



Board of County Commissioners Agenda Request

5A

Agenda Item #

Requested Meeting Date: September 13, 2016

Title of Item: Plat of Sunset Harbor Addition

<input checked="" type="checkbox"/> REGULAR AGENDA <input type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	Action Requested: <input checked="" type="checkbox"/> Approve/Deny Motion <input type="checkbox"/> Adopt Resolution (attach draft) <i>*provide copy of hearing notice that was published</i>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing*
Submitted by: Terry Neff, Environmental Services Director		Department: Environmental Services
Presenter (Name and Title): Terry Neff, Environmental Services Director		Estimated Time Needed:
Summary of Issue: The plat of Sunset Harbor Addition is a re-plat of LeTigre Resort Second Addition. LeTigre Resort Second Addition contained 20 units and will be re-platted (de-platted) to 4 units. The future proposal is to construct 20 - 18ft X 32ft storage units for use by Sunset Harbor Common Interest Community (CIC). The Sunset Harbor CIC is comprised of 16 units that were originally part of the Letigre Plat and 4 units from LeTigre Resort Second Addition.		
Alternatives, Options, Effects on Others/Comments: N/A		
Recommended Action/Motion: Approve the proposed Plat of Sunset Harbor Addition and authorize Board Chairs signature on the documents.		
Financial Impact: Is there a cost associated with this request? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the total cost, with tax and shipping? \$ N/A Is this budgeted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Please Explain:</i>		

Check-list for Plat Approval

** Applicant is responsible for acquiring all signatures for items 1 through 8 prior to County Board approval.

Name of Plat: Sunset Harbor Developer: Le Tigre Resort Townhomes Assoc

Owner: Le Tigre Resort Townhomes Association

Address: _____ City: _____ State: _____ Zip: _____

Surveyor: Eric B. Lindgren

1. Final Approval of Planning Commission: (Date) N/A
Any conditions necessary for final approval: _____

Replat (deplat) of Le Tigre Resort 2nd Addition
[Signature]
Zoning Administrator

2. Surveyor's Plat Inspection Fee Paid: \$ N/A On (Date): _____
County Surveyor

3. Title Opinion Approved by County Attorney: (Date) 8/24/16
(u) - see attached letter
County Attorney

4. Roads Approved by County Engineer: (Date) N/A
County Engineer

5. If Bond or Escrow Amount Needed to Insure Completion of Roads or other Improvements:
Amount of Surety: \$ _____ Date: N/A
County Auditor

6. Plat Inspection Fee Paid: \$ 109.⁰⁰ Date: 9-6-16
[Signature]
County Auditor

7. Current Taxes Paid: \$ _____ Date: 9-1-16
[Signature]
County Treasurer

8. Delinquent Taxes Paid: \$ N/A Date: 9-1-16
[Signature]
County Auditor

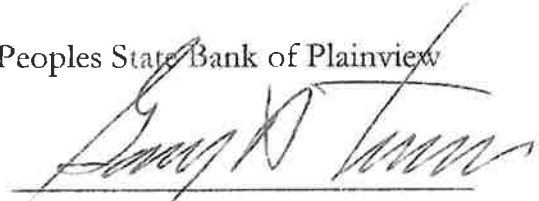
9. Approved by County Board: Date: _____
Chairman, Aitkin County Board of Commissioners

10. Filing Fee Paid: _____
Date: _____
County Recorder

CONSENT TO PLAT

The undersigned, Gary Timm, as President of Peoples State Bank of Plainview on behalf of Peoples State Bank of Plainview hereby consents to the Aitkin County Plat of Sunset Harbor Addition.

Peoples State Bank of Plainview



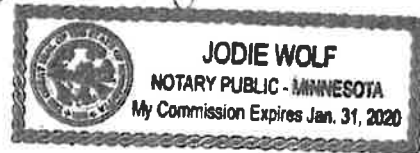
By: Gary Timm
Its: President

STATE OF MINNESOTA)
COUNTY OF Wabasha) ss

The foregoing instrument was acknowledged before me, a notary public, this 11th day of July, 2016, by Gary Timm, President of Peoples State Bank of Plainview, on behalf of Peoples State Bank of Plainview.


Notary Public

This Instrument drafted by:
GAMMELLO QUALLEY PEARSON
& MALLAK, PLLC
James M. Gammello (#140144)
14275 Golf Course Drive, Suite 200
Baxter, MN 56425
218/828-9511



JAMES P. RATZ
AITKIN COUNTY ATTORNEY
217 SECOND STREET N.W., ROOM 231
AITKIN, MINNESOTA 56431

TELEPHONE (218) 927-7347
TOLL FREE 1-888-422-7347
FAX (218) 927-7365

SENIOR ASSISTANT COUNTY ATTORNEY
LISA ROGGENKAMP RAKOTZ

PARALEGALS
MICHELE J. MOTHERWAY
TAMMY K. MILLER

ASSISTANT COUNTY ATTORNEYS
SARAH WINGE
STEPHANIE SHOOK
NATHAN T. BENUSA

CRIME VICTIM COORDINATOR
TELEPHONE (218) 927-7446

August 24, 2016

Mr. Terry Neff
Director of Environmental Services
209 2nd St. N.W., Room 100
Aitkin, MN 56431

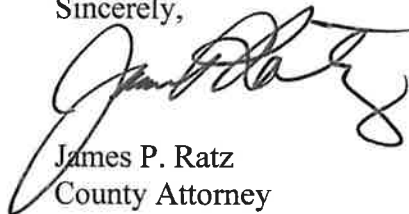
Re: Review of Preliminary Plat Opinion for Sunset Harbor Addition

Dear Mr. Neff:

I have reviewed the above-referenced opinion and all supporting documentation. I find said opinion to be thorough, complete, and to meet all requirements of the Aitkin County ordinance.

If you have any question, please feel free to contact my office.

Sincerely,



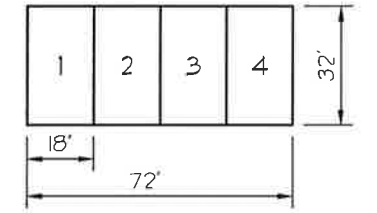
James P. Ratz
County Attorney

JPR:sls

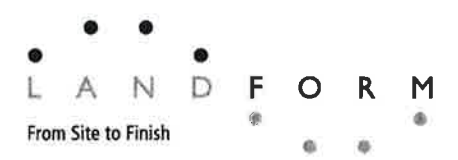
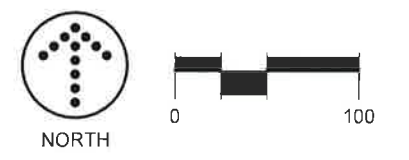
SUNSET HARBOR ISLE, MINNESOTA

NOTE:

1. WETLAND LIMITS ARE SHOWN PER MAPPING FROM THE LETIGRE 2ND ADDITION PLAT IN 2007. AN UPDATED DELINEATION MAY BE REQUIRED.
2. SEPTIC FIELD AREAS SHOWN PER ORIGINAL DESIGN DOCUMENTS. THESE MAY BE OUTDATED AND SHOULD BE FIELD VERIFIED.



UNIT SIZE USED



**CONCEPT PLAN
2.3**

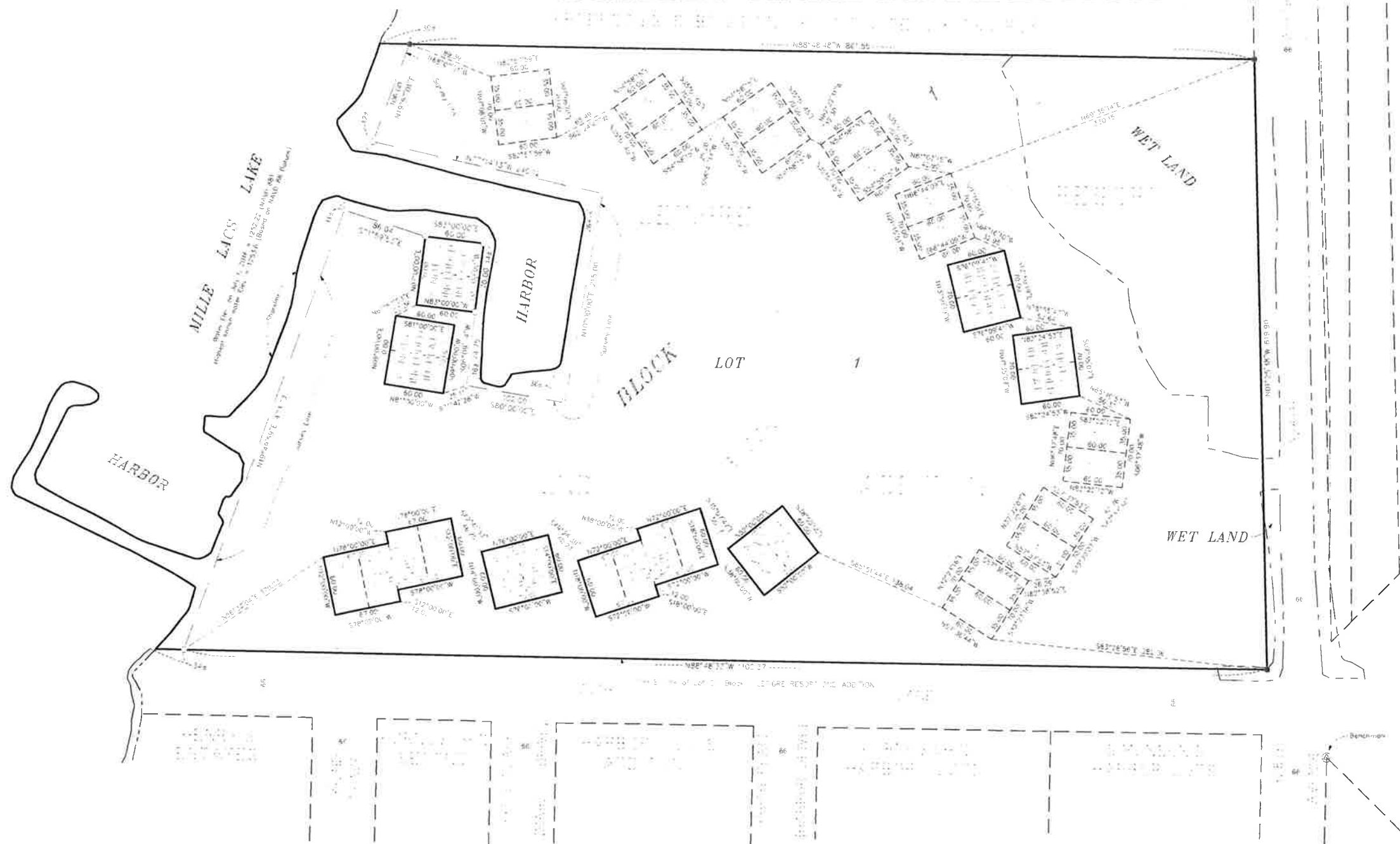
06.29.2016

AREA SUMMARY

	EXISTING (ACRES)	%	PROPOSED (ACRES)	%
PERVIOUS	11.894	82.1	11.669	80.5
IMPERVIOUS	2.593	17.9	2.817	19.5
TOTAL	14.487	100	14.487	100

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SUNSET HARBOR ADDITION



Benchmark: Under control station
 "SIDE MOUNT" Elev. = 1261.009
 (NAVD. 88 Dec 1911)

● Denotes 1/2 inch iron pipe monument
 Nails

○ Denotes 1/2 inch by 4 inch iron
 pipe marker with seal of set
 and marked by license number
 1376 within one year of the
 recording date of the plat

Bearings shown are based upon the
 South line of Lot 2, Block 1, ET 192
 PL 5097 2ND ADDITION, which has an
 assumed bearing of N. 82°48'37" W

KNOW ALL PERSONS BY THESE PRESENTS: That Le Tigre Resort Townhomes Association, Inc., a Minnesota nonprofit corporation, fee owner of the following described property situated in the County of Aitkin, State of Minnesota, to wit:

Lots 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, Block 1, LETIGRE RESORT 2ND ADDITION.

Has caused the same to be surveyed and platted as SUNSET HARBOR ADDITION. In witness whereof said Le Tigre Resort Townhomes Association, Inc., a Minnesota nonprofit corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

LE TIGRE RESORT TOWNHOMES ASSOCIATION, INC.

By: _____ its _____
 STATE OF MINNESOTA
 COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by _____ the _____ of Le Tigre Resort Townhomes Association, Inc., a Minnesota nonprofit corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota
 My Commission Expires _____

I hereby certify that I have surveyed and platted or directly supervised the survey and plat preparation of the property described on this plat as SUNSET HARBOR ADDITION; 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 as indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; that all public ways are shown and labeled on the plat.

Eric B. Lindgren, Land Surveyor
 Minnesota License Number 48176

STATE OF MINNESOTA
 COUNTY OF _____

The foregoing surveyor's certificate was acknowledged before me this ____ day of _____, 20__ by Eric B. Lindgren, Land Surveyor.

Notary Public, _____ County, Minnesota
 My Commission Expires _____

AITKIN COUNTY BOARD OF COMMISSIONERS:

This plat of SUNSET HARBOR ADDITION was accepted and approved by the Board of County Commissioners of Aitkin County, Minnesota, this ____ day of _____, 20__.

Chairperson, Aitkin County Board

Attest: Aitkin County Auditor

AITKIN COUNTY LAND SURVEY COORDINATOR:

I hereby certify that this plat has been checked and approved on this ____ day of _____, 20__.

Land Survey Coordinator, Aitkin County

AITKIN COUNTY AUDITOR:

I Kirk Peyer, Auditor for Aitkin County, do hereby certify that the taxes on the lands described hereon have been paid for the years prior to ____.

Auditor, Aitkin County

AITKIN COUNTY TREASURER:

I Lori M. Grams, Treasurer for Aitkin County, do hereby certify that the taxes on the lands described hereon payable in the year ____ have been paid.

Treasurer, Aitkin County

AITKIN COUNTY RECORDER:

I hereby certify that this instrument was filed in the office of the County Recorder for record on this ____ day of _____, 20__, at ____ o'clock ____ M., and was duly recorded as Document No. _____.

Recorder, Aitkin County



NORTH
 1 INCH = 60 FEET
 0 60 120
 SCALE IN FEET

LANDFORM
 From Site to Finish