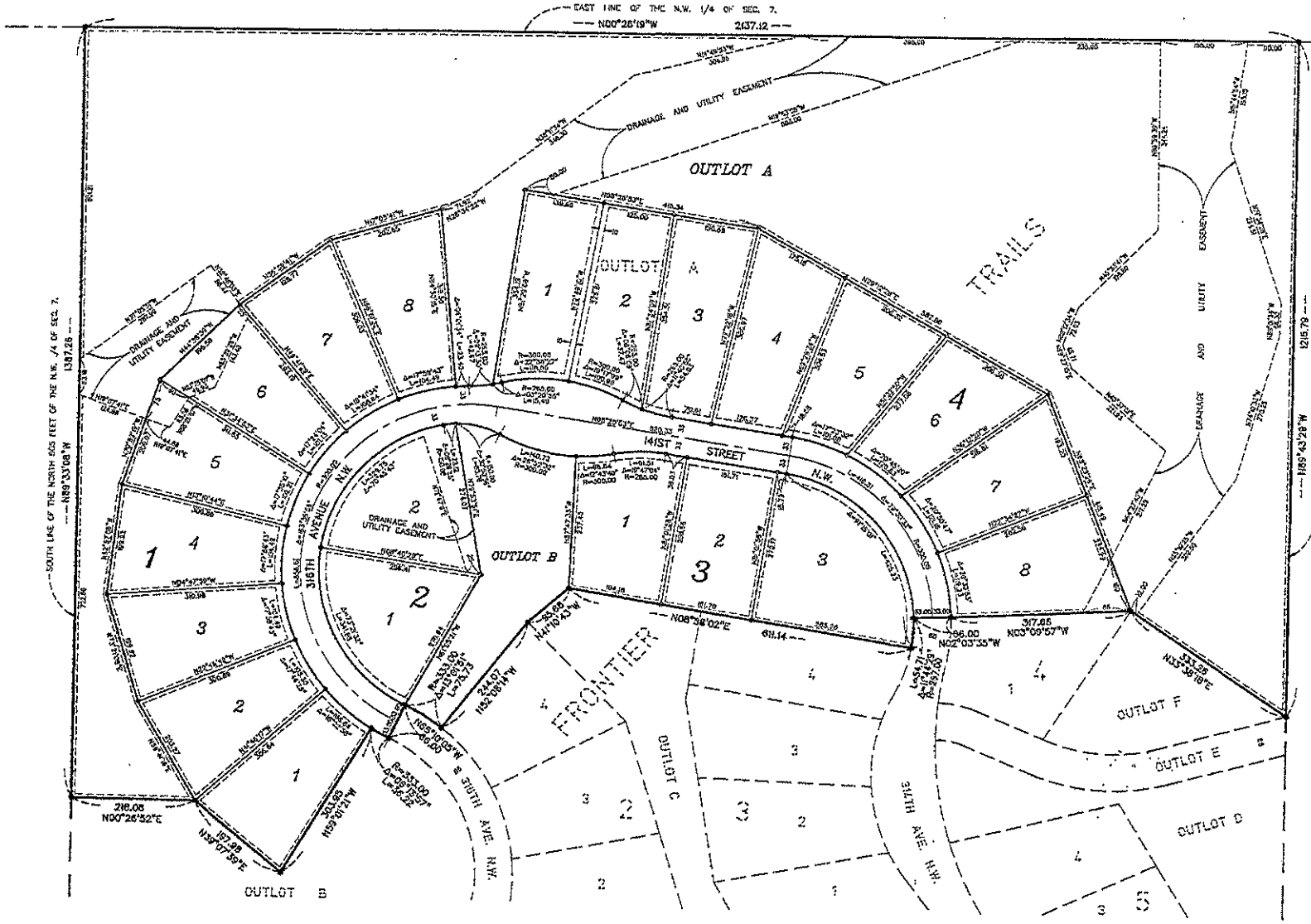
John Oliver & Associates

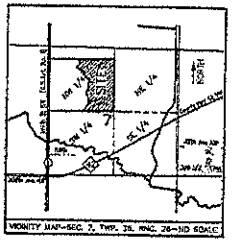
SHEET 1 OF 2 SHEETS

439025

FRONTIER TRAILS SECOND ADDITION

BALDWIN TOWNSHIP
SHERBURNE COUNTY, MN.





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GRAPHIC SCALE
100 0 50 100 200
(SCALE IN FEET)

Scale: 1 inch = 100 feet.

For the purposes of this plat, the East line of the N.W. 1/4, Sec. 7, T. 35, R. 26, is assumed to bear North 00°26'19" West.

● Denotes 1/2 inch x 14 inch iron monument with a plastic plug stamped R.L.S. 21729, to be set within 1 year of recording this plat.

● Denotes iron monument found, R.L.S. 21729.

Drainage and Utility Easements are shown thus:

Being 12 feet in width and adjoining right-of-way lines, also being 6 feet in width and adjoining lot lines, unless otherwise indicated, as shown on plat.

John Oliver & Associates

SHEET 2 OF 2 SHEETS