SARTELL PLANNING COMMISSION AGENDA

Tuesday, September 5, 2023 | **Sartell City Hall** | **6:00 PM**

1. **Agenda Review and Adoption**

2. **Approval of Minutes of Previous Meeting**
   a. Regular Meeting Minutes July 11, 2023

3. **New Business**
   a. Preliminary and Final Plat – Mehr Tierra Mila
   b. Preliminary and Final Plat – Eagle Addition

4. **Old Business**

5. **Other Business**
   a. Project Updates
   b. Planning Commission Updates
   c. Open Discussion

6. **Adjourn**

SARTELL PLANNING COMMISSION MINUTES

Monday, July 11, 2023 **Sartell City Hall** **6:00 PM**

Pursuant to due call and notice thereof, a Planning Commission meeting was held on July 11, 2023, at 6:00 p.m. at Sartell City Hall.

MEMBERS PRESENT:	Kelly Mager, Kelly Bartlow, David Wall, Colin Anderson, Christine Huston
MEMBERS ABSENT:	None
OTHERS PRESENT*:*	Kari Theisen, Project Manager, Jill Hollenkamp, Development Specialist, Ryan Fitzthum, Evan Carlson

Mager called the meeting to order at 6:00 p.m.

1. AGENDA REVIEW AND ADOPTION (regular and special meeting)

A motion was made by Anderson and seconded by Wall to approve the agenda as presented. Motion carried with unanimously.

2. APPROVAL OF MINUTES

A motion was made by Huston and seconded by Wall to approve the minutes of June 5, 2023. Motion carried unanimously.

3. NEW BUSINESS

a. Solar Ordinance- Theisen discussed the timeline of the Solar Ordinance. Theisen discussed the budget and fiscal impact of solar gardens in terms of development fees. The discussion was about how the development fees will be the highest fees on the current fee schedule. Those fees could go to parks and city infrastructure. Theisen discussed the modifications to the current ordinance which included the decommissioning process and requirements. The following topics were discussed in detail to ensure that the ordinance included all the desired provisions from the Planning Commission members:

- 200 feet from any existing structure, not just the residence/building, measured at the property line, not measured at the solar array.
- Request that the electrical and utility lines be placed underground unless circumstances would not allow this.
- Signage on the fence would be for emergency purposes only to include contact information of the solar garden owner and/or landowner. Signage would not be for advertising, specifically no logos.
- IUP shall have the connection agreement with application, this was discussed how the timing of the application would not make this requirement feasible.
- A detailed landscaping plan would need to show how the applicant would meet the screening requirements.
- Discussed how during the review process we can require the applicant enter into a maintenance agreement for emergency access.

- Discussed how during the review process we can require the applicant enter into a maintenance agreement for the landscaping to ensure it meets what was originally approved.
- Set the same height limitation for ground mounted solar as solar garden developments.
- Set same requirement for ground mounted solar in terms of signage.
- Discussed that we cannot put a limit on the size of a specific solar development, however we can put a cap on the total allowable within the City limits.
- Discussed how the solar garden developments would be first come-first serve in terms of meeting the "cap" of megawatts in the City. It was also discussed that if we are at the limit, staff would not be able to accept solar garden IUP applications.
- Discussed the importance of informing council how the Planning Commission came to having the limit be 10 megawatts.
- Discussed how to convey and educate the public on the topic of having solar gardens next to their residences as this is a common concern.
- Discussed that the Planning Commission can send some questions to Theisen and put them on the website so we can ensure that the common questions being asked are answered to the best of our knowledge. Theisen also stated that she would send out the presentation slides being presented at the Council to allow for feedback, if needed.

Anderson wants the presentation to the council to be laser focused on the ordinance and not on the applicant. He wants the timeline to go to council showing our due diligence. Steer this conversation for what is at stake upon modifying the current solar ordinance. We need to make sure we are looking at the factual information.

A motion was made by Wall and seconded by Mager to approve the ordinance.

4. OLD BUSINESS –

None.

5. OTHER BUSINESS-

A. Project updates – 19th Ave, opening end of August. Overlays and seal coats. Mill Master Plan.

B. Planning Commission Updates – Park Commission interviews scheduled for the second week of August. We have 14 applicants.

C. Open Discussion – Huston wanted to acknowledge the hard work and time put into the solar ordinance and discussions.

6. ADJOUN

Motion made by Bartlow and seconded by Anderson to adjourn the meeting. Motion carried unanimously. Adjourned at 7:30 pm.

Minutes by Jill Hollenkamp – Development Specialist

STAFF MEMO

Lead Department and Contact: Community Development – Kari Theisen	Meeting Date: September 5, 2023	Agenda Item No. **03a**
Agenda Section: New Business	Goal Area: Livable City	Item: Preliminary & Final Plat – Mehr Tierra Mila

PREVIOUS COUNCIL REVIEW OR ACTION: N/A.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: N/A.

BACKGROUND:

Applicant Information:	Mark & Bonnie Mehr
Current Zoning:	R-1 Single Family Residential
Requested Plan:	Two(2) Single Family Residential lots
Location:	2439 6th Street South PID: 92.56569.0222

PRELIMINARY AND FINAL PLAT

Lot 1: 4.08 Acres, Lot 2: .58 Acres, ROW dedication .34 acres – Total 5.0 acres.
Setbacks proposed – Front 30', side 10', rear 30'. All other typical R-1 Single Family Residential performance standards will be followed for this development.

A. COMM/IND: that site plans must be submitted and approved which conform to typical R-1 (Single Family Residential District) standards for development, in addition to the site design standards for those projects.

B. That all comments by zoning, engineering, police, and/or fire must be resolved to the satisfaction of the City to be evidenced by written notice to proceed issued by the City.

C. That the developer/owner will be required to obtain a NPDES Phase II (Construction Site) permit from the MPCA prior to the start of construction, if applicable.

D. This development is not subject to storm trunk, water or sanitary fees as City utilities do not service this area currently. The parcel will be assessed for utilities once they become available.

E. This development is subject to park dedication fees based on Single Family residence ($978) per lot.

RECURRING REQUEST: No.

PROPOSED BUDGET/FISCAL IMPACT: Park dedications fees will be due prior to releasing the plat for recording.

OPPORTUNITY COST IF APPROVED: None.

ACTIONS REQUESTED: Motion and 2nd to Approve the Preliminary and Final Plat for Mehr Tierra Mila contingent upon addressing staff comments.

ATTACHMENTS: Resolution, Applications, and Supporting Documents.

RESOLUTION NO._____

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT
MEHR TIERRA MILA

WHEREAS, Mark and Bonnie Mehr ("Applicants") have submitted an application for Preliminary and Final Plat of Mehr Tierra Mila, legally described as shown in in **Exhibit A;** and

WHEREAS, the property is located within a R-1 Single Family Residential District; and

WHEREAS, the proposed preliminary and final plat as submitted by the Applicant have been reviewed by City staff and engineering shown in **Exhibit B;** and

WHEREAS, a public hearing was held on the proposed Preliminary Plat of Mehr Tierra Mila on September 11, 2023, at which time all persons wishing to be heard regarding the matter were given an opportunity to be heard; and

WHEREAS, a Final Plat for Mehr Tierra Mila indicates that no significant changes within that portion of the preliminary plat, is included in the final plat.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SARTELL, MINNESOTA that it does hereby approve the Preliminary and Final Plat of Mehr Tierra Mila, and that the request satisfies requirements set forth in the City's Subdivision Ordinance, specifically 11.3.7-J relating the findings required for the preliminary plat approval.

FINDINGS OF FACT:

1. The proposed preliminary plat conforms to the requirements of this Title and the applicable zoning district regulations**.**
2. The proposed subdivision or parcel development or redevelopment is consistent with the City's Comprehensive plan and any other adopted land use studies and is compatible with the platting or approved preliminary plat on adjoining lands.
3. The proposed plat does not constitute a 'premature subdivision' under section 11.7.1-D of this Title.
4. The physical characteristics of this site, including but not limited to topography, vegetation, wetlands, ground water elevations, susceptibility to erosion and siltation, susceptibility to flooding, water storage and retention, are such that the site is suitable for the type of development or use contemplated.
5. The design, development, redevelopment, or improvement of the proposed subdivision or parcel complies with the applicable plans of Stearns County and the State of Minnesota.
6. The design, development, redevelopment, or improvement of the proposed subdivision or parcel is not likely to cause environmental damage or health problems.
7. The completion of the proposed development or redevelopment of the subdivision or parcel can be achieved in a timely manner so as not to cause an undue economic burden upon the City for maintenance, repayment of bonds or similar burden.

8. That permits applicable to the site/project as required by local, state, and federal law have been applied for and/or have been approved. The Applicant is required to prove compliance with all local, state, and federal law. The City and/or its assigns may determine whether an application for approval is sufficient or if approval of a permit application is acceptable.

FURTHER BE IT RESOLVED that the final plat for Mehr Tierra Mila be approved with the following conditions:

A. COMM/IND: that site plans must be submitted and approved which conform to typical R-1 (Single Family Residential District) standards for development, in addition to the site design standards for those projects.

B. That all comments by zoning, engineering, police, and/or fire **(Exhibit B)** must be resolved to the satisfaction of the City to be evidenced by written notice to proceed issued by the City.

C. That the developer/owner will be required to obtain a NPDES Phase II (Construction Site) permit from the MPCA prior to the start of construction, if applicable.

D. This development is not subject to storm trunk, water or sanitary fees as City utilities do not service this area currently. The parcel will be assessed for utilities once they become available.

E. This development is subject to park dedication fees based on Single Family residence ($978) per lot.

ADOPTED BY THE SARTELL CITY COUNCIL THIS 11th DAY OF SEPTEMBER 2023.

_____
Mayor

ATTEST:

_____
City Administrator

CITY SEAL:

THIS INSTRUMENT DRAFTED BY:
City of Sartell
125 Pinecone Road North
Sartell, MN 56377
(320) 253-2171

EXHIBIT A
Legal Description

MEHR LEGALS

The land referred to herein is situated in the State of Minnesota, Stearns County described as follows:

All that part of the SE1/4 NW1/4 of Section 30, Township 125 North, Range 28 West, described as follows: Beginning at the center of Section 30, Township 125, Range 28, thence West along the East and West quarter section line a distance of 250.0 feet; thence North and parallel with the North and South quarter section line, a distance of 871.20 feet; thence East and parallel with East and West quarter section line a distance of 250.0 feet, to the North and South quarter section line; thence South along the North and South quarter section line a distance of 871.20 feet, to the center of Section 30, and the point of beginning.

Subject to an easement for ingress and egress along the Westerly boundary of the above-described premises, said easement to be for the purpose of construction a roadway, the centerline of which would be on the Westerly boundary line of the property above-described and which easement shall extend from said centerline 33 feet Easterly into the property herein. This easement shall run with the land. The construction and maintenance of this road shall be the responsibility of Sellers or their successors in interest. Subject to Parcel Number 56 of Stearns County Highway Right of Way Plat No. 13.

NEW LEGALS

Lot 1, Block 1, MEHR TIERRA MILA
Subject to an easement for ingress and egress along the Westerly boundary of the above-described premises, said easement to be for the purpose of construction a roadway, the centerline of which would be on the Westerly boundary line of the property above-described and which easement shall extend from said centerline 33 feet Easterly into the property herein. This easement shall run with the land. The construction and maintenance of this road shall be the responsibility of Sellers or their successors in interest. Subject to Parcel Number 56 of Stearns County Highway Right of Way Plat No. 13.

Lot 2, Block 1, MEHR TIERRA MILA

PID: 92.56569.0222

EXHIBIT B
(Staff Comments)

PRELIMINARY AND FINAL PLAT REVIEW

Mehr Tierra Mila

Applicant Information	Bonnie and Mark Mehr
Existing Zoning	R-1, Single Family Residential
Surrounding Zoning	R-1 & R-R Residential
Future Land Use	R-1, Single Family Residential
Lot Size	5.0 Acres Total – 2 lots
Review Based on Plans Dated:	08/02/2023

	Required
Minimum Lot Width	75 Feet
Front Yard Setback	30 Feet
Side Yard Setback	10 Feet
Rear Yard Setback	30 Feet
Maximum Impervious Surface	35%
Maximum Building Height	40 Feet
Minimum Lot Size	9500 square feet

Planning Commission and City Council Comments

- The Planning Commission and City Council will review and the Preliminary and Final Plat on September 5 and September 11th, 2023.

Engineering & Public Works Comments

1. Side yard drainage and utility easements need to be at least 6 feet in width with adjoining lot lines. This should be updated on the detail and plat.
2. Clarify if drainage and utility easements adjoining street right-of-way is 22 feet or 33 feet. There is inconsistent information provided.
3. Clarify rear yard drainage and utility easement information. There is conflicting information between the preliminary and final plat.

Fire Comments

- No comments.

Planning and Zoning Comments

- All driveways shall be either asphalt or concrete (11-6-10). All driveways are required to have a concrete apron, the present driveway is a legal nonconforming driveway.
- Lot 1 is a nonconforming lot until a primary structure is built on the property.
- No lot may have more than two (2) detached accessory buildings (10-8-10: F)
    - This is informational as both lots show two sheds on the property.
- Stearns County has completed their full review of this plat.
- Building Permits will be required to be submitted prior to starting any work on either lot.

COUNTY OF STEARNS

Department of Highways

PO Box 246 • St Cloud, MN 56302

(320) 255-6180 • FAX (320) 255-6186

JODI L. TEICH, P.E.
Highway Engineer

MIKE DECKER, P.E.
Asst. Highway Engineer

MATT ZINNIEL
Maintenance Superintendent

August 11, 2023

STEARNS COUNTY HIGHWAY DEPARTMENT
COUNTY PLAT REVIEW

PLAT: MEHR TIERRA MILA

The basic criterion for this plat review is provided for in the Stearns County 2040 Transportation Plan. This Road Certificate shall be recorded with the Final Plat.

Location

The general location of the plat is north of CSAH 133 in Section 30, T125N, R28W within the City of Sartell.

CSAH 133 is classified as a minor arterial roadway in the area of the plat. The 2017 traffic volume on CSAH 133 in this area is 4,950 ADT.

Right of Way

The preliminary plat shall provide for a minimum of a 60-foot wide dedicated right of way as measured from the centerline of CSAH 133.

Generally, all private facilities such as signs, entrance medians (divided entrances), fencing, etc. shall be placed/constructed outside of the permanent county right of way.

Access Management:

An existing access near the east parcel line shall be used for Lot 2 Block 1 adjacent to CSAH 133. An existing access along the east line of Northern Meadows development shall be used to access Lot 1 Block 1. No additional access will be permitted along CSAH 133. Any future modifications to the existing access to CSAH 133 shall be subject to the County access spacing guidelines and will also require an approach permit at the time of modifications.

The owner confers all "rights of access" to Stearns County for the property frontage along and adjacent to the County right of way upon the recording of this document.

Drainage Facilities:

Storm water drainage facilities should be designed in accordance with the Stearns County Right of Way Ordinance No. 478, and in such a manner as to not exceed the current (before development condition) maximum storm water runoff flow onto county right of way. The analysis should be based on a minimum 100-year design storm. The design/analysis of storm water runoff effects on the existing drainage system should be based on both the proposed development and planned future development impacts.

Culverts constructed/placed within the county right of way as part of this project should be specified as a minimum of 15 inches in diameter. Any culverts crossing under existing or proposed county roads and/or municipal streets should be specified as reinforced concrete pipe and should be a minimum of 24 inches in diameter.

Traffic and Public Safety:

A utility permit will be required for utility construction activities within the county right-of-way.

All street and private entrances should be graded in such a manner as not to drain onto the existing county roadway.

I have reviewed the above plat for concerns relating to standard engineering practice and policies as commonly applied to County Roads and Rights-of-Way.

Mike Dahl
Assistant County Engineer

8-11-2023
Date

I concur in the above review and recommendations.

Jodi Teich
Stearns County Engineer

8/14/2023
Date

Distribution: City of Sartell – Kari Theisen
Community Land Solutions – Scott Marlin

PRELIMINARY PLAT OF MEHR TIERRA MILA

PREPARED FOR: BONNIE AND MARK MEHR

PART OF THE S.E. QUARTER OF THE N.W. QUARTER, SECTION 30, T125N, R28W, STEARNS COUNTY, MINNESOTA

0 40 80 Feet

1 INCH = 40 FEET
SCALE IN FEET

PROPERTY OWNERS

BONNIE M. MEHR & MARK P. MEHR
2439 6TH ST S
SARTELL, MN 56377

PARCEL DESCRIPTION

PID: 92.56569.0222

The land referred to herein is situated in the State of Minnesota, Stearns County described as follows:
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Subject to an easement for ingress and egress along the Westerly boundary of the above-described premises, said easement to be for the purpose of construction a roadway, the centerline of which would be on the Westerly boundary line of the property above-described and which easement shall extend from said centerline 33 feet Easterly into the property herein. This easement shall run with the land. The construction and maintenance of this road shall be the responsibility of Sellers or their successors in interest. Subject to Parcel Number 56 of Stearns County Highway Right of Way Plat No. 13.

LEGEND

- FOUND MONUMENT
- SET 1/2 INCH MONUMENT CAP NO. 49988
- FOUND CAST IRON MONUMENT
- 998 EXISTING MINOR CONTOUR
- 1000 EXISTING MAJOR CONTOUR
- FO EXISTING FIBER OPTIC BOX
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING SEPTIC TANK COVER
- EXISTING SOIL OBSERVATION
- EXISTING CULVERTS
- EXISTING FENCE LINE
- OHE EXISTING OVERHEAD ELECTRIC LINES
- FO EXISTING FIBER OPTIC LINES
- CENTER LINE
- EXISTING D&U EASEMENT
- EXISTING RIGHT OF WAY
- EXISTING SETBACKS
  FRONT – 30'
  SIDE – 10'
  REAR – 30'

ORIENTATION OF BEARINGS

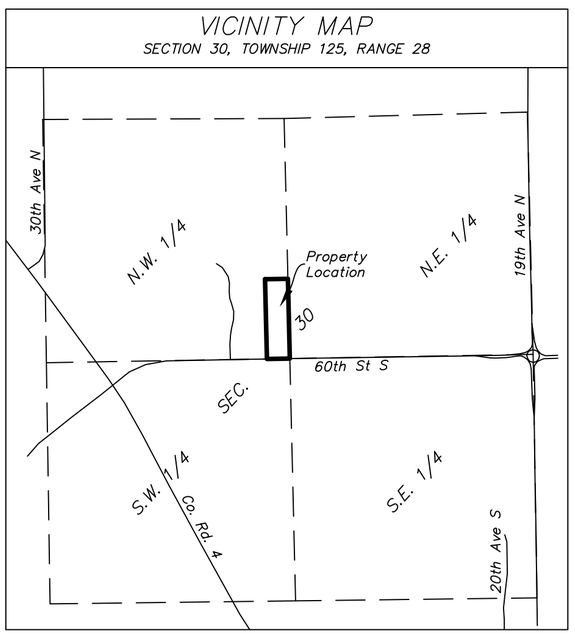
The South line of the NE Quarter of Section 30, Township 125N, Range 28W, Stearns County, MN is assumed to bear N89°00'51"E.

LOT COVERAGE

AREA OF LOT 1, BLOCK 1=4.08 ACRES +/-
AREA OF LOT 2, BLOCK 1=0.58 ACRES +/-
AREA OF ROAD DEDICATION=0.34 ACRES +/-
TOTAL AREA=5.0 ACRES +/-

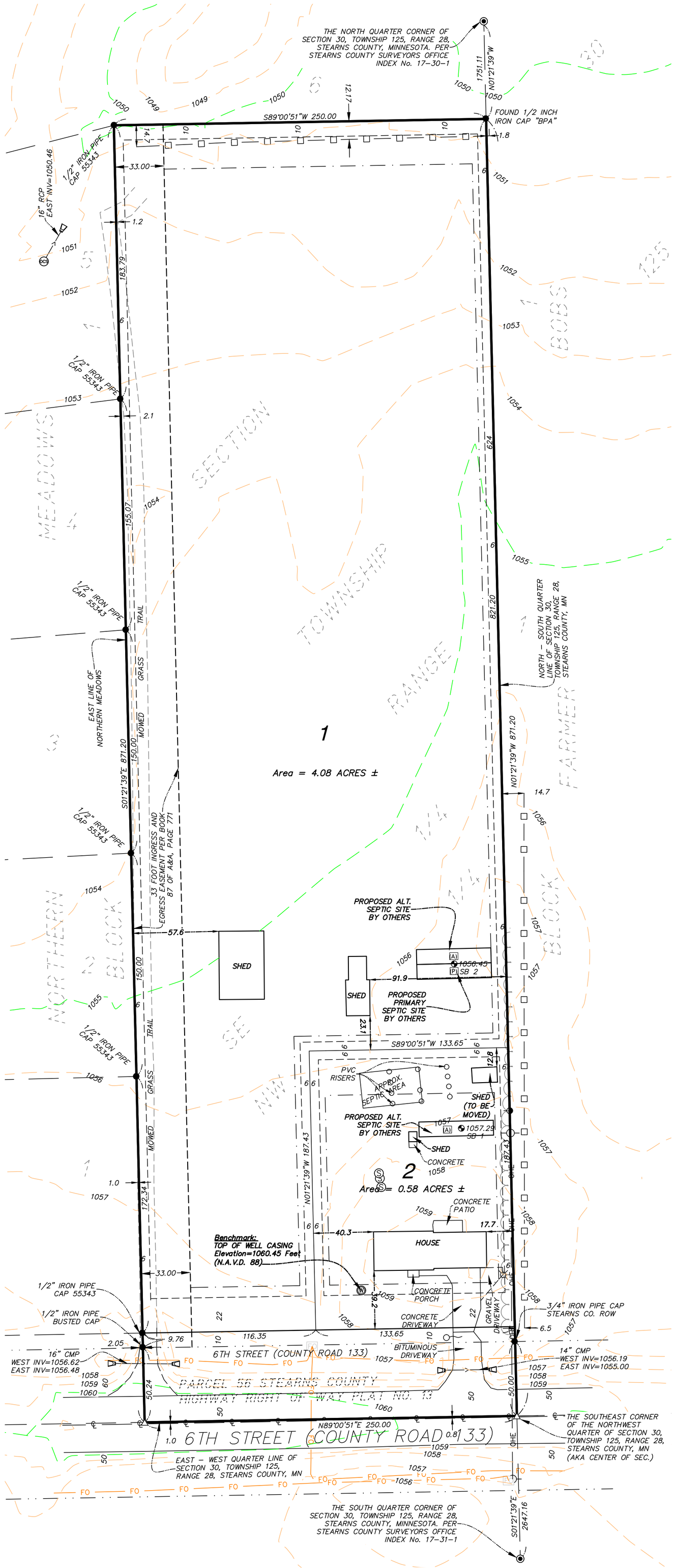
VICINITY MAP

SECTION 30, TOWNSHIP 125, RANGE 28



SURVEY NOTES

1. Coordinate System: Stearns County NAD83 (1996adj)
2. PID: 92.56569.0222
3. Gopher State One Call Ticket #23109295
4. Lidar per MN TOPO
5. Soil Observations by Watab Inc
6. Landowner to subordinate Ingress/Egress easement on west line.



SURVEYOR'S CERTIFICATE

I hereby certify this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Minnesota.

PRELIMINARY

Michael Scott Marlin, L.S.
Date _____ Lic. No. 49988

Community Land Solutions
208 2ND AVE NORTH, Suite 201
SAUK RAPIDS, MN 56379
www.CommunityLandMN.com
(320) 249-2164

Preliminary Plat Section 30, T125N, R28W	
DRAWN BY: SOS	DATE: 08-15-23
CHECKED BY: MSM	DATE: 08-15-23
CHECKED BY:	DATE:

MEHR TIERRA MILA

KNOW ALL PERSONS BY THESE PRESENTS: That Mark P Mehr and Bonnie M Mehr, husband and wife, joint tenants, fee owners of the following described property:

All that part of the SE 1/4 NW 1/4 of Section 30, Township 125 North, Range 28 West, described as follows: Beginning at the center of Section 30, Township 125 North, Range 28 West, thence West along the East and West quarter section line a distance of 250.00 feet; thence North and parallel with the North and South quarter section line, a distance of 871.20 feet; thence East and parallel with East and West quarter line a distance of 250.00 feet, to the North and South quarter section line; thence South along the North and South quarter section line a distance of 871.20 feet, to the center of Section 30, and the point of beginning.

Subject to an easement for ingress and egress along the Westerly boundary of the above-described premises, said easement to be for the purpose of constructing a roadway, the centerline if which would be on the Westerly boundary line of the property above-described and which easement shall extend from said centerline 33 feet Easterly into the property herein. This easement shall run with the land. The construction and maintenance of this road shall be the responsibility of Sellers or their successors in interest. Subject to Parcel Number 56 of Stearns County Highway Right of Way Plat No. 13.

Have caused the same to be surveyed and platted as MEHR TIERRA MILA and do hereby dedicate to the public for public use forever the public way and the drainage and utility easements as created by this plat.

In witness whereof, Mark P Mehr and Bonnie M Mehr, husband and wife, joint tenants, have hereunto set their hands, this_____ day of _____, 2023.

_____ _____
Mark P Mehr Bonnie M Mehr

State of _____County of _____

The foregoing instrument was acknowledged before me this ____ day of_____, 2023 by Mark P Mehr and Bonnie M Mehr, husband and wife, joint tenants.

_____ _____
(Notary Signature) (Notary Printed Name)

Notary Public, _____ County, State of _____ My Commission Expires _____

AREA ±
L 1, B 1=4.08
L 2, B 1=0.58
ROAD=0.34
TOTAL=5.0 ACRES

SURVEYOR'S CERTIFICATE

I, M. Scott Marlin, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statute, Section 505.01, Subd. 3, as of the date of the certificate are shown and labeled on the plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2023.

_____
M. Scott Marlin, Licensed Land Surveyor
Minnesota License No. 49988

State of _____County of _____

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of_____, 2023 by M. Scott Marlin, Licensed Land Surveyor, Minnesota License No. 49988

_____ _____
(Notary Signature) (Notary Printed Name)

Notary Public, _____ County, State of _____ My Commission Expires _____

SARTELL CITY COUNCIL

We do hereby certify that on the _____ day of _____ 2023, the City Council of Sartell, Minnesota, approved this plat.

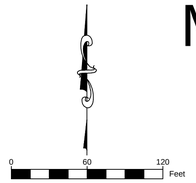
SIGNED: _____ MAYOR

ATTEST:_____ ADMINISTRATOR

STEARNS COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statute, Sections 505.021, Subd 11, this plat has been examined and recommended for approval this _____ day of _____, 2023.

_____
Ryan Hennen, Stearns County Surveyor,
Minnesota License Number 47628



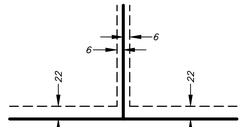
1 INCH = 60 FEET
SCALE IN FEET

LEGEND

- FOUND MONUMENT
- SET 1/2 INCH MONUMENT CAP NO. 49988
- SET PK NAIL

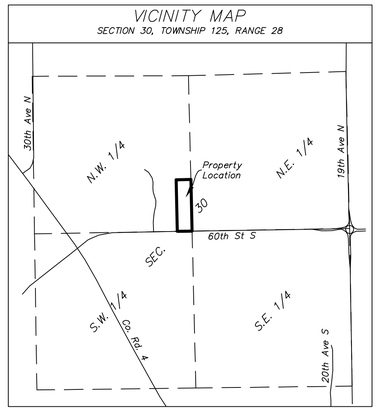
ORIENTATION OF BEARINGS

The South line of the NE Quarter of Section 30, Township 125N, Range 28W, Stearns County, MN is assumed to bear N89°00'51"E.



DRAINAGE AND UTILITY EASEMENTS BEING 33 FEET IN WIDTH AND ADJOINING STREET RIGHT OF WAY LINES AND 5 FEET IN WIDTH AND ADJOINING LOT LINES AS SHOWN.

VICINITY MAP
SECTION 30, TOWNSHIP 125, RANGE 28



STEARNS COUNTY AUDITOR / TREASURER

I hereby certify that the taxes on the land described hereon are paid for the year of 20_____and all years prior to the year of 20_____and transfer entered this _____ day of _____, 2023.

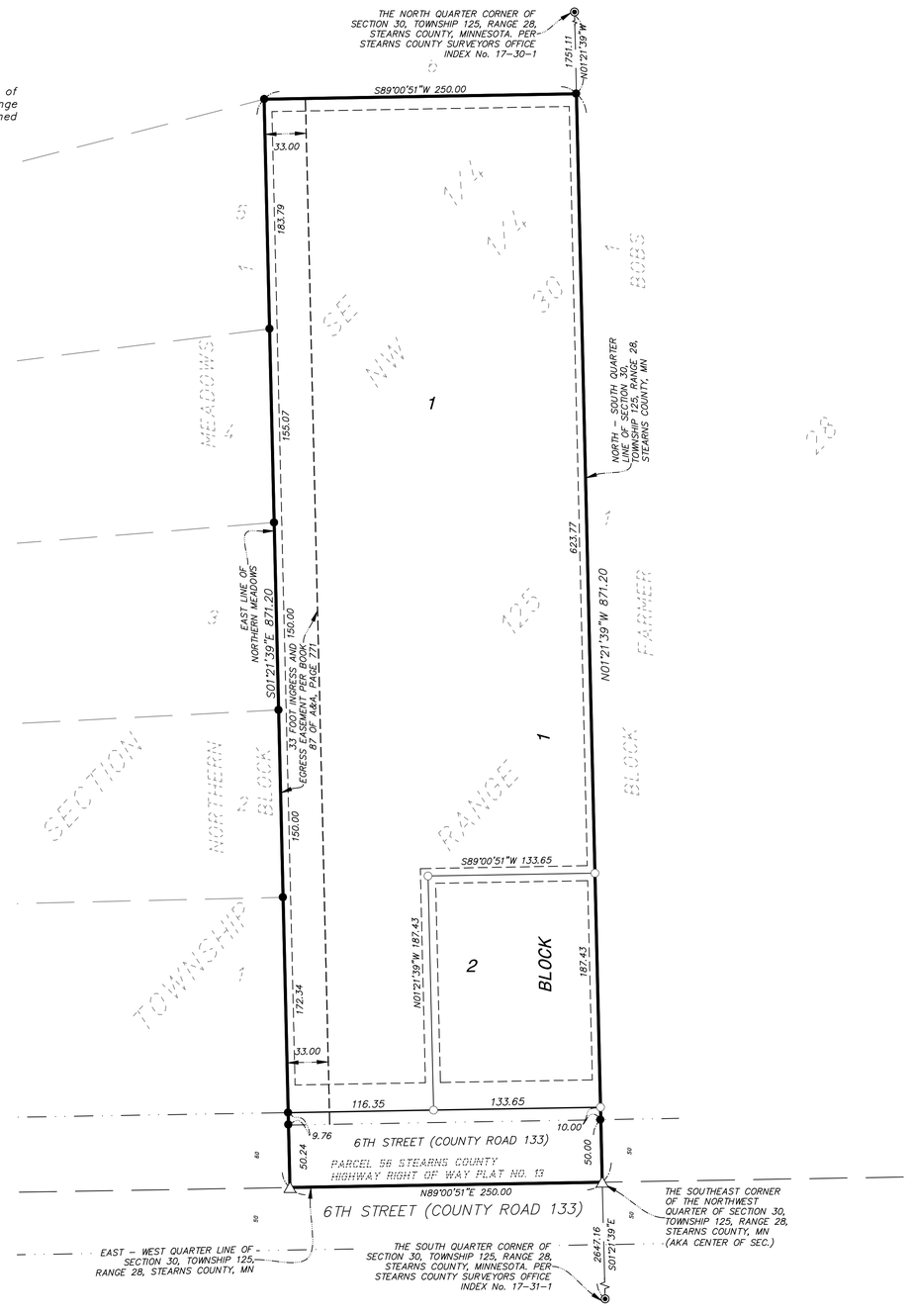
_____
STEARNS COUNTY AUDITOR / TREASURER

_____ _____
DEPUTY AUDITOR / TREASURER TAX PARCEL NUMBER

STEARNS COUNTY RECORDER

I hereby certify that this instrument was filed for record in the Office of the County Recorder in and for Stearns County, Minnesota on this _____ day of _____, 2023, at _____ o'clock __.M as Document No. _____, in Plat Cabinet _____ No. _____.

_____ _____
STEARNS COUNTY RECORDER DEPUTY RECORDER

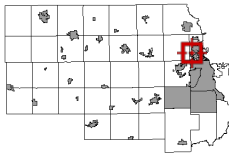


Community Land Solutions
Sauk Rapids, MN

Stearns County Minnesota



Overview



Legend

- Parcels
- Additions
  - A
  - M
  - T
- Sections
- Quarter-Quarter Sections
- Active Rail Line
- Unincorporated Cities
- Minor Civil Divisio - Township
- Water Access
- Airport
- Cemetery
- Parks
- Lakes PWI
- Streams and River
- Major Roads
  - Interstate Hwy
  - US Hwy
  - State Hwy
  - County Hwy
  - Roads

Parcel ID	17.09110.0000	**Alternate ID**	n/a	**Owner Address**	MARK MEHR
Sec/Twp/Rng	30/125/028	**Class**	1A-Residential Homestead		2439 6TH ST S
Property Address	2439 6TH ST S SARTELL	**Acreage**	5		SARTELL MN 56377
District	1705 LESAUK 748				
Brief Tax Description	5.00 A. S 871.20' OF E 250' OF SE4NW4 (Note: Not to be used on legal documents)				

This map is made available on an "as is" basis, without express or implied warranty of any sort including, specifically, any implied warranties of fitness for a particular purpose, warranties of merchantability or warranties relating to the accuracy or completeness of the database(s).

Date created: 2/10/2023
Last Data Uploaded: 2/4/2023 12:09:05 AM

Developed by Schneider GEOSPATIAL

MPCA Certified and Licensed
Advanced SSTS Professionals

14234 Fruit Farm Road
St. Joseph MN 56374
320-363-1300
www.watab.net

Report Date: 7/11/2023

Project ID: 9319

Subdivision

Septic Site ID

Project:

Mark and Bonnie Mehr
Plat of: Mehr Tierra Mila

Location:

2439 6th St S, Sartell MN 56377
5 acres
92.56569.0222
Stearns County
LeSauk Township
Section: 30 Township: 125 Range: 28

Notes:

Have a nice day.

Soil Observation Log

Watab Inc.

Job # 9319

© 2023 Watab Inc

Observation #:	1				
Elevation:	1057.31	Depth to Restrictive:	78	Restrictive Elevation:	1050.81
Method:	Hand Auger	Vegetation:	Lawn	Landscape:	Backslope

ELEV. (ft.)	DEPTH (in.)	SUBSTRATE H	SUBSTRATE V / C	REDOX / INDICATOR H	REDOX / INDICATOR V / C	REDOX / INDICATOR TYPE	SOIL TEXTURE	% ROCK	SOIL STRUCTURE SHAPE - GRADE - CONSISTENCE			H_2O Y/N
1057.31	0											
		10YR	2/2				Loamy Sand	<35	Granular	Weak	Loose	N
1055.98	16											
		10YR	2/1				Sandy Loam	<35	Blocky	Moderate	Friable	N
1055.48	22											
		10YR	3/3				Sandy Loam	<35	Blocky	Moderate	Friable	N
1054.56	33											
		10YR	4/4				Loamy Sand	<35	Single Grain	Loose	Loose	N
1053.98	40											
		10YR	4/4				Medium Sand	<35	Single Grain	Loose	Loose	N
1051.81	66											
		10YR	5/3				Medium Sand	<35	Single Grain	Loose	Loose	N
1050.81	78											
		10YR	4/6	10YR	5/6	S1	Medium Sand	<35	Single Grain	Loose	Loose	N
1050.31	84											

Comments: This site is suitable for a Type I SSTS.
Additional testing & design required prior to permitting and installation.

Certification: I certify that these data are the findings of a certified, licensed professional and representative of the proposed work area.

Watab Inc. MPCA Lic. 2116

6/20/2023

Date

Soil Observation Log

Watab Inc.

Job # 9319

© 2023 Watab Inc

Observation #:	2				
Elevation:	1056.40	Depth to Restrictive:	74	Restrictive Elevation:	1050.23
Method:	Hand Auger	Vegetation:	Garden Area	Landscape:	Backslope

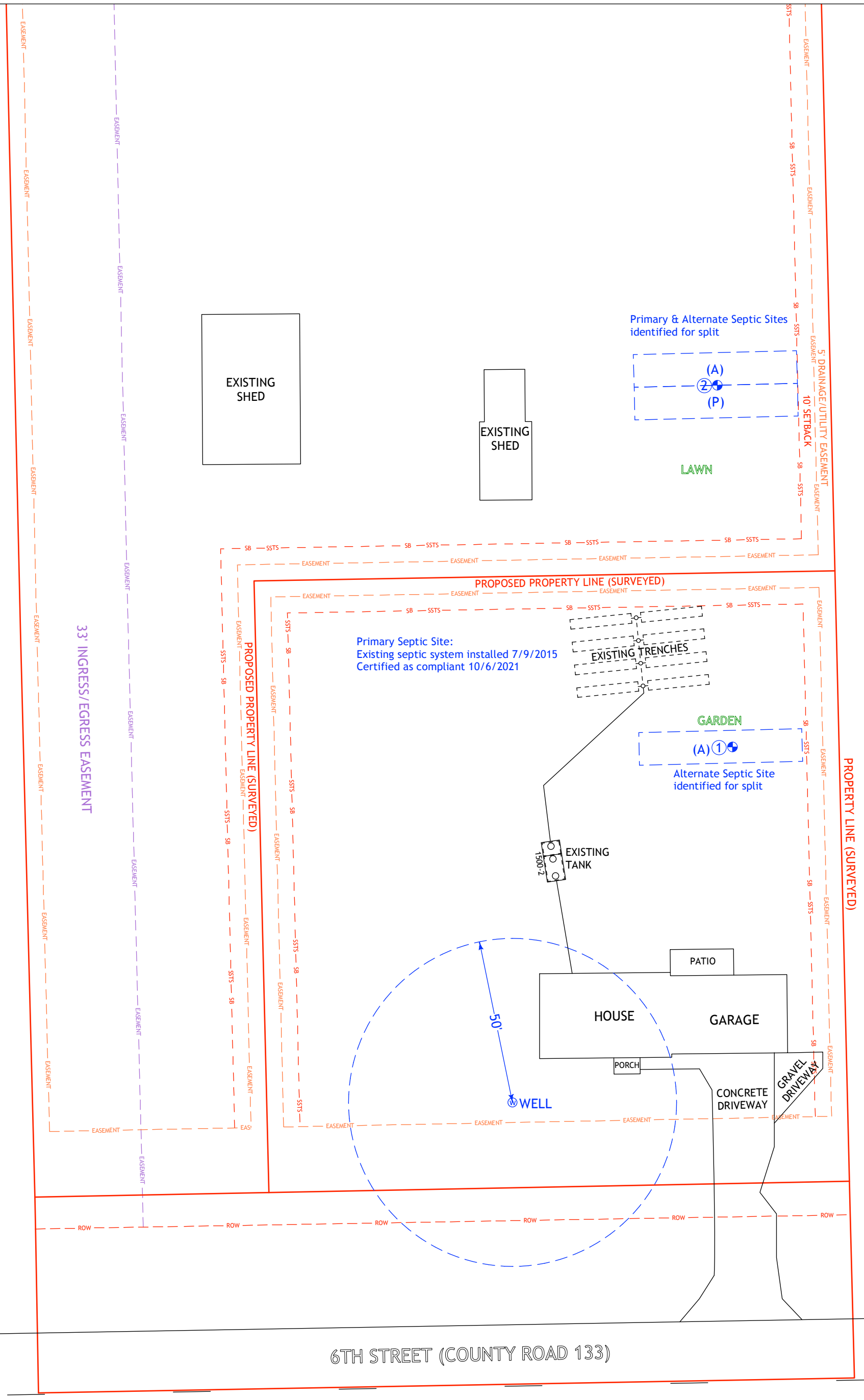
ELEV. (ft.)	DEPTH (in.)	SUBSTRATE H	SUBSTRATE V / C	REDOX / INDICATOR H	REDOX / INDICATOR V / C	REDOX / INDICATOR TYPE	SOIL TEXTURE	% ROCK	SOIL STRUCTURE SHAPE - GRADE - CONSISTENCE			H_2O Y/N
1056.40	0	10YR	2/2				Loamy Sand	<35	Granular	Weak	Loose	N
1055.23	14	10YR	4/4				Loamy Sand	<35	Single Grain	Loose	Loose	N
1054.40	24	10YR	4/4				Medium Sand	<35	Single Grain	Loose	Loose	N
1052.23	50	10YR	5/3				Medium Sand	<35	Single Grain	Loose	Loose	N
1050.23	74	10YR	4/6	10YR	5/6	S1	Medium Sand	<35	Single Grain	Loose	Loose	N
1049.40	84											

Comments: This site is suitable for a Type I SSTS.
Additional testing & design required prior to permitting and installation.

Certification: I certify that these data are the findings of a certified, licensed professional and representative of the proposed work area.

Watab Inc. MPCA Lic. 2116

6/20/2023
Date



Sheet: Sht-1

Project:	Mark & Bonnie Mehr		
Location:	2439 6th St S, Sartell MN		
Drawn Date:	07.11.2023	Rev. Date:	
Job #:	9319		

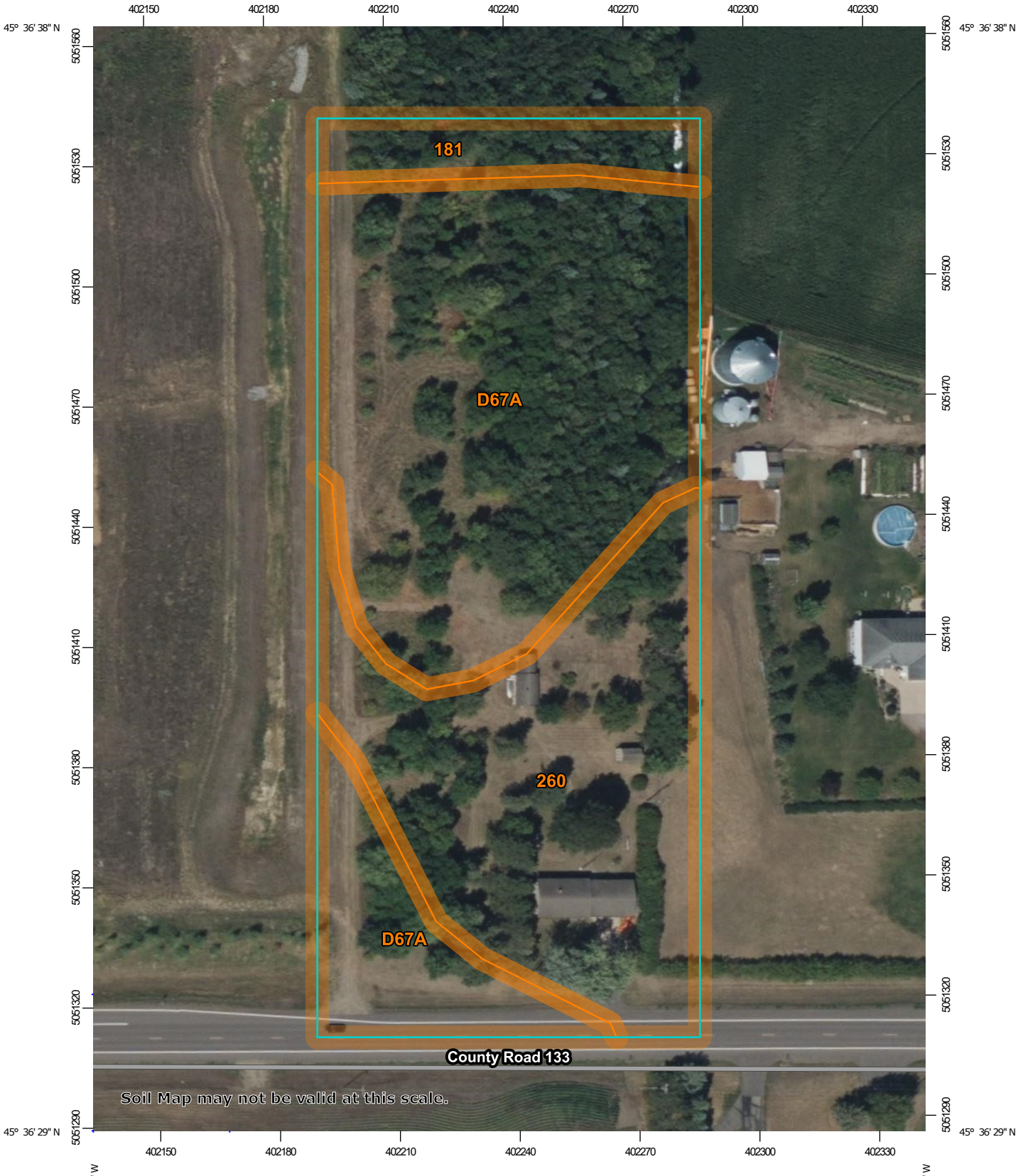
N W E S

0' 10' 20' 30'

Certified Statement: This project has been completed in accordance with all applicable State and local rules, and is subject to review and approval by the appropriate authority. Client is responsible for reviewing all work prior to submittal for permitting or construction. No warranty is made or implied as to the use, applicability, longevity, or continued compliance of this project. This sketch is not a survey, and is not intended to be used as one. This sketch is a compilation of records, information, and data from various sources, and is to be used for reference purposes only.

Certified & Licensed Designer, MPCA Lic. 2116

Watab Inc.
(320) 363-1300
www.watab.net



Map Scale: 1:1,340 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Stearns County, Minnesota
Survey Area Data: Version 20, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 1, 2021—Oct 1, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
181	Litchfield loamy sand	0.4	6.7%
260	Duelm loamy sand, 0 to 2 percent slopes	2.0	36.1%
D67A	Hubbard loamy sand, 0 to 2 percent slopes	3.1	57.2%
Totals for Area of Interest		**5.5**	**100.0%**

Stearns County, Minnesota

260—Duelm loamy sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2w0lx
Elevation: 660 to 1,710 feet
Mean annual precipitation: 25 to 33 inches
Mean annual air temperature: 37 to 48 degrees F
Frost-free period: 120 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition

Duelm and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Duelm

Setting

Landform: Flats
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy outwash

Typical profile

Ap - 0 to 10 inches: loamy sand
A - 10 to 16 inches: loamy sand
Bw - 16 to 26 inches: sand
C - 26 to 79 inches: coarse sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: About 30 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: R057XY013MN - Loamy Overflow

Forage suitability group: Sloping Upland, Low AWC, Acid (G091AN008MN)
Other vegetative classification: Sloping Upland, Low AWC, Acid (G091AN008MN)
Hydric soil rating: No

Minor Components

Glendorado
Percent of map unit: 10 percent
Landform: Flats
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Level Swale, Low AWC, Acid (G091AN007MN)
Hydric soil rating: No

Isan
Percent of map unit: 5 percent
Landform: Swales
Down-slope shape: Concave
Across-slope shape: Linear
Other vegetative classification: Level Swale, Low AWC, Acid (G091AN007MN)
Hydric soil rating: Yes

Hubbard
Percent of map unit: 3 percent
Landform: Hillslopes
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy (G091AN022MN)
Hydric soil rating: No

Isan, frequently ponded
Percent of map unit: 2 percent
Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Not Suited (G091AN024MN)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Stearns County, Minnesota
Survey Area Data: Version 20, Sep 6, 2022

Stearns County, Minnesota

D67A—Hubbard loamy sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2w0mk
Elevation: 660 to 1,710 feet
Mean annual precipitation: 25 to 33 inches
Mean annual air temperature: 37 to 48 degrees F
Frost-free period: 120 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition

Hubbard and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hubbard

Setting

Landform: Flats, stream terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy outwash

Typical profile

Ap - 0 to 8 inches: loamy sand
AB - 8 to 20 inches: loamy sand
Bw - 20 to 32 inches: loamy sand
C - 32 to 79 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 59.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: R057XY012MN - Sandy Prairie

Forage suitability group: Sandy (G091AN022MN)
Other vegetative classification: Sandy (G091AN022MN)
Hydric soil rating: No

Minor Components

Duelm
Percent of map unit: 5 percent
Landform: Flats, stream terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Concave
Across-slope shape: Linear
Other vegetative classification: Sloping Upland, Low AWC, Acid (G091AN008MN)
Hydric soil rating: No

Mosford
Percent of map unit: 2 percent
Landform: Flats, stream terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Concave
Across-slope shape: Linear
Other vegetative classification: Sandy (G091AN022MN)
Hydric soil rating: No

Glendorado
Percent of map unit: 2 percent
Landform: Flats, stream terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Concave
Across-slope shape: Linear
Other vegetative classification: Level Swale, Low AWC, Acid (G091AN007MN)
Hydric soil rating: No

Isan
Percent of map unit: 1 percent
Landform: Swales, stream terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Level Swale, Low AWC, Acid (G091AN007MN)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Stearns County, Minnesota
Survey Area Data: Version 20, Sep 6, 2022

Knight Barry Title United LLC
818 2nd St S, Ste 180
Waite Park, MN 56387
320-253-8860
Fax: (952) 400-8944

COMMITMENT FOR TITLE INSURANCE
Schedule A

File #: 2208603
Revision: 2208603

Completed on: 04/26/2023 10:20 AM
Last Revised on: 04/26/23 10:24 AM
Printed on: 04/26/2023 10:25 AM
Title Contact: Dana Laudenbach (dlaudenbach@knightbarry.com)
Closing Contact: saintcloudcloser@knightbarry.com

COMMITMENT DATE	April 19, 2023 at 08:00 AM
1. POLICY TO BE ISSUED	
ALTA OWNERS POLICY (07/01/21)	
Proposed Amount of Insurance: *(the purchase price)*	$1.00
Proposed Insured: *(the buyer)*	**County of Stearns**
2. TITLE TO THE FEE SIMPLE ESTATE OR INTEREST IN THE LAND IS AT THE COMMITMENT DATE VESTED IN *(the owner)*	Mark P. Mehr and Bonnie M. Mehr
3. THE LAND IS DESCRIBED AS FOLLOWS *(the legal description)*	The land referred to herein is situated in the State of Minnesota, Stearns County described as follows: All that part of the SE1/4 NW1/4 of Section 30, Township 125 North, Range 28 West, described as follows: Beginning at the center of Section 30. Township 125, Range 28, thence West along the East and West quarter section line a distance of 250.0 feet; thence North and parallel with the North and South quarter section line, a distance of 871.20 feet; thence East and parallel with East and West quarter section line a distance of 250.0 feet, to the North and South quarter section line; thence South along the North and South quarter section line a distance of 871.20 feet, to the center of Section 30, and the point of beginning. Subject to an easement for ingress and egress along the Westerly boundary of the above-described premises, said easement to be for the purpose of construction a roadway, the centerline of which would be on the Westerly boundary line of the property above-described and which easement shall extend from said centerline 33 feet Easterly into the property herein. This easement shall run with the land. The construction and maintenance of this road shall be the responsibility of Sellers or their successors in interest. Subject to Parcel Number 56 of Stearns County Highway Right of Way Plat No. 13. *For informational purposes only:* *Property Address: 2439 6th St S, Sartell, MN 56377* *Tax Key Number: 92.56569.0222*

This page is only a part of the 2021 ALTA Commitment for Title Insurance underwritten by . This Commitment is not valid without the Notice, the Commitment to Issue Policy and the Commitment Conditions (located at); Schedule A; Schedule B, Part 1 Requirements; and Schedule B, Part 2 Exceptions. ***All italicized words in this Commitment are for informational purposes only and for the convenience of the reader and are not part of the ALTA Commitment form.***

Knight Barry Title United LLC
818 2nd St S, Ste 180
Waite Park, MN 56387
320-253-8860
Fax: (952) 400-8944

COMMITMENT FOR TITLE INSURANCE
Schedule A

File #: 2208603
Revision: 2208603

Completed on: 04/26/2023 10:20 AM
Last Revised on: 04/26/23 10:24 AM
Printed on: 04/26/2023 10:25 AM
Title Contact: Dana Laudenbach (dlaudenbach@knightbarry.com)
Closing Contact: saintcloudcloser@knightbarry.com

This page is only a part of the 2021 ALTA Commitment for Title Insurance underwritten by . This Commitment is not valid without the Notice, the Commitment to Issue Policy and the Commitment Conditions (located at); Schedule A; Schedule B, Part 1 Requirements; and Schedule B, Part 2 Exceptions. ***All italicized words in this Commitment are for informational purposes only and for the convenience of the reader and are not part of the ALTA Commitment form.***

Knight Barry Title United LLC
818 2nd St S, Ste 180
Waite Park, MN 56387
320-253-8860
Fax: (952) 400-8944

COMMITMENT FOR TITLE INSURANCE
Schedule B, Part 1
REQUIREMENTS

File #: 2208603
Revision: 2208603

Completed on: 04/26/2023 10:20 AM
Last Revised on: 04/26/23 10:24 AM
Printed on: 04/26/2023 10:25 AM
Title Contact: Dana Laudenbach (dlaudenbach@knightbarry.com)
Closing Contact: saintcloudcloser@knightbarry.com

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. NOTE: Property has been annexed to the City of Sartell. Parcel Number 17.09110.0000 is now 92.56569.0222.

Knight Barry Title United LLC
818 2nd St S, Ste 180
Waite Park, MN 56387
320-253-8860
Fax: (952) 400-8944

COMMITMENT FOR TITLE INSURANCE
Schedule B, Part 2
EXCEPTIONS

File #: 2208603
Revision: 2208603

Completed on: 04/26/2023 10:20 AM
Last Revised on: 04/26/23 10:24 AM
Printed on: 04/26/2023 10:25 AM
Title Contact: Dana Laudenbach (dlaudenbach@knightbarry.com)
Closing Contact: saintcloudcloser@knightbarry.com

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date, as set forth on the Commitment for Title Insurance, and the Date of Policy, as set forth on the Policy.

2. Special assessments, special taxes or special charges, if any, payable with the taxes levied or to be levied for the current and subsequent years.

3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees and due payable on the development or improvement of the Land, whether assessed or charged before or after the Date of the Policy.

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Rights or claims of parties in possession not shown by the Public Records.

6. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land.

7. Easements or claims of easements not shown by the Public Records.

8. Any claim of adverse possession or prescriptive easement.

Taxes and Special Assessments

9. The total property tax and special assessments shown on the Property Tax Statement for the year 2023 are in the amount of $2,732.00. As of the Commitment Date, the property tax status is UNPAID. The Property Classification on the Property Tax Statement is Homestead.

   NOTE: property taxes are due as follows: First half taxes due May 15th and second half taxes due October 15th, except the second half taxes for parcels with any Class 2a agricultural land are due November 15th.

10. Special Assessments, special taxes or special charges, if payable with the taxes levied or to be levied for the current and subsequent years.

Easements, restrictions, covenants and other encumbrances

11. Annexation of property from LeSauk Township to the City of Sartell, filed March 20, 2023 as Document No. 1650261

12. Terms and conditions of Easement Agreement dated August 5, 1980, filed August 8, 1980 in Book 87 of A&A, Page 771.

13. Terms and conditions of Highway Easement in favor of the County of Stearns, described as Parcel Number 56 of Stearns County Highway Right of Way Plat No. 13, said easement dated November 24, 1999, filed June 28, 2000 as Document no. 941097.

14. Resolution 2023-13 accepting petition and approving annexation to the City of Sartell, adopted February 27, 2023, filed March 21, 2023 as Document No. 1650331.

Judgments and liens

There are no matters to report for this section.

Mortgages, assignments, leases and land contracts

There are no matters to report for this section.

Other matters

There are no matters to report for this section.

FOOTNOTES

THIS IS FOR INFORMATIONAL PURPOSES ONLY; NOTHING NOTED IN THIS SECTION WILL APPEAR ON THE POLICY.

There are no matters to report for this section.

Request has been sucessfully updated.

Preliminary Plat

Print

Submitted by: Mark & Bonnie Mehr

Submitted On: 2023-08-07 09:22:01

Submission IP: (152.130.15.5)
proxy-IP (raw-IP)

Status: Payment Required

Priority: Normal

Assigned To: Kari Theisen

Due Date: Open

Attachments

- 2023.013 MEHR LEGAL.docx - 2023-08-07 09:22:01 am
- 2023.013 MEHR - PRELIM PLAT 8-02-23.pdf - 2023-08-07 09:22:01 am

Preliminary Plat Application

Fees:

Residential: $800.00 + $35.00 per lot for the first 80 lots; plus $90.00 County Fee; plus $20.00 per lot each lot over 80
Commerical: $800.00 + $200.00 per lot for the first 10 lots; plus $90.00 County fee; plus $50.00 per lot each lot over 10

This fee covers original review and second review. If additional plat draft reviews are required, supplemental fees to cover City Staff and Engineering time will be charged to the applicant.

*** Application Date**

08/07/2023

Format: MM/DD/YYYY

*** Applicant First Name**

Mark & Bonnie

*** Applicant Last Name**

Mehr

Phone

3207610162

*** Email**

mom2gracerose@yahoo.com

*** Address**

2439 6th Street S

*** City**

Sartell

*** State**

MN

*** Zip Code**

56377

Fee Owner (If different than the applicant)

*** Project/Development Name**

Mehr Tierra Mila

Property Identification Number (PID)

*** Legal Description of Property (attach as a word document)**

Choose File No file chosen

The Legal Description of Property (attach as a word document) field is required

*** Preliminary Plat**

Choose File No file chosen

The Preliminary Plat field is required

PROCEDURE FOR PRELIMINARY PLAT APPROVAL

To facilitate the handling of plats and to establish a definite procedure for the consideration of the problems involved in preparing and recording a plat, the following procedure is approved by the governing body and includes a concept plan, build out plan, preliminary plat and final plat as defined below.

Prior to the development or any parcel within the City, all properties with meets and bounds legal description must follow the City's concept plan and preliminary and final platting procedures.

One (1) large-scale copy and one electronic copy of the Preliminary Plat and Supportive Information is required to be submitted with the Preliminary Plat Application.

PRELIMINARY PLAT DATA REQUIREMENTS: The preliminary plat shall contain, but not limited to the following data. The Community Development Director or his/her designee may exempt an applicant from the submission of data which is not considered relevant to the application.

A. Proposed Conditions:

1. The proposed name of the subdivision; names shall not duplicate or be alike in pronunciation to the name of any plat theretofore recorded in Stearns/Benton County. If the plat is not for a subdivision, the proposed name is not required. Platting is required to obtain a street address.
2. Location of boundary lines in relation to a known section, quarter section or quarter-quarter section lines comprising a legal description of the property.
3. Name, Address, phone number and where applicable license number of the record owner(s), any agent having control of the land, the applicant, land surveyor, engineer and designer of the plan.
4. Graphic scale of one (1) inch to one hundred (100) feet, except as specifically approved by the Planning and Community Development Director or his/her designee.
5. North point and key map of the area, showing well-known geographical points for orientation including streets within a one-half (1/2) mile radius.
6. Date of preparation.
7. The legal description of the land contained within the subdivision including the total acreage of the proposed subdivision. The legal description shall also be provided in an electronic form (word document) at the time of the application.
8. An indication as to which lands are registered torrens property or abstract property. If land is registered property, a registered land survey shall be required.
9. A list of any liens or encumbrances.
10. Elevation benchmarks used for the topographic survey and datum on which they are based.
11. Reference to the coordinate system use for the survey.
12. Results of site evaluation, including percolation tests and soil borings.

B. Existing Conditions:

1. Boundary lines to include bearings, distances, curve data, and total acreage of proposed plat, clearly indicated.
2. Existing zoning classifications for land in and abutting the subdivision.
3. Total area of the proposed plat.
4. Location, right-of-way width and names of existing or platted streets or other public ways, parks and other public lands, permanent buildings and structures, easements and section, corporate and school district lines within the plan, to a distance of one hundred fifty (150) feet beyond the plat.
5. Location, size, and elevations of existing sewers, water mains, culverts or other underground facilities within the preliminary plat area and to a distance of one hundred fifty (150) feet beyond. Such data as top grades and locations of catch basins, manholes, elevations, invert elevations, hydrants and the street pavement width and type also shall be shown.
6. Boundary lines of adjoining un-subdivided or subdivided land, within one hundred fifty (150) feet of the plat, identified by name and ownership, including all contiguous land owned or controlled by the applicant.
7. Topographic data, including contours at vertical intervals of not more than one (1) foot shown on a contour/topographic map. Watercourses, marshes, wooded areas, rock outcrops, power transmission poles and lines, and other significant features also shall be

shown. U. S. G. S. datum shall be used for all topographic mapping.

8. Base flood elevations, the regulatory flood protection, and boundaries of floodway and flood fringe areas, if known, taking into consideration the Flood Insurance Study and Flood Insurance Rate Map.
9. A statement certifying the environmental condition of the site including the presence of any hazardous substance as defined in Minnesota Statutes 115B.02, Subd. 8. Such statement may be required to be based upon an environmental assessment of the site by an environmental engineering firm acceptable to the City.
10. Geotechnical data prepared by a qualified soils engineer showing surface and subsurface soils and groundwater elevations in sufficient detail to show the site to be suitable for the development proposed.
11. A vicinity map at, at least 4" x 4" in size on the full size plans, to the Planning Commission showing the relationship of the proposed subdivision to adjacent properties, roads, right-of-ways, and other property and subdivision within three hundred-fifty feet (350) of the proposed subdivision, and the relation of the plat to the surrounding zoning districts.
12. All existing survey monuments that have been found.
13. Areas in the plat which have been designated as shoreland, delineated wetlands and/or floodplains by the Department of Natural Resources, including the high water level of all wetlands.

C. Proposed Design Features:

1. Layout of proposed streets showing the right-of-way widths, centerline gradients, roadway widths, typical cross-sections, and proposed names of streets in conformance with City of Sartell street identification policies. The name of any street heretofore used in the City or its vicinity shall not be used unless the proposed street is a logical extension of an already named street, in which event the same name shall be used.
2. Locations and widths of proposed alleys and pedestrian ways.
3. A utility plan shall be prepared and signed by a licensed engineer showing the Locations and size of proposed street lighting, storm sewer, sanitary sewer lines, water mains, culverts and other stormwater facilities or underground facilities within the subject property and to a distance of one hundred fifty (150) feet beyond the outside boundary of the proposed plat. Data such as grades, invert elevations and location of catch basins, manholes and hydrants shall also be shown. If the development is proposed in a Large Lot Residential zone and utilizes well and septics, applicant will provide such other information as the City deems necessary, including but not limited to identification of a primary and secondary septic site for each lot, well study reports, and fire protection well/hydrant plans.
4. Alignment and profile of proposed streets, storm sewer, sanitary sewer lines and water mains.
5. Location, dimension and purpose of all easements.
6. Layout, numbers, lot areas and preliminary dimensions of lots and blocks, and outlots. The total number of proposed lots, their minimum, maximum and average size in square footage.
7. Minimum front and side street building setback lines.
8. When lots are located on a curve, the width of the lot at the building setback line.
9. Building pads intended for construction, including the type of structure and low floor, low opening and garage floor elevations and driveway slope percentage.
10. Areas, other than streets, alleys, bikeways, pedestrian ways and utility easements, intended to be dedicated or reserved for public use, including the size of such an area or areas in acres.
11. The proposed location and sizing of public water system mains and service connections.
12. The proposed location and routing of public sewer mains and service connections
13. Preliminary grading plan prepared and signed by a licensed engineer with minimum one (1) foot contours which shall include the proposed grading and drainage of the site: prior to, during and post-construction. The preliminary grading plan shall include, but not be limited to, the illustration of provisions for erosion control, hydrology calculations and drainage. Also to be stipulated are the garage floor, first floor, lowest opening and lowest floor elevations of all structures. The grading plan must meet the following criteria:

a. Any new development (preliminary or final) or redevelopment will maintain minimum building openings three (3') feet above the calculated high water elevation. However, this three (3') foot freeboard requirement can be lowered to two (2') feet if the following can be demonstrated**.**

   i. That within the two foot (2') freeboard area, stormwater storage is available which is equal to or exceeds 50% of the stormwater storage currently available in the basin below the calculated high water level.

   ii. That a 25% obstruction of the basin outlet over a 24-hour period would not result in more than one foot (1') of additional bounce in the basin.

   iii. An adequate overflow route from the basin is available that will provide assurance that one foot (1') freeboard will be maintained for the proposed low building opening.

b. Require setting minimum basement floor elevations to an elevation that meets one of the following criteria:

   i. The basement floor shall be four feet (4') above the currently observed groundwater elevations in the area (FHA policy).

   ii. The basement floor shall be one foot (1') foot above the known historic high groundwater elevations in the area. Historic high groundwater elevations can be derived from any reasonable sources, including piezometer data, soil boring data and percolation testing logs.

   iii. The basement floor shall be one (1) foot above the 100-year high-water elevation for the area and the basement floor will be one (1') foot above the highest anticipated groundwater elevation that could result from high surface water elevations elevating groundwater elevations in the area during a 100-year critical duration rainfall event. The impact of the high surface water elevations on groundwater elevations in the vicinity of the structure can take into consideration the site's distance from wetlands, floodplains and stormwater ponds, the soil type, the normal water elevation surface depressions in the area, the static groundwater table and the historic water elevations in the area.

14. The location, size and proposed improvements for proposed parks, playgrounds and public open spaces; churches or school sites or other special uses of land to be considered for dedication to public use or to be reserved by deed of covenant for the use of all property owners in the subdivision and any conditions of such dedication or reservation.
15. Proposed pedestrian ways, sidewalks, trails, drainage easements and utility easements.
16. Drainage calculations for 2, 10 and 100-year storm events and 10-day snow melt events in a HydroCad format.
17. Proposed plan for surface water management, ponding, drainage and flood control, including normal water level and high water level of all ponds and watercourses.
18. Emergency overflow elevations and overland overflow routes.
19. In addition to the paper copy submittals, all information shall be submitted in electronic format to allow the city to review it electronically. All drawings shall be provided in AutoCAD or MicroStation format and a scalable PDF format.
20. The items listed in this section shall be in conformance with all other applicable sections of this Ordinance and the Sartell Zoning Ordinance (Title 10).

D. Supplementary Information: **Any or all of the supplementary information requirements set forth in this subsection shall be submitted when deemed necessary by the City staff, consultants, advisory bodies and/or the City Council to adequately address the application and site in question.**

1. If the developer is contemplating financing under Mn. Stat. Chapter 429, an official request to the City Council for the uses of said financing and the Council's approval of the drafting of a feasibility report.
2. A build-out plan as defined by the City and/or its assigns.
3. Proposed protective covenants or private restrictions.
4. Proposed phasing/staging plan for any project involving more than one construction season which sets forth the chronological order of construction and relates the proposed uses and structures to the construction of various service facilities and gives estimated completion dates.
5. A listing of all required federal, state and City permits and status of applications. This includes a wetland permit if there are proposed impacts to wetlands on the property being platted.
6. A plat overlay on an aerial photo, illustrating the relationship of the proposed subdivision to the surrounding area.
7. An analysis prepared by a qualified person identifying tree coverage in the proposed subdivision in terms of type, weakness, maturity, potential hazard, infestation, vigor, density and spacing. A vegetation preservation and protection plan that shows those trees proposed to be removed, those to remain, the types and locations of trees and other vegetation that are to be planted may also be required.
8. Statement of the proposed use of lots stating type of buildings with number of proposed dwelling units or type of business or industry, so as to reveal the effect of the development on traffic, fire hazards, and congestion of population. The City may require the applicant to have formal traffic or other studies performed to the City's satisfaction which show the effect of the proposed development on traffic, fire hazards, congestion, or other matters of public concern.
9. If any zoning changes are contemplated, the proposed zoning plan for the areas, including dimensions, shall be shown. Such proposed zoning plan shall be for information only and shall not vest any rights in the applicant.
10. A plan for soil erosion and sediment control both during construction and after development has been completed. The plan shall include gradients of waterways, design of velocity and erosion control measures, design of sediment control measures, and landscaping of the erosion and sediment control system. Such plans are to be in accordance with the technical standards and specifications of the Soil Conservation Service, as provided by Stearns/Benton County Soil and Water Conservation District Office.
11. An environmental review shall be submitted if the City, City consultants or other groups or agencies determine that one is required by law or if it is determined that a discretionary review is appropriate.
12. Applications, statements and supporting documentation and plans for rezoning, variances, conditional use permits or planned unit development approvals being sought for the subdivision.
13. Such other applicable information as may be required by the City.

NOTE: PRELIMINARY AND FINAL PLAT APPROVAL IS ALSO SUBJECT TO PARK DEDICATION REQUIREMENTS, SEWER AND WATER ACCESS CHARGES AND SEWER, WATER AND STORM TRUNK FEES.

PARK DEDICATION REQUIREMENTS (To be paid at final plat approval):
Single Family Home - 1,150 square foot per unit or $978.00 per unit (Payment in Lieu)
Multi-Family Developments - 1,150 square foot per unit or $978.00 per unit (Payment in Lieu)
Commerical Developments - 5% land or $1.64 per square foot (Payment in Lieu)

If the preliminary plat is not approved by the City Council, the reasons for such action shall be recorded in the proceedings and transmitted to the applicant.

Sartell strongly recommends that you review the Title 10 - Zoning Regulations and Title 11 - Subdivision Regulations prior to the submittal of the Preliminary Plat. Also, also discussing with the adjacent property owners before a formal application is recommended.

This application must be signed by all owners of the subject property or an explanation given why this is not the case.

We, the undersigned, have read and understand the above.

*** E-Signature of Applicant**

Mark & Bonnie Mehr

"I understand that I am signing the Preliminary Plat Application and I agree to all the terms and conditions of the form."

E-Signature of Owner(s)

If different than the applicant.

Request has been sucessfully updated.

Final Plat

Print

Submitted by: Mark & Bonnie Mehr

Submitted On: 2023-08-07 09:51:21

Submission IP: (152.130.15.5)
proxy-IP (raw-IP)

Status: Payment Required

Priority: Normal

Assigned To: Kari Theisen

Due Date: Open

Attachments

- 2023.013 MEHR LEGAL.docx - 2023-08-07 09:51:22 am
- 2023.013 MEHR - FINAL PLAT 8-02-23.pdf - 2023-08-07 09:51:23 am

Final Plat Application

Fee: $600

*** Application Date**

08/07/2023

Format: MM/DD/YYYY

*** Applicant First Name**

Mark & Bonnie

*** Applicant Last Name**

Mehr

Phone

3207610162

*** Email**

mom2gracerose@yahoo.com

*** Address**

2439 6th Street S

*** City**

Sartell

*** State**

MN

*** Zip Code**

56377

Fee Owner (If different than the applicant)

*** Project/Development Name**

Mehr Tierra Mila

Property Identification Number (PID)

Project Location

*** Legal Description of Property (attach as a word document)**

Choose File No file chosen

The Legal Description of Property (attach as a word document) field is required

*** Final Plat**

Choose File No file chosen

The Final Plat field is required

PROCEDURE FOR FINAL PLAT APPROVAL

A Final Plat is a drawing representing the proposed subdivision or land or parcel development, or redevelopment within the City and serves as the document for recording purposes, as required by the County Recorder's Office. Once a Preliminary Plat has been approved by the City Council, the developer may submit a request for Final Plat approval. In certain cases the City may allow a Final Plat to be submitted concurrent with a request for Preliminary Plat approval.

The Final Plat application shall be submitted three (3) weeks prior to the next Planning Commission meeting!

Prior to the development or any parcel within the City, all properties with meets and bounds legal description must follow the City's concept plan and Preliminary and Final platting procedures.

One (1) large-scale copy and one electronic copy of the Final Plat and Supportive Information is required to be submitted with the Final Plat Application.

FINAL PLAT PROCESS:

1. When the City has agreed to install improvements in a development, the developer may be required to furnish a financial statement satisfactory to the City indicating the developer's ability to develop the plat.
2. The final plat shall be considered as being officially submitted only when all of the information requirements are complied with and the appropriate fees paid. If the Planning and Community Development Director or his/her designee determines the application is incomplete, the applicant shall be notified of all deficiencies in the application, in writing within fifteen **(15)** calendar days of receipt of the application. The Council shall approve or disapprove the final plat within sixty **(60)** days following the receipt of a completed application, unless an extension of the review period has been approved.
3. Prior to recoding of the Final Plat, the applicant shall have executed a Development Agreement with the City, which controls the installation of all required improvements and assures compliance with all conditions of approval. Said agreement will require all improvements and approval conditions to comply with approved engineering standards and applicable regulations.

RECORDING OF THE FINAL PLAT

Upon receiving an approved Final Plat, the designated representatives of the City shall sign the plat, and the applicant, as a condition of approval, shall record the approved and signed Final Plat with the County Recorder within one hundred and eighty days (180) unless otherwise determined and indicated within the Development Agreement.

The final plat shall not be released by the City for recording with the County Recorder's Office until the following have been completed:

1. The recording of signatures upon the plat.
2. The recoding of signatures upon the Developer's Agreement.
3. The submittal of necessary financial guarantees and development fees to the City.
4. The provisions of easements or deeds as may be required by the City for trailways, ponding, parks, utilities or similar purposes.

Recording of the Final Plat and supporting documents. At the discretion of City Staff, it shall be the responsibility of the City to file the plat and supporting documents with the County Recorder's Office. The developer will be responsible for all recording related costs.

The applicant shall, within thirty (30) days of recording, furnish the City with one (1) MyLar of the Final Plat and one electronic copy, showing evidence of the recording.

FINAL PLAT DATA REQUIREMENTS: *As required by Section 11-3-9 of the Subdivision Regulations, the applicant shall submit a Final Plat together with any necessary supplementary information. The Final Plat, prepared for recording purposes, shall be prepared in accordance with provisions of Minnesota State Statutes and Stearns/Benton County regulations, and such final plat or accompanying submittals shall contain the following information:*

1. Name of the subdivision, which shall not duplicate or too closely approximate the name of any existing plat theretofore recorded in the City of Sartell or its vicinity and which shall be subject to City Council approval, or the address of the developed parcel.
2. Location by section, township, range, county and state, and including descriptive boundaries of the subdivision.
3. The location of monuments shall be shown and described on the final plat. Locations of such monuments shall be shown in reference to existing official monuments on the nearest established street lines, including true angles and distances to such reference points or monuments. The applicant shall provide coordinating data on all subdivision monumentation in a format approved by the City Engineer.
4. Location of lots, outlots, streets, public highways, alleys, and parks and other features, with accurate dimensions in feet and decimals of feet, with the length of radii and/or arcs of all curves, and with all other information necessary to reproduce the plat on the ground shall be shown. Dimensions shall be shown from all angle points of curve to lot lines.
5. Lots shall be numbered clearly, blocks are to be numbered, with numbers shown clearly in the center of the block.
6. A drawing or listing of total square footage per lot, acreage per block, square footage or acreage of each land use proposed (where applicable) and total acres in the plat.
7. The exact locations, widths and names of all streets to be dedicated.
8. Location, purpose and width of all easements to be dedicated.
9. Name, address and phone number of surveyor making the plat.
10. Scale of the plat to be one inch to one hundred feet (1"=100'—the scale to be shown graphically on a bar scale), date and north arrow.
11. A current abstract of title or a registered property certificate along with any unrecorded documents that are subject to review and approval by the City Council.
12. Copies of any protective or restrictive covenants affecting the subdivision or any part thereof.
13. Statement dedicating all easements as follows: Easements for installation and maintenance of utilities and drainage facilities are reserved over, under and along the designated areas marked "drainage and utility easements".
14. Statement dedicating all streets, alleys and other public areas not previously dedicated as follows: Streets, alleys and other public areas shown on this plat and not heretofore dedicated to public use hereby so dedicated.
15. Other data: Such other information that shall be required by the City following final plat approval, including but not limited to:
    a. A signed Development Agreement approved by the City which includes provisions for a financial guarantee of cash escrow or letter of credit, as provided for in Section 11.6.16 of this Ordinance.
    b. A complete set of construction plans and specifications to construct the required public improvements and to make the subdivision suitable for development, which conform to the City requirements (11-3-8-C). These documents will be prepared by the City for projects following the publicly financed public improvement process.
    c. A certified Mylar copy of the plat evidencing filing of the plat with the County within sixty (60) days after approval by the City. No building permits shall be approved for construction of any structure on any lot in said plat until the City has received evidence of the plat being recorded by Stearns/Benton County.
    d. Three complete sets of 11" x 17" reproducible as-built construction drawings for any public improvements constructed in the subdivision shall be furnished to the City for the City files and City Engineer, within one hundred and twenty (120) days after the construction is complete and approved by the City. In addition one digital GIS formatted copy and one scanned copy for imaging shall be submitted to the City.
    e. Upon adoption and filing of a final plat, the City shall prepare a street address map and distribute it to the applicant, utility companies, police department, ambulance, fire department, post office and County.

Space for the certificate of approval and review to be filled in by the signatures of the Mayor and City Administrator in the following form:

FOR APPROVAL OF THE CITY OF SARTELL:

This plat of (name of plat) was approved and accepted by the City of Sartell. Minnesota, at a regular meeting thereof held this _____ day of _____, . _____.

CITY COUNCIL OF SARTELL, MINNESOTA

By_____, Mayor

By_____, Administrator

NOTE: FINAL APPROVAL IS ALSO SUBJECT TO PARK DEDICATION REQUIREMENTS, SEWER AND WATER ACCESS CHARGES (SAC&WAC) AND STORMWATER TRUNK FEES

For estimates on SAC&WAC and building permit fees submit a request for estimates which can be found by clicking here.

For estimates on Trunk fees contact the City at 320-258-7312. Trunk fees are due prior to recording of the Final Plat.

Water Trunk Charge: $2,546 per acre
Sewer Trunk Charge: $2,546 per acre
Storm Trunk Charge:
$0.100 per square foot - Single Family Residential
$0.134 per square foot - Multi Family Residential
$0.200 per square foot - Commerical/Industrial

PARK DEDICATION REQUIREMENTS (To be paid at final plat approval):
Single Family Home - 1,150 square foot per unit or $978.00 per unit (Payment in Lieu)
Multi-Family Developments - 1,150 square foot per unit or $978.00 per unit (Payment in Lieu)
Commerical Developments - 5% land or $1.64 per square foot (Payment in Lieu)

The City of Sartell strongly recommends that you review the Title 10 - Zoning Regulations and Title 11 - Subdivision Regulations prior to the submittal of the Final Plat.

This application must be signed by all owners of the subject property or an explanation given why this is not the case.

We, the undersigned, have read and understand the above.

*** E-Signature of Applicant**

Mark & Bonnie Mehr

"I understand that I am signing the Final Plat Application and I agree to all the terms and conditions of the form."

E-Signature of Owner(s)

If different than the applicant.

STAFF MEMO

Lead Department and Contact: Community Development – Kari Theisen	Meeting Date: September 5, 2023	Agenda Item No. **03b**
Agenda Section: New Business	Goal Area: Livable City	Item: Preliminary & Final Plat – Eagle Addition

PREVIOUS COUNCIL REVIEW OR ACTION: N/A.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: N/A.

BACKGROUND:

Applicant Information:	Karell Sartell & David Steffens
Current Zoning:	R-1 Single Family Residential
Requested Plan:	Two(2) Single Family Residential lots
Location:	411 19th Avenue South PID: 92.56569.0227

PRELIMINARY AND FINAL PLAT

Lot 1: 1020 Acres, Lot 2: 2.25 Acres, .41 acres ROW – Total 12.84 acres.
Setbacks proposed – Front 30', side 10', rear 30'. All other typical R-1 Single Family Residential performance standards will be followed for this development.

A. COMM/IND: that site plans must be submitted and approved which conform to typical R-1 (Single Family Residential District) standards for development, in addition to the site design standards for those projects.

B. That all comments by zoning, engineering, police, and/or fire must be resolved to the satisfaction of the City to be evidenced by written notice to proceed issued by the City.

C. That the developer/owner will be required to obtain a NPDES Phase II (Construction Site) permit from the MPCA prior to the start of construction, if applicable.

D. This development is not subject to storm trunk, water or sanitary fees as City utilities do not service this area currently. The parcel will be assessed for utilities once they become available.

E. This development is subject to park dedication fees based on Single Family residence ($978) per lot.

RECURRING REQUEST: No.

PROPOSED BUDGET/FISCAL IMPACT: Park dedications fees will be due prior to releasing the plat for recording.

OPPORTUNITY COST IF APPROVED: None.

ACTIONS REQUESTED: Motion and 2nd to Approve the Preliminary and Final Plat for Eagle Addition contingent upon addressing staff comments.

ATTACHMENTS: Resolution, Applications, and Supporting Documents.

RESOLUTION NO._____

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT
EAGLE ADDITION

WHEREAS, Karell Sartell & David Steffens ("Applicants") have submitted an application for Preliminary and Final Plat of Eagle Addition, legally described as shown in in **Exhibit A;** and

WHEREAS, the property is located within a R-1 Single Family Residential District; and

WHEREAS, the proposed preliminary and final plat as submitted by the Applicant have been reviewed by City staff and engineering shown in **Exhibit B;** and

WHEREAS, a public hearing was held on the proposed Preliminary Plat of Eagle Addition on September 11, 2023, at which time all persons wishing to be heard regarding the matter were given an opportunity to be heard; and

WHEREAS, a Final Plat for Eagle Addition indicates that no significant changes within that portion of the preliminary plat, is included in the final plat.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SARTELL, MINNESOTA that it does hereby approve the Preliminary and Final Plat of Eagle Addition, and that the request satisfies requirements set forth in the City's Subdivision Ordinance, specifically 11.3.7-J relating the findings required for the preliminary plat approval.

FINDINGS OF FACT:

1. The proposed preliminary plat conforms to the requirements of this Title and the applicable zoning district regulations**.**
2. The proposed subdivision or parcel development or redevelopment is consistent with the City's Comprehensive plan and any other adopted land use studies and is compatible with the platting or approved preliminary plat on adjoining lands.
3. The proposed plat does not constitute a 'premature subdivision' under section 11.7.1-D of this Title.
4. The physical characteristics of this site, including but not limited to topography, vegetation, wetlands, ground water elevations, susceptibility to erosion and siltation, susceptibility to flooding, water storage and retention, are such that the site is suitable for the type of development or use contemplated.
5. The design, development, redevelopment, or improvement of the proposed subdivision or parcel complies with the applicable plans of Stearns County and the State of Minnesota.
6. The design, development, redevelopment, or improvement of the proposed subdivision or parcel is not likely to cause environmental damage or health problems.
7. The completion of the proposed development or redevelopment of the subdivision or parcel can be achieved in a timely manner so as not to cause an undue economic burden upon the City for maintenance, repayment of bonds or similar burden.

8. That permits applicable to the site/project as required by local, state, and federal law have been applied for and/or have been approved. The Applicant is required to prove compliance with all local, state, and federal law. The City and/or its assigns may determine whether an application for approval is sufficient or if approval of a permit application is acceptable.

FURTHER BE IT RESOLVED that the final plat for Eagle Addition be approved with the following conditions:

A. COMM/IND: that site plans must be submitted and approved which conform to typical R-1 (Single Family Residential District) standards for development, in addition to the site design standards for those projects.

B. That all comments by zoning, engineering, police, and/or fire **(Exhibit B)** must be resolved to the satisfaction of the City to be evidenced by written notice to proceed issued by the City.

C. That the developer/owner will be required to obtain a NPDES Phase II (Construction Site) permit from the MPCA prior to the start of construction, if applicable.

D. This development is not subject to storm trunk, water or sanitary fees as City utilities do not service this area currently. The parcel will be assessed for utilities once they become available.

E. This development is subject to park dedication fees based on Single Family residence ($978) per lot.

ADOPTED BY THE SARTELL CITY COUNCIL THIS 11th DAY OF SEPTEMBER 2023.

_____
Mayor

ATTEST:

_____
City Administrator

CITY SEAL:

THIS INSTRUMENT DRAFTED BY:
City of Sartell
125 Pinecone Road North
Sartell, MN 56377
(320) 253-2171

EXHIBIT A
Legal Description

2021.071 SARTELL Existing Legal per Doc # 1566280

That part of the East One-half of the Northeast Quarter (E 1/2 NE 1/4) of Section Thirty (30), in Township One Hundred Twenty-five (125), of Range Twenty-eight (28) West, described as follows, to wit: Commencing as the Southeast corner of the East Half of the Northeast Quarter (E 1/2 NE 1/4) of Section Thirty (30), in Township One Hundred Twenty-five (125), of Range Twenty-eight (28) West; thence Northerly and parallel with the East section line 969 feet to the point of beginning; thence Westerly and parallel with the North section line 500 feet to a point; thence Northerly and parallel with the East section line 1200 feet to a point; thence Easterly and parallel with the South section line to a point on the Easterly section line that is 1200 feet Northerly of the point of beginning; thence Southerly on the East section line to the point of beginning and there terminating, excepting roads, Stearns County, Minnesota.

New Legals
Lot 1, Block 1, Eagle Addition
Lot 2, Block 1 Eagle Addition

PID: 92.56569.0227

EXHIBIT B
(Staff Comments)

PRELIMINARY AND FINAL PLAT REVIEW

Eagle Addition

Applicant Information	Karell Sartell & David Steffens
Existing Zoning	R-1, Single Family Residential
Surrounding Zoning	R-1, Single Family Residential
Future Land Use	R-1, Single Family Residential
Lot Size	12.84 Acres – 2 Lots
Review Based on Plans Dated:	06/22/2023 Preliminary Plat
	08/02/2023 Final Plat

	Required
Minimum Lot Width	75 Feet
Front Yard Setback	30 Feet
Side Yard Setback	10 Feet
Rear Yard Setback	30 Feet
Maximum Impervious Surface	35%
Maximum Building Height	40 Feet
Minimum Lot Size	9500 square feet

Planning Commission and City Council Comments

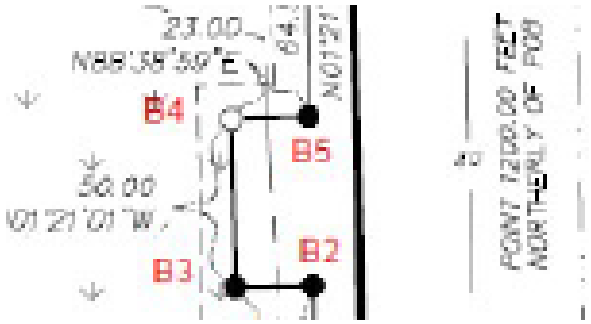
- The Planning Commission and City Council will review and approve the Preliminary and Final Plat on September 5 and September 11th, 2023.

Engineering & Public Works Comments

Preliminary and Final Plat Review Comments

1. The description seems odd, but we do not have the deeds or title to review again. For example: "The south property line is parallel to the north section line and the north property line is parallel with the south section line." The previous deeds should be reviewed, if not already done, to make sure something didn't get switched with recording.

2. The south-west property corner may have been placed incorrectly to be parallel to the south line of the ¼ section. Please verify that the south-west property corner and iron is correct.
3. The City of Sartell Right of Way Plat Number 3 monuments need to be identified and labeled on the plat (see pictures below).
4. The preliminary plat looks to miss a structure on the adjacent property that is in close proximity to the south property line.
5. Provide a copy of the wetland delineation. The wetland and appropriate wetland buffer (dependent on wetland size) needs to be included within a drainage and utility easement.
6. Storm sewer and culverts located within the right-of-way and/or a drainage and utility easement should be reinforced concrete.
7. Drainage and utility easements need to be at least 6 feet in width with adjoining lot lines. This should be updated on the detail and plat.
8. Drainage and utility easements need to be at least 12 feet in width with adjoining street right-of-way. This should be updated on the detail and plat.



BX = City of Sartell Right of Way Plat Number 3 monument number

Fire Comments

- No comments.

Planning and Zoning Comments

- All driveways shall be either asphalt or concrete (11-6-10). All driveways are required to have a concrete apron, the current apron complies with this requirement.
- Lot 1 is a nonconforming lot until a primary structure is built on the property.
- The Preliminary plat shows a 33-foot ingress/egress & drainage and utility easement for the second driveway which is required to access lot 2.

- No lot may have more than two (2) detached accessory buildings (10-8-10:F)
- Stearns County does not need to review this plat as it does not abut a County ROW.
- Building Permits will be required to be submitted prior to starting any work on either lot.

PRELIMINARY PLAT: EAGLE ADDITION

PREPARED FOR: KARELL SARTELL

PART OF THE EAST HALF OF THE NE QUARTER , SECTION 30, T125N, R28W, STEARNS COUNTY, MINNESOTA

0 60 120 Feet

1 INCH = 60 FEET
SCALE IN FEET

PROPERTY OWNERS

DAVID STEFFENS & KARELL SARTELL
411 19TH AVE S
SARTELL, MN 56377

LEGEND

- FOUND MONUMENT
- SET 1/2 INCH MONUMENT CAP NO. 49988
- FOUND CAST IRON MONUMENT
- 1002.20 EXISTING SPOT ELEVATIONS
- 998 EXISTING MINOR CONTOUR
- 1000 EXISTING MAJOR CONTOUR
- E EXISTING ELECTRICAL BOX
- FO EXISTING FIBER OPTIC BOX
- EXISTING POWER POLE
- D EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SOIL OBSERVATION
- EXISTING CULVERTS
- EXISTING FENCE LINE
- EXISTING STORM SEWER LINES
- E EXISTING ELECTRIC LINES
- FO EXISTING FIBER OPTIC LINES
- EXISTING RIGHT OF WAY
- CENTER LINE
- EXISTING DELINEATED WETLAND
- SETBACKS PER THE R-1 ZONING
  FRONT – 30 FEET
  SIDE – 10 FEET
  REAR – 30 FEET

PARCEL DESCRIPTION

Deed Document No. 1566280

That part of the East One-half of the Northeast Quarter (E 1/2 NE 1/4) of Section Thirty (30), in Township One Hundred Twenty-five (125), of Range Twenty-eight (28) West, described as follows, to wit: Commencing at the Southeast corner of the East Half of the Northeast Quarter (E 1/2 NE 1/4) of Section Thirty (30), in Township One Hundred Twenty-five (125), of Range Twenty-eight (28) West; thence Northerly and parallel with the East section line 969 feet to the point of beginning; thence Westerly and parallel with the North section line 500 feet to a point; thence Northerly and parallel with the East section line 1200 feet to a point; thence Easterly and parallel with the South section line to a point on the Easterly section line that is 1200 feet Northerly of the point of beginning; thence Southerly on the East section line to the point of beginning and there terminating, excepting roads, Stearns County, Minnesota.

LOT COVERAGE

AREA OF LOT 1, BLOCK 1=10.20 ACRES +/-
AREA OF LOT 2, BLOCK 1=2.25 ACRES +/-
AREA OF ROAD DEDICATION=0.41 ACRES +/-
TOTAL AREA=12.84 ACRES +/-

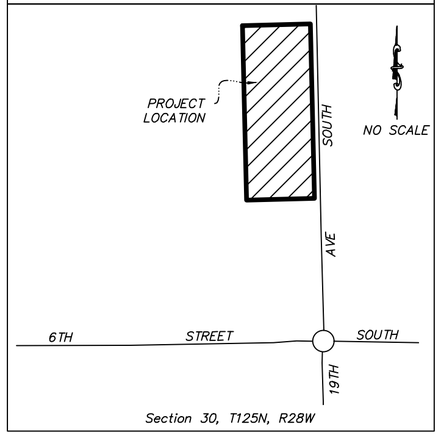
ORIENTATION OF BEARINGS

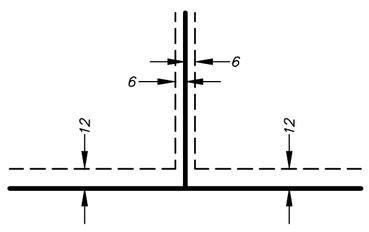
The East line of the NE Quarter of the SW Quarter of Section 30, Township 125N, Range 28W, Stearns County, MN is assumed to bear S 01° 21' 00" E.

SURVEY NOTES

1. Coordinate System: Stearns County NAD83 (1996adj)
2. PID: 92.56569.0227
3. Gopher State One Call Ticket No. 2129805598
4. Zoning: R-1
5. GSID Station #30942
6. Wetland Delineated by Anez Consulting, Inc.
7. Soil Observations by Watab Inc.

VICINITY MAP





DRAINAGE AND UTILITY EASEMENTS BEING 10 FEET IN WIDTH AND ADJOINING STREET RIGHT OF WAY LINES AND 5 FEET IN WIDTH AND ADJOINING LOT LINES AS SHOWN.

SURVEYOR'S CERTIFICATE

I hereby certify this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Minnesota.

PRELIMINARY

Michael Scott Marlin, L.S.
Date _____ Lic. No. 49988

Community Land Solutions
208 2ND AVE NORTH, Suite 201
SAUK RAPIDS, MN 56379
www.CommunityLandMN.com
(320)-249-2164

Preliminary Plat
Section 30, T125N, R28W

DRAWN BY: EMS	DATE: 8-21-23
CHECKED BY: MSM	DATE: 8-21-23
CHECKED BY:	DATE:

EAGLE ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That David Steffens and Karell Sartell, joint tenants, fee owners of the following described property:

That part of the East One-half of the Northeast Quarter (E 1/2 NE 1/4) of Section Thirty (30), in Township One Hundred Twenty-five (125), of Range Twenty-eight (28) West, described as follows, to wit: Commencing at the Southeast corner of the East Half of the Northeast Quarter (E 1/2 NE 1/4) of Section Thirty (30), in Township One Hundred Twenty-five (125), of Range Twenty-eight (28) West; thence Northerly and parallel with the East section line 969 feet to the point of beginning; thence Westerly and parallel with the North section line 500 feet to a point; thence Northerly and parallel with the East section line 1200 feet to a point; thence Easterly and parallel with the South section line to a point on the Easterly section line that is 1200 feet Northerly of the point of beginning; thence Southerly on the East section line to the point of beginning and there terminating, excepting roads, Stearns County, Minnesota.

Have caused the same to be surveyed and platted as EAGLE ADDITION and do hereby dedicate to the public for public use forever the public way and the drainage and utility easements as created by this plat.

In witness whereof, David Steffens and Karell Sartell, joint tenants, have hereunto set their hands, this_____ day of _____, 2023.

_____ _____
David Steffens Karell Sartell

State of _____County of _____

The foregoing instrument was acknowledged before me this ____ day of_____, 2023 by David Steffens and Karell Sartell, joint tenants.

_____ _____
(Notary Signature) (Notary Printed Name)

Notary Public, _____ County, State of _____ My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, M. Scott Marlin, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statute, Section 505.01, Subd. 3, as of the date of the certificate are shown and labeled on the plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2023.

_____
M. Scott Marlin, Licensed Land Surveyor
Minnesota License No. 49988

State of _____County of _____

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of_____, 2023 by M. Scott Marlin, Licensed Land Surveyor, Minnesota License No. 49988

_____ _____
(Notary Signature) (Notary Printed Name)

Notary Public, _____ County, State of _____ My Commission Expires _____

SARTELL CITY COUNCIL

We do hereby certify that on the _____ day of _____ 2023, the City Council of Sartell, Minnesota, approved this plat.

SIGNED: _____ MAYOR

ATTEST:_____ ADMINISTRATOR

STEARNS COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statute, Sections 505.021, Subd 11, this plat has been examined and recommended for approval this _____ day of _____, 2023.

_____
Ryan Hennen, Stearns County Surveyor,
Minnesota License Number 47628

STEARNS COUNTY AUDITOR / TREASURER

I hereby certify that the taxes on the land described hereon are paid for the year of 20_____and all years prior to the year of 20_____and transfer entered this _____ day of _____, 2023.

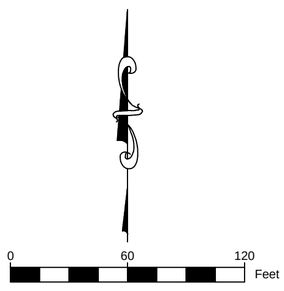
_____
STEARNS COUNTY AUDITOR / TREASURER

_____ _____
DEPUTY AUDITOR / TREASURER TAX PARCEL NUMBER

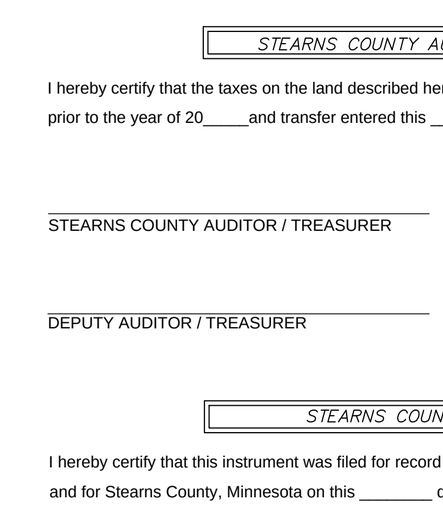
STEARNS COUNTY RECORDER

I hereby certify that this instrument was filed for record in the Office of the County Recorder in and for Stearns County, Minnesota on this _____ day of _____, 2023, at _____ o'clock __.M as Document No. _____, in Plat Cabinet _____ No. _____.

_____ _____
STEARNS COUNTY RECORDER DEPUTY RECORDER

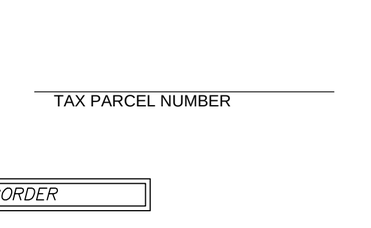


1 INCH = 60 FEET
SCALE IN FEET

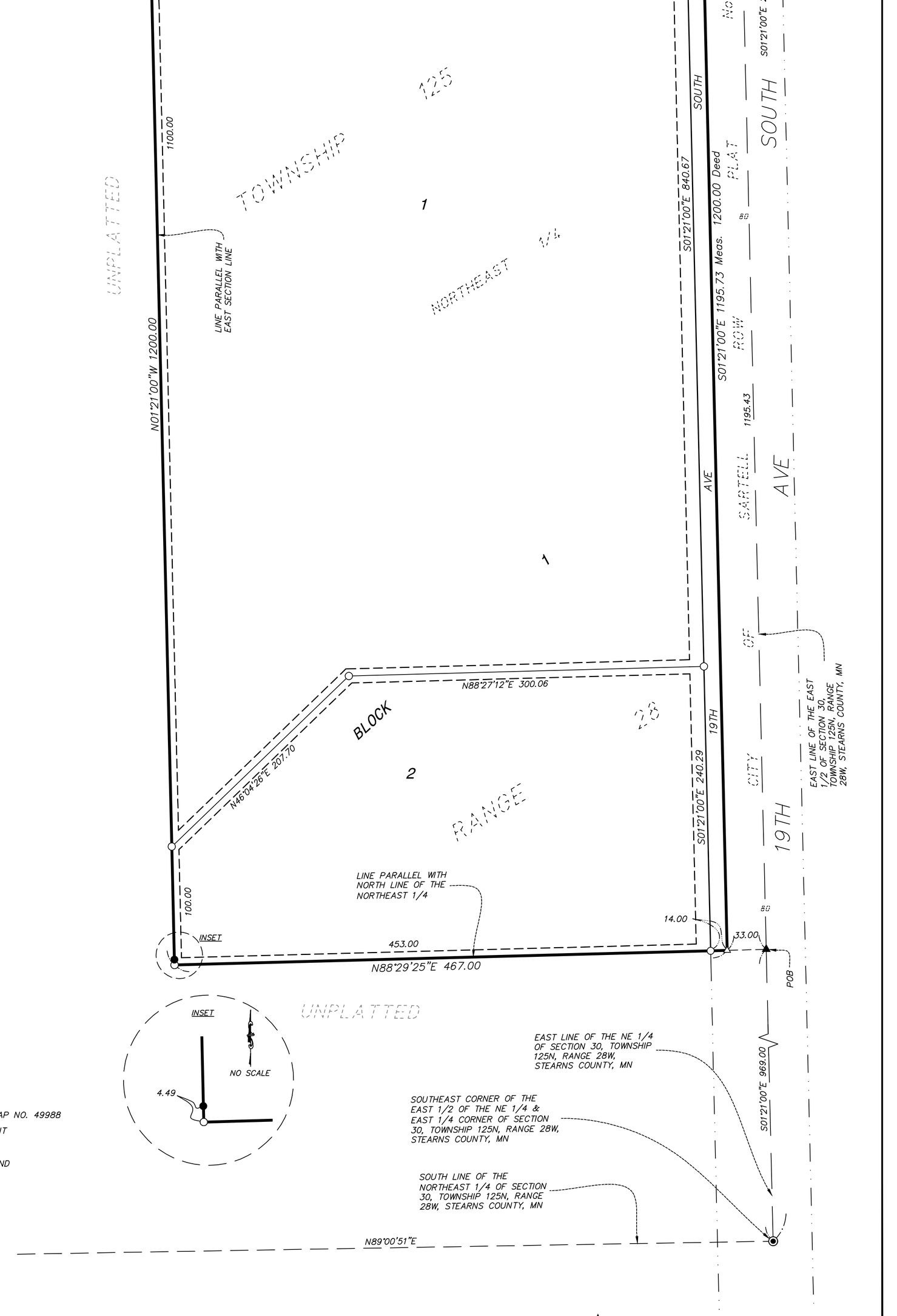


LEGEND

- FOUND MONUMENT
- SET 1/2 INCH MONUMENT CAP NO. 49988
- FOUND CAST IRON MONUMENT
- SET PK NAIL
- EXISTING DELINEATED WETLAND



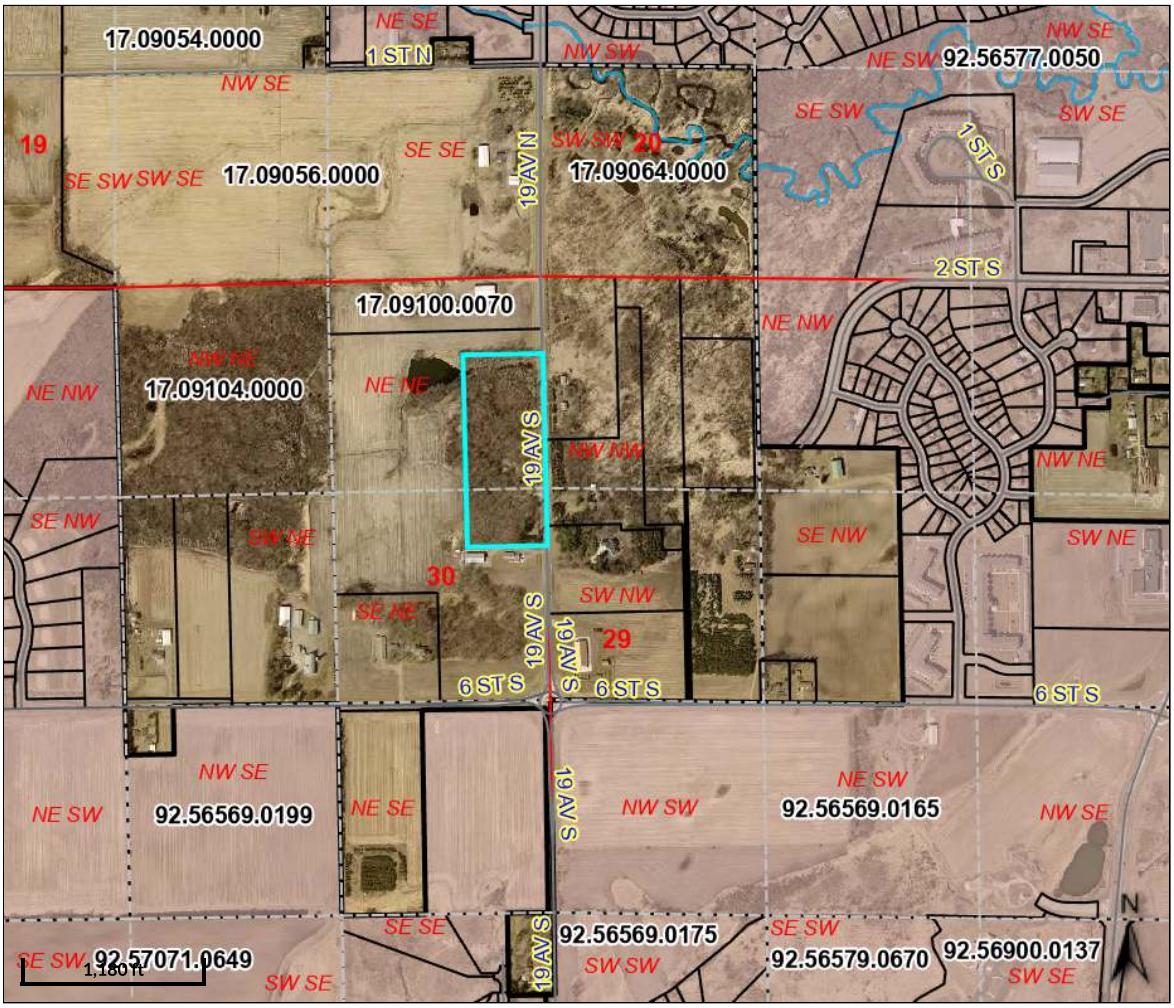
DRAINAGE AND UTILITY EASEMENTS BEING 10 FEET IN WIDTH AND ADJOINING STREET RIGHT OF WAY LINES AND 5 FEET IN WIDTH AND ADJOINING LOT LINES AS SHOWN.



Community Land Solutions
Sauk Rapids, MN

AREA ±
L 1, B 1=10.20
L 2, B 1=2.25
ROAD=0.41
TOTAL=12.84 ACRES

Stearns County Minnesota



Overview



Legend

- Parcels
- Additions
  - A
  - M
  - T
- Sections
- Quarter-Quarter Sections
- Active Rail Line
- Unincorporated Cities
- Minor Civil Divisions - Township
- Water Access
- Airport
- Cemetery
- Parks
- Lakes PWI
- Streams and Rivers
- Major Roads
  - Interstate Hwy
  - US Hwy
  - State Hwy
  - County Hwy
  - Roads

Parcel ID	17.09102.0000	**Alternate ID**	n/a	**Owner Address**	DAVID STEFFENS
Sec/Twp/Rng	30/125/028	**Class**	4BB1-Residential Non-Homestead single unit		1892 HIGHVIEW DR E
Property Address	411 19TH AVE S SARTELL	**Acreage**	14.0		SAUK RAPIDS MN 56379
District	1705 LESAUK 748				
Brief Tax Description	14.00 A. N 1200' OF S 2169' OF E 500' OF E2NE4 (Note: Not to be used on legal documents)				

This map is made available on an "as is" basis, without express or implied warranty of any sort including, specifically, any implied warranties of fitness for a particular purpose, warranties of merchantability or warranties relating to the accuracy or completeness of the database(s).

Date created: 7/5/2023
Last Data Uploaded: 7/5/2023 5:18:06 AM

Developed by Schneider GEOSPATIAL

Request has been sucessfully updated.

Preliminary Plat

Print

Submitted by: Karell & David Sartell & Steffens

Submitted On: 2023-08-09 08:56:14

Submission IP: (174.82.246.76)
proxy-IP (raw-IP)

Status: Payment Received

Priority: Normal

Assigned To: Kari Theisen

Due Date: Open

Attachments

- 2021.071 SARTELL - PP-DRAFT 8-02-23 (1).pdf - 2023-08-09 08:56:15 am
- LEGAL DOC-1566280 (2).docx - 2023-08-09 08:56:14 am

Preliminary Plat Application

Fees:

Residential: $800.00 + $35.00 per lot for the first 80 lots; plus $90.00 County Fee; plus $20.00 per lot each lot over 80
Commerical: $800.00 + $200.00 per lot for the first 10 lots; plus $90.00 County fee; plus $50.00 per lot each lot over 10

This fee covers original review and second review. If additional plat draft reviews are required, supplemental fees to cover City Staff and Engineering time will be charged to the applicant.

*** Application Date**

08/09/2023

Format: MM/DD/YYYY

*** Applicant First Name**

Karell & David

*** Applicant Last Name**

Sartell & Steffens

Phone

320-492-0456

*** Email**

kksartell@gmail.com

*** Address**

1892 Highview Dr E

*** City**

Sauk Rapids

*** State**

MN

*** Zip Code**

56379

Fee Owner (If different than the applicant)

*** Project/Development Name**

Karell Sartell & David Steffens

Property Identification Number (PID)

92.56569.0227

*** Legal Description of Property (attach as a word document)**

Choose File No file chosen

The Legal Description of Property (attach as a word document) field is required

*** Preliminary Plat**

Choose File No file chosen

The Preliminary Plat field is required

PROCEDURE FOR PRELIMINARY PLAT APPROVAL

To facilitate the handling of plats and to establish a definite procedure for the consideration of the problems involved in preparing and recording a plat, the following procedure is approved by the governing body and includes a concept plan, build out plan, preliminary plat and final plat as defined below.

Prior to the development or any parcel within the City, all properties with meets and bounds legal description must follow the City's concept plan and preliminary and final platting procedures.

One (1) large-scale copy and one electronic copy of the Preliminary Plat and Supportive Information is required to be submitted with the Preliminary Plat Application.

PRELIMINARY PLAT DATA REQUIREMENTS: The preliminary plat shall contain, but not limited to the following data. The Community Development Director or his/her designee may exempt an applicant from the submission of data which is not considered relevant to the application.

A. Proposed Conditions:

1. The proposed name of the subdivision; names shall not duplicate or be alike in pronunciation to the name of any plat theretofore recorded in Stearns/Benton County. If the plat is not for a subdivision, the proposed name is not required. Platting is required to obtain a street address.
2. Location of boundary lines in relation to a known section, quarter section or quarter-quarter section lines comprising a legal description of the property.
3. Name, Address, phone number and where applicable license number of the record owner(s), any agent having control of the land, the applicant, land surveyor, engineer and designer of the plan.
4. Graphic scale of one (1) inch to one hundred (100) feet, except as specifically approved by the Planning and Community Development Director or his/her designee.
5. North point and key map of the area, showing well-known geographical points for orientation including streets within a one-half (1/2) mile radius.
6. Date of preparation.
7. The legal description of the land contained within the subdivision including the total acreage of the proposed subdivision. The legal description shall also be provided in an electronic form (word document) at the time of the application.
8. An indication as to which lands are registered torrens property or abstract property. If land is registered property, a registered land survey shall be required.
9. A list of any liens or encumbrances.
10. Elevation benchmarks used for the topographic survey and datum on which they are based.
11. Reference to the coordinate system use for the survey.
12. Results of site evaluation, including percolation tests and soil borings.

B. Existing Conditions:

1. Boundary lines to include bearings, distances, curve data, and total acreage of proposed plat, clearly indicated.
2. Existing zoning classifications for land in and abutting the subdivision.
3. Total area of the proposed plat.
4. Location, right-of-way width and names of existing or platted streets or other public ways, parks and other public lands, permanent buildings and structures, easements and section, corporate and school district lines within the plan, to a distance of one hundred fifty (150) feet beyond the plat.
5. Location, size, and elevations of existing sewers, water mains, culverts or other underground facilities within the preliminary plat area and to a distance of one hundred fifty (150) feet beyond. Such data as top grades and locations of catch basins, manholes, elevations, invert elevations, hydrants and the street pavement width and type also shall be shown.
6. Boundary lines of adjoining un-subdivided or subdivided land, within one hundred fifty (150) feet of the plat, identified by name and ownership, including all contiguous land owned or controlled by the applicant.
7. Topographic data, including contours at vertical intervals of not more than one (1) foot shown on a contour/topographic map. Watercourses, marshes, wooded areas, rock outcrops, power transmission poles and lines, and other significant features also shall be

shown. U. S. G. S. datum shall be used for all topographic mapping.

8. Base flood elevations, the regulatory flood protection, and boundaries of floodway and flood fringe areas, if known, taking into consideration the Flood Insurance Study and Flood Insurance Rate Map.
9. A statement certifying the environmental condition of the site including the presence of any hazardous substance as defined in Minnesota Statutes 115B.02, Subd. 8. Such statement may be required to be based upon an environmental assessment of the site by an environmental engineering firm acceptable to the City.
10. Geotechnical data prepared by a qualified soils engineer showing surface and subsurface soils and groundwater elevations in sufficient detail to show the site to be suitable for the development proposed.
11. A vicinity map at, at least 4" x 4" in size on the full size plans, to the Planning Commission showing the relationship of the proposed subdivision to adjacent properties, roads, right-of-ways, and other property and subdivision within three hundred-fifty feet (350) of the proposed subdivision, and the relation of the plat to the surrounding zoning districts.
12. All existing survey monuments that have been found.
13. Areas in the plat which have been designated as shoreland, delineated wetlands and/or floodplains by the Department of Natural Resources, including the high water level of all wetlands.

C. Proposed Design Features:

1. Layout of proposed streets showing the right-of-way widths, centerline gradients, roadway widths, typical cross-sections, and proposed names of streets in conformance with City of Sartell street identification policies. The name of any street heretofore used in the City or its vicinity shall not be used unless the proposed street is a logical extension of an already named street, in which event the same name shall be used.
2. Locations and widths of proposed alleys and pedestrian ways.
3. A utility plan shall be prepared and signed by a licensed engineer showing the Locations and size of proposed street lighting, storm sewer, sanitary sewer lines, water mains, culverts and other stormwater facilities or underground facilities within the subject property and to a distance of one hundred fifty (150) feet beyond the outside boundary of the proposed plat. Data such as grades, invert elevations and location of catch basins, manholes and hydrants shall also be shown. If the development is proposed in a Large Lot Residential zone and utilizes well and septics, applicant will provide such other information as the City deems necessary, including but not limited to identification of a primary and secondary septic site for each lot, well study reports, and fire protection well/hydrant plans.
4. Alignment and profile of proposed streets, storm sewer, sanitary sewer lines and water mains.
5. Location, dimension and purpose of all easements.
6. Layout, numbers, lot areas and preliminary dimensions of lots and blocks, and outlots. The total number of proposed lots, their minimum, maximum and average size in square footage.
7. Minimum front and side street building setback lines.
8. When lots are located on a curve, the width of the lot at the building setback line.
9. Building pads intended for construction, including the type of structure and low floor, low opening and garage floor elevations and driveway slope percentage.
10. Areas, other than streets, alleys, bikeways, pedestrian ways and utility easements, intended to be dedicated or reserved for public use, including the size of such an area or areas in acres.
11. The proposed location and sizing of public water system mains and service connections.
12. The proposed location and routing of public sewer mains and service connections
13. Preliminary grading plan prepared and signed by a licensed engineer with minimum one (1) foot contours which shall include the proposed grading and drainage of the site: prior to, during and post-construction. The preliminary grading plan shall include, but not be limited to, the illustration of provisions for erosion control, hydrology calculations and drainage. Also to be stipulated are the garage floor, first floor, lowest opening and lowest floor elevations of all structures. The grading plan must meet the following criteria:

a. Any new development (preliminary or final) or redevelopment will maintain minimum building openings three (3') feet above the calculated high water elevation. However, this three (3') foot freeboard requirement can be lowered to two (2') feet if the following can be demonstrated**.**

   i. That within the two foot (2') freeboard area, stormwater storage is available which is equal to or exceeds 50% of the stormwater storage currently available in the basin below the calculated high water level.

   ii. That a 25% obstruction of the basin outlet over a 24-hour period would not result in more than one foot (1') of additional bounce in the basin.

   iii. An adequate overflow route from the basin is available that will provide assurance that one foot (1') freeboard will be maintained for the proposed low building opening.

b. Require setting minimum basement floor elevations to an elevation that meets one of the following criteria:

   i. The basement floor shall be four feet (4') above the currently observed groundwater elevations in the area (FHA policy).

   ii. The basement floor shall be one foot (1') foot above the known historic high groundwater elevations in the area. Historic high groundwater elevations can be derived from any reasonable sources, including piezometer data, soil boring data and percolation testing logs.

   iii. The basement floor shall be one (1) foot above the 100-year high-water elevation for the area and the basement floor will be one (1') foot above the highest anticipated groundwater elevation that could result from high surface water elevations elevating groundwater elevations in the area during a 100-year critical duration rainfall event. The impact of the high surface water elevations on groundwater elevations in the vicinity of the structure can take into consideration the site's distance from wetlands, floodplains and stormwater ponds, the soil type, the normal water elevation surface depressions in the area, the static groundwater table and the historic water elevations in the area.

14. The location, size and proposed improvements for proposed parks, playgrounds and public open spaces; churches or school sites or other special uses of land to be considered for dedication to public use or to be reserved by deed of covenant for the use of all property owners in the subdivision and any conditions of such dedication or reservation.
15. Proposed pedestrian ways, sidewalks, trails, drainage easements and utility easements.
16. Drainage calculations for 2, 10 and 100-year storm events and 10-day snow melt events in a HydroCad format.
17. Proposed plan for surface water management, ponding, drainage and flood control, including normal water level and high water level of all ponds and watercourses.
18. Emergency overflow elevations and overland overflow routes.
19. In addition to the paper copy submittals, all information shall be submitted in electronic format to allow the city to review it electronically. All drawings shall be provided in AutoCAD or MicroStation format and a scalable PDF format.
20. The items listed in this section shall be in conformance with all other applicable sections of this Ordinance and the Sartell Zoning Ordinance (Title 10).

D. Supplementary Information: **Any or all of the supplementary information requirements set forth in this subsection shall be submitted when deemed necessary by the City staff, consultants, advisory bodies and/or the City Council to adequately address the application and site in question.**

1. If the developer is contemplating financing under Mn. Stat. Chapter 429, an official request to the City Council for the uses of said financing and the Council's approval of the drafting of a feasibility report.
2. A build-out plan as defined by the City and/or its assigns.
3. Proposed protective covenants or private restrictions.
4. Proposed phasing/staging plan for any project involving more than one construction season which sets forth the chronological order of construction and relates the proposed uses and structures to the construction of various service facilities and gives estimated completion dates.
5. A listing of all required federal, state and City permits and status of applications. This includes a wetland permit if there are proposed impacts to wetlands on the property being platted.
6. A plat overlay on an aerial photo, illustrating the relationship of the proposed subdivision to the surrounding area.
7. An analysis prepared by a qualified person identifying tree coverage in the proposed subdivision in terms of type, weakness, maturity, potential hazard, infestation, vigor, density and spacing. A vegetation preservation and protection plan that shows those trees proposed to be removed, those to remain, the types and locations of trees and other vegetation that are to be planted may also be required.
8. Statement of the proposed use of lots stating type of buildings with number of proposed dwelling units or type of business or industry, so as to reveal the effect of the development on traffic, fire hazards, and congestion of population. The City may require the applicant to have formal traffic or other studies performed to the City's satisfaction which show the effect of the proposed development on traffic, fire hazards, congestion, or other matters of public concern.
9. If any zoning changes are contemplated, the proposed zoning plan for the areas, including dimensions, shall be shown. Such proposed zoning plan shall be for information only and shall not vest any rights in the applicant.
10. A plan for soil erosion and sediment control both during construction and after development has been completed. The plan shall include gradients of waterways, design of velocity and erosion control measures, design of sediment control measures, and landscaping of the erosion and sediment control system. Such plans are to be in accordance with the technical standards and specifications of the Soil Conservation Service, as provided by Stearns/Benton County Soil and Water Conservation District Office.
11. An environmental review shall be submitted if the City, City consultants or other groups or agencies determine that one is required by law or if it is determined that a discretionary review is appropriate.
12. Applications, statements and supporting documentation and plans for rezoning, variances, conditional use permits or planned unit development approvals being sought for the subdivision.
13. Such other applicable information as may be required by the City.

NOTE: PRELIMINARY AND FINAL PLAT APPROVAL IS ALSO SUBJECT TO PARK DEDICATION REQUIREMENTS, SEWER AND WATER ACCESS CHARGES AND SEWER, WATER AND STORM TRUNK FEES.

PARK DEDICATION REQUIREMENTS (To be paid at final plat approval):
Single Family Home - 1,150 square foot per unit or $978.00 per unit (Payment in Lieu)
Multi-Family Developments - 1,150 square foot per unit or $978.00 per unit (Payment in Lieu)
Commerical Developments - 5% land or $1.64 per square foot (Payment in Lieu)

If the preliminary plat is not approved by the City Council, the reasons for such action shall be recorded in the proceedings and transmitted to the applicant.

Sartell strongly recommends that you review the Title 10 - Zoning Regulations and Title 11 - Subdivision Regulations prior to the submittal of the Preliminary Plat. Also, also discussing with the adjacent property owners before a formal application is recommended.

This application must be signed by all owners of the subject property or an explanation given why this is not the case.

We, the undersigned, have read and understand the above.

*** E-Signature of Applicant**

Karell Sartell

"I understand that I am signing the Preliminary Plat Application and I agree to all the terms and conditions of the form."

E-Signature of Owner(s)

If different than the applicant.

Final Plat

Print

Submitted by: Karell & David Sartell & Steffens

Submitted On: 2023-08-09 08:59:35

Submission IP: (174.82.246.76)
proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: Kari Theisen

Due Date: Open

Attachments

- 2021.071 SARTELL - FP-DRAFT 8-02-23 (1).pdf - 2023-08-09 08:59:35 am
- LEGAL DOC-1566280 (2).docx - 2023-08-09 08:59:35 am

Final Plat Application

Fee: $600

*** Application Date**

08/09/2023

Format: MM/DD/YYYY

*** Applicant First Name**

Karell & David

*** Applicant Last Name**

Sartell & Steffens

Phone

320-492-0456

*** Email**

kksartell@gmail.com

*** Address**

1892 Highview Dr

*** City**

Sauk Rapids

*** State**

MN

*** Zip Code**

56377

Fee Owner (If different than the applicant)

*** Project/Development Name**

Karell Sartell & David Steffens

Property Identification Number (PID)

92.56569.0227

Project Location

19th Ave South, Sartell, MN

*** Legal Description of Property (attach as a word document)**

Choose File No file chosen

The Legal Description of Property (attach as a word document) field is required

*** Final Plat**

Choose File No file chosen

The Final Plat field is required

PROCEDURE FOR FINAL PLAT APPROVAL

A Final Plat is a drawing representing the proposed subdivision or land or parcel development, or redevelopment within the City and serves as the document for recording purposes, as required by the County Recorder's Office. Once a Preliminary Plat has been approved by the City Council, the developer may submit a request for Final Plat approval. In certain cases the City may allow a Final Plat to be submitted concurrent with a request for Preliminary Plat approval.

The Final Plat application shall be submitted three (3) weeks prior to the next Planning Commission meeting!

Prior to the development or any parcel within the City, all properties with meets and bounds legal description must follow the City's concept plan and Preliminary and Final platting procedures.

One (1) large-scale copy and one electronic copy of the Final Plat and Supportive Information is required to be submitted with the Final Plat Application.

FINAL PLAT PROCESS:

1. When the City has agreed to install improvements in a development, the developer may be required to furnish a financial statement satisfactory to the City indicating the developer's ability to develop the plat.
2. The final plat shall be considered as being officially submitted only when all of the information requirements are complied with and the appropriate fees paid. If the Planning and Community Development Director or his/her designee determines the application is incomplete, the applicant shall be notified of all deficiencies in the application, in writing within fifteen **(15)** calendar days of receipt of the application. The Council shall approve or disapprove the final plat within sixty **(60)** days following the receipt of a completed application, unless an extension of the review period has been approved.
3. Prior to recoding of the Final Plat, the applicant shall have executed a Development Agreement with the City, which controls the installation of all required improvements and assures compliance with all conditions of approval. Said agreement will require all improvements and approval conditions to comply with approved engineering standards and applicable regulations.

RECORDING OF THE FINAL PLAT

Upon receiving an approved Final Plat, the designated representatives of the City shall sign the plat, and the applicant, as a condition of approval, shall record the approved and signed Final Plat with the County Recorder within one hundred and eighty days (180) unless otherwise determined and indicated within the Development Agreement.

The final plat shall not be released by the City for recording with the County Recorder's Office until the following have been completed:

1. The recording of signatures upon the plat.
2. The recoding of signatures upon the Developer's Agreement.
3. The submittal of necessary financial guarantees and development fees to the City.
4. The provisions of easements or deeds as may be required by the City for trailways, ponding, parks, utilities or similar purposes.

Recording of the Final Plat and supporting documents. At the discretion of City Staff, it shall be the responsibility of the City to file the plat and supporting documents with the County Recorder's Office. The developer will be responsible for all recording related costs.

The applicant shall, within thirty (30) days of recording, furnish the City with one (1) MyLar of the Final Plat and one electronic copy, showing evidence of the recording.

FINAL PLAT DATA REQUIREMENTS: *As required by Section 11-3-9 of the Subdivision Regulations, the applicant shall submit a Final Plat together with any necessary supplementary information. The Final Plat, prepared for recording purposes, shall be prepared in accordance with provisions of Minnesota State Statutes and Stearns/Benton County regulations, and such final plat or accompanying submittals shall contain the following information:*

1. Name of the subdivision, which shall not duplicate or too closely approximate the name of any existing plat theretofore recorded in the City of Sartell or its vicinity and which shall be subject to City Council approval, or the address of the developed parcel.
2. Location by section, township, range, county and state, and including descriptive boundaries of the subdivision.
3. The location of monuments shall be shown and described on the final plat. Locations of such monuments shall be shown in reference to existing official monuments on the nearest established street lines, including true angles and distances to such reference points or monuments. The applicant shall provide coordinating data on all subdivision monumentation in a format approved by the City Engineer.
4. Location of lots, outlots, streets, public highways, alleys, and parks and other features, with accurate dimensions in feet and decimals of feet, with the length of radii and/or arcs of all curves, and with all other information necessary to reproduce the plat on the ground shall be shown. Dimensions shall be shown from all angle points of curve to lot lines.
5. Lots shall be numbered clearly, blocks are to be numbered, with numbers shown clearly in the center of the block.
6. A drawing or listing of total square footage per lot, acreage per block, square footage or acreage of each land use proposed (where applicable) and total acres in the plat.
7. The exact locations, widths and names of all streets to be dedicated.
8. Location, purpose and width of all easements to be dedicated.
9. Name, address and phone number of surveyor making the plat.
10. Scale of the plat to be one inch to one hundred feet (1"=100'—the scale to be shown graphically on a bar scale), date and north arrow.
11. A current abstract of title or a registered property certificate along with any unrecorded documents that are subject to review and approval by the City Council.
12. Copies of any protective or restrictive covenants affecting the subdivision or any part thereof.
13. Statement dedicating all easements as follows: Easements for installation and maintenance of utilities and drainage facilities are reserved over, under and along the designated areas marked "drainage and utility easements".
14. Statement dedicating all streets, alleys and other public areas not previously dedicated as follows: Streets, alleys and other public areas shown on this plat and not heretofore dedicated to public use hereby so dedicated.
15. Other data: Such other information that shall be required by the City following final plat approval, including but not limited to:
    a. A signed Development Agreement approved by the City which includes provisions for a financial guarantee of cash escrow or letter of credit, as provided for in Section 11.6.16 of this Ordinance.
    b. A complete set of construction plans and specifications to construct the required public improvements and to make the subdivision suitable for development, which conform to the City requirements (11-3-8-C). These documents will be prepared by the City for projects following the publicly financed public improvement process.
    c. A certified Mylar copy of the plat evidencing filing of the plat with the County within sixty (60) days after approval by the City. No building permits shall be approved for construction of any structure on any lot in said plat until the City has received evidence of the plat being recorded by Stearns/Benton County.
    d. Three complete sets of 11" x 17" reproducible as-built construction drawings for any public improvements constructed in the subdivision shall be furnished to the City for the City files and City Engineer, within one hundred and twenty (120) days after the construction is complete and approved by the City. In addition one digital GIS formatted copy and one scanned copy for imaging shall be submitted to the City.
    e. Upon adoption and filing of a final plat, the City shall prepare a street address map and distribute it to the applicant, utility companies, police department, ambulance, fire department, post office and County.

Space for the certificate of approval and review to be filled in by the signatures of the Mayor and City Administrator in the following form:

FOR APPROVAL OF THE CITY OF SARTELL:

This plat of (name of plat) was approved and accepted by the City of Sartell. Minnesota, at a regular meeting thereof held this _____ day of _____, . _____.

CITY COUNCIL OF SARTELL, MINNESOTA

By_____, Mayor

By_____, Administrator

NOTE: FINAL APPROVAL IS ALSO SUBJECT TO PARK DEDICATION REQUIREMENTS, SEWER AND WATER ACCESS CHARGES (SAC&WAC) AND STORMWATER TRUNK FEES

For estimates on SAC&WAC and building permit fees submit a request for estimates which can be found by clicking here.

For estimates on Trunk fees contact the City at 320-258-7312. Trunk fees are due prior to recording of the Final Plat.

Water Trunk Charge: $2,546 per acre
Sewer Trunk Charge: $2,546 per acre
Storm Trunk Charge:
$0.100 per square foot - Single Family Residential
$0.134 per square foot - Multi Family Residential
$0.200 per square foot - Commerical/Industrial

PARK DEDICATION REQUIREMENTS (To be paid at final plat approval):
Single Family Home - 1,150 square foot per unit or $978.00 per unit (Payment in Lieu)
Multi-Family Developments - 1,150 square foot per unit or $978.00 per unit (Payment in Lieu)
Commerical Developments - 5% land or $1.64 per square foot (Payment in Lieu)

The City of Sartell strongly recommends that you review the Title 10 - Zoning Regulations and Title 11 - Subdivision Regulations prior to the submittal of the Final Plat.

This application must be signed by all owners of the subject property or an explanation given why this is not the case.

We, the undersigned, have read and understand the above.

*** E-Signature of Applicant**

Karell Sartell

"I understand that I am signing the Final Plat Application and I agree to all the terms and conditions of the form."

E-Signature of Owner(s)

If different than the applicant.

Stearns County Abstract & Title Co.
21 Courthouse Square
St. Cloud, MN 56303
Phone (320)251-5920 Fax (320)251-0367

Invoice

Customer:	*Invoice Number*	*Invoice Date*
Community Land Solutions, Inc. 208 2nd Ave. N, Ste 201 Sauk Rapids, MN 56379	2397308-1	08/09/2023
	File Number	*Branch*
	2397308-1	Stearns County Abstract & Title C
	Customer Order Number	*Customer OrderDate*
Deliver-To:		08/09/2023
Community Land Solutions, Inc. 208 2nd Ave. N, Ste 201 Sauk Rapids, MN 56379	*Sales Price* *Buyer*	
	Karell Sartell	
	Seller	
Property Address	*Loan Amount* *Lender*	
411 19th Ave. S, Sartell, Minnesota		
Property Type *Property County*	*Sales Rep*	*Terms*
Stearns		

Thank You For Your Business. We now accept Visa or MasterCard.

Description	*Amount*
Title Examination Fee	$150.00
Subtotal	**$150.00**
Total	**$150.00**

Brief Legal: Property Address
411 19th Ave. S Sartell, Minnesota 56377

Subdivision
30-125-28, Stearns County, Minnesota

PIN
92.56569.0227

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 5 e.:

Issuing Agent:	Stearns County Abstract & Title Co.
Issuing Office:	21 Courthouse Square, St Cloud, MN 56303
Issuing Office's ALTA® Registry ID:	0001608
Loan ID Number:	
Commitment Number:	2397308-1
Issuing Office File Number:	2397308-1
Property Address:	411 19th Ave. S, Sartell, MN 56377
Revision Number:	

SCHEDULE A

COMMITMENT

1. Commitment Date: August 06, 2023 at 8:00 A.M.
2. Policy to be issued:
   (a) 2021 ALTA® Owner's Policy
   Proposed Insured: County of Stearns
   Proposed Amount of Insurance: $ 1.00
   The estate or interest to be insured:
   (b) 2021 ALTA® Loan Policy
   Proposed Insured:
   Proposed Amount of Insurance $
   The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple
4. The Title is, at the Commitment Date, vested in:
   David Steffens and Karell Sartell, as joint tenants
   and, as disclosed in the Public Records, has been since April 08, 2020
5. The Land is described as follows:

   That part of the East One-half of the Northeast Quarter (E 1/2 NE 1/4) of Section Thirty (30), in Township One Hundred Twenty-five (125) North, of Range Twenty-eight (28) West, described as follows, to-wit: Commencing at the Southeast corner of the East Half of the Northeast Quarter (E 1/2 NE 1/4) of Section Thirty (30) Township One Hundred Twenty-five (125), Range Twenty-eight (28); thence Northerly and parallel with the East section line 969 feet to the point of beginning; thence Westerly and parallel with the North section line 500 feet to a point; thence Northerly and parallel with the East section line 1200 feet to a point; thence Easterly and parallel with the South section line to a point on the Easterly section line that is 1200 feet Northerly of the point of beginning; thence Southerly on the East section line to the point of beginning and there terminating, Stearns County, Minnesota.

   (Abstract Property)

SCHEDULE B I

COMMITMENT

REQUIREMENTS

File No.: 2397308-1

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. "Gap" coverage will only be provided to insureds who close with Stearns County Abstract & Title Co. Old Republic National Title Insurance Company will provide insurance coverage subject to the terms of the title insurance policy, for any documents recorded with the County Recorder or Registrar of Titles for the period of time between the effective date of the title insurance commitment and the date of recording of the closing documents provided the closing occurs with Stearns County Abstract & Title Co.

6. We have been advised that subject premises is being platted. Recording of the plat after appropriate government approvals is required and consents from all current lenders. In addition, all current year taxes must be paid in full at the time of recording.

7. Provide fully executed, standard form Mortgagor's Affidavit.
   Note: We require opportunity to review said instrument prior to closing and reserve the right to make additional requirements and/or exceptions based upon said review.

24 month chain of title information note: No documents conveying title to the premises appear of record within the most recent 24 months.
Warranty Deed dated February 28, 2020, recorded April 8, 2020 as Document No. 1566280 executed by Arlis A. Lundgren, a single adult, in favor of David Steffens and Karell Sartell, as joint tenants.

If there are any questions concerning this Commitment, please contact our office at 320-251-5920.

SCHEDULE B II

COMMITMENT

EXCEPTIONS FROM COVERAGE

File No.: 2397308-1

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by inspection and accurate survey of the premises.

3. Rights and claims of parties in possession.

4. Mechanics', Contractors', or Materialmen's liens and liens claims, if any, where no notice thereof appears on record.

5. Taxes or special assessments which are not shown as existing liens by the public records.

6. Real estate taxes for and payable in the year 2023 in the amount of $3,104.00 are one half paid.
   (Parcel No.: 17.09102.0000) Non-Homestead

   There is an $8.00 solid waste fee being collected with 2023 taxes.

   Taxes are assessed under LeSauk Township prior to the order of annexation by the City of Sartell.

   NOTE: The new Tax. No. will be 92.56569.0227.

   Note: There are no special assessments.

   Informational Note: First half of taxes are due May 15th and the second half is due October 15th.
   (Land zoned as agricultural: First half of taxes are due May 15th and the second half is due November 15th)

7. Road right of way easement over part of subject premises as evidenced by Document No. 1056246.

NOTE: Any final policy issued by this Company will NOT INSURE that any charges for water bills, weed, grass, garbage or debris removal, municipal hookup or any other fees imposed by the municipality have been paid.

OFFICIAL PLAT

Plat Cabinet H105

CITY OF SARTELL RIGHT OF WAY PLAT NUMBER 3

P.I.D.	PAR. NO.	OWNER	LOCATION	EXISTING ROAD EASE	NEW PERM. EASEMENT	TEMPORARY EASEMENT	TEMPORARY EASEMENT EXPIRATION
				(IN SQUARE FEET)			
92.57044.601	1	RICHARD L. & PEGGY FISHER	LOT 2 BLK 1 PINE TREE POND PLAT SIX	0	935	771	12/31/2005
17.09049.005	2	PATRICK MALIKOWSKI	N1/2 NE1/4 SE1/4 SEC 19, T125N, R28W	39,802	21,793	18,423	12/31/2005
17.09056.000	3	DAVID & JUDITH TRAUT	SE1/4 SE1/4 SEC 19, T125N, R28W	44,106	20,755	7,198	12/31/2005
17.09100.070	4	KELLY L & ELAINE M SCHEFERS	NE1/4 NE1/4 SEC 30, T125N, R28W	10,820	7,326	8,955	12/31/2005
17.09100.050	5	ROBERT L & DORIS V. SCHEFERS	E1/2 NE1/4 SECTION 30, T125N, R28W	35,821	15,194	5,216	12/31/2005
17.09102.000	6	JERALD D & ARLIS A LUNDGREN	E1/2 NE1/4 SECTION 30, T125N, R28W	39,601	17,950	4,931	12/31/2005
92.57113.235	8	CITY OF SARTELL	PARK STONEBROOK ESTATES	0	5,830	0	
17.09084.000	9	DAVID & JUDITH TRAUT	SW1/4 SW1/4 SEC 20, T125N, R28W	43,640	3,550	13,606	12/31/2005
17.09093.000	10	JOHN A, III & LOIS VILLCHECK	NW1/4 NW1/4 SEC 29, T125N, R28W	33,670	2,566	14,882	12/31/2005
17.09092.001	11	PETER A & KATHRYN LAHR	SW1/4 NW1/4 SEC 29, T125N, R28W	52,578	0	9,628	12/31/2005

LINE	BEARING	DISTANCE
B1 B2	N01°21'01"W	2016.71
B2 B3	S88°38'59"W	23.00
B3 B4	N01°21'01"W	50.00
B4 B5	N88°38'59"E	23.00
B5 B6	N01°21'01"W	474.40
B6 B7	S68°29'23"W	38.00
B7 B8	N01°21'01"W	72.00
B8 B9	N88°29'23"E	37.98
B9 B10	N00°00'25"W	479.70
B10 B11	S89°59'35"W	18.00
B11 B12	N00°00'25"W	50.00
B12 B13	N89°59'35"E	18.00
B13 B14	N00°00'25"W	525.00
B14 B15	S89°59'35"W	18.00
B15 B16	N00°00'25"W	100.00
B16 B17	N89°59'35"E	18.00
B17 B18	N00°00'25"W	167.86
B18 B19	S88°43'43"W	3.10
B19 B20	N00°00'25"W	197.11
B20 B21	S89°59'35"W	56.90
B21 B22	N00°00'25"W	85.00
B22 B23	N89°59'35"E	60.00
B23 B24	N00°00'25"W	907.08
B24 B25	N88°57'09"E	7.00
B25 B26	N00°00'25"W	133.52
B26 B27	N88°57'09"E	40.01

LINE	BEARING	DISTANCE
B27 B28	S89°18'23"E	40.00
B28 B29	S00°00'25"E	1015.98
B29 B30	N89°59'35"E	33.00
B30 B31	S00°00'25"E	110.00
B31 B32	S89°59'35"W	53.00
B32 B33	S00°00'25"E	196.42
B33 B34	N89°23'46"W	7.00
B34 B35	S00°00'25"E	188.65
B35 B36	N89°59'35"E	27.00
B36 B37	S00°00'25"E	50.00
B37 B38	S89°59'35"W	27.00
B38 B39	S00°00'25"E	575.00
B39 B40	N89°59'35"E	22.00
B40 B41	S00°00'25"E	100.00
B41 B42	S89°59'35"W	22.00
B42 B43	S00°00'25"E	426.76
B43 B44	S89°28'59"E	27.03
B44 B45	S01°21'01"E	45.02
B45 B46	N89°28'59"W	27.01
B46 B47	S01°21'01"E	175.43
B47 B48	N88°38'59"E	27.00
B48 B49	S01°21'01"E	50.00
B49 B50	S88°38'59"W	27.00
B50 B51	S01°21'01"E	2343.19
B51 B193	N89°16'06"W	32.32
B193 B1	S89°00'51"W	47.70

LEGEND

B5 — RIGHT-OF-WAY BOUNDARY CORNER

TEMPORARY EASEMENT — TE — TE —

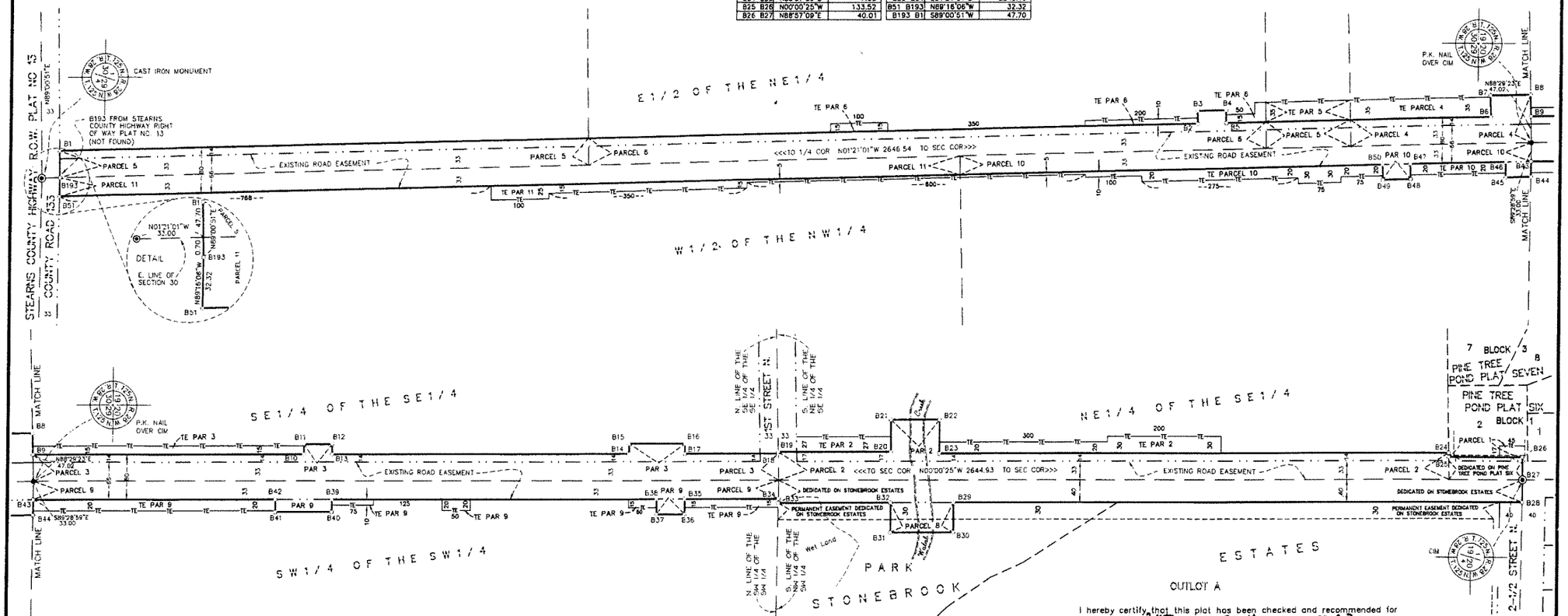
EXISTING RIGHT OF WAY

EXISTING EASEMENT LINE

0 100 200
GRAPHIC SCALE IN FEET

● DENOTES IRON MONUMENT FOUND

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT TO BE SET WITH PLASTIC PLUG INSCRIBED WITH BWK 10918



THE CITY COUNCIL OF SARTELL, MINNESOTA IS HEREBY DESIGNATING THE DEFINITE LOCATION 19TH AVENUE IN SECTIONS 29, 30, 19 AND 20, TOWNSHIP 125 NORTH, RANGE 28 WEST, STEARNS COUNTY, MINNESOTA

as shown on this plat, prepared for the City of Sartell, and is hereby certified as the official plat of that portion of said 19th Avenue, within the designated portion of said Sections, pursuant to Minnesota Statutes Section 505.1792 and Section 505.1793.

Mayor

Clerk

4/10/03
Date

I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota, I hereby further certify that this plat meets the requirements of Minnesota Statutes, Section 505.1792 and Section 505.1793; that the parcel ownerships are correctly described and delineated on the plat; that the proposed right of way boundary lines are correctly designated on the plat; that all measurements are correctly shown and that all monuments have been correctly placed in the ground as shown.

Sidney F. Williamson, Land Surveyor
Minnesota License Number 10918
Dated this 27th day of March, 2003

I hereby certify that this plat has been checked and recommended for approval this 27th day of April, 20 03.

Stearns County Surveyor
Dated this 27th day of April 2003
License Number 23045

STEARNS COUNTY RECORDER
I hereby certify that this plat of CITY OF SARTELL RIGHT OF WAY PLAT NUMBER 3 was filed this 1st day of May, 20 03, at 9:29 o'clock A.M., and was duly recorded in Plat Cabinet H No. 105, Document No. 1056946

Stearns County Recorder

Deputy

Bonestroo Williamson Kotsmith
Engineers • Architects Surveyors