



Board of County Commissioners Agenda Request

5A
Agenda Item #

Requested Meeting Date: 5/25/2021

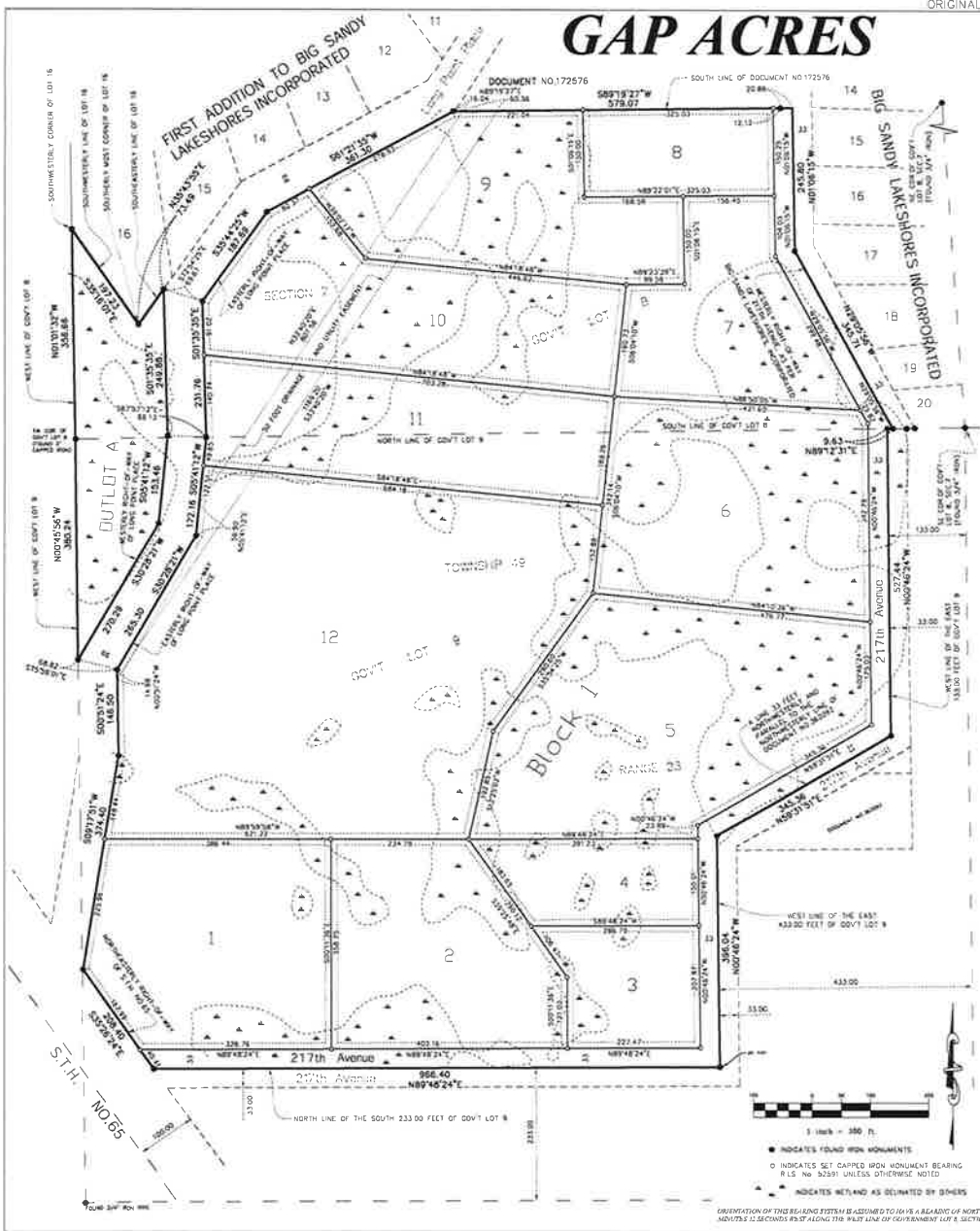
Title of Item: GAP Acres Plat Approval

<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: Andrew Carlstrom	Department: Planning & Zoning	
Presenter (Name and Title): Andrew Carlstrom, Environmental Services Director		Estimated Time Needed: 5 minutes
Summary of Issue: In accordance with Section 5.02(D) and Section 6.0 of the Aitkin County Subdivision Ordinance, the requirements for preliminary and final plat have been met. The Final Plat conforms to the preliminary plat approved by the Planning Commission and has incorporated all required changes. Requesting Board of Commissioners approval in order to allow applicant to move ahead with project and the development of GAP Acres in Aitkin County. Thank you.		
Alternatives, Options, Effects on Others/Comments: N/A		
Recommended Action/Motion: Motion to approve GAP Acres Plat		
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? \$ Is this budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Please Explain:</i>		

Legally binding agreements must have County Attorney approval prior to submission.

ORIGINAL

GAP ACRES



KNOW ALL PERSONS BY THESE PRESENTS That 4J development L.L.C. a Minnesota Limited Liability Company, owner and proprietor of the following described property situated in the County of Aitkin, State of Minnesota, to wit:

That part of Government Lots 8 and 9, Section 7, Township 49, Range 23, Aitkin County, Minnesota Described as follows: Beginning at the Southwest corner of said Government Lot 8; thence on assumed bearing of North 01 degrees 01 minutes 32 seconds West along the west line of said Government Lot 8, a distance of 256.66 feet to the southwesterly corner of Lot 16 of FIRST ADDITION TO BIG SANDY LAKESHORES, INCORPORATED, as of public record Aitkin County, Minnesota; thence South 35 degrees 16 minutes 01 seconds East, along the southwesterly line of said Lot 16, a distance of 197.23 feet to the southerly most corner of said Lot 16; Thence North 35 degrees 43 minutes 55 seconds East, along the southeasterly line of said Lot 16, a distance of 73.49 feet to the westerly right-of-way line of Long Point Place; thence South 01 degree 33 minutes 31 seconds East, along said right-of-way line 249.88 feet; thence South 03 degrees 41 minutes 12 seconds West, along said right-of-way line 153.46 feet; thence South 30 degrees 28 minutes 21 seconds West, along said right-of-way line 270.29 feet to the west line of said Government Lot 9; thence North 00 degrees 45 minutes 36 seconds West, along said line 380.24 feet to the point of beginning.

AND That part of Government Lots 8 and 9, Section 7, Township 49, Range 23, Aitkin County, Minnesota Described as follows: Commencing at the Southwest corner of said Government Lot 8; thence on assumed bearing of North 01 degrees 01 minutes 32 seconds West along the west line of said Government Lot 8, a distance of 256.66 feet to the southwesterly corner of Lot 16 of FIRST ADDITION TO BIG SANDY LAKESHORES, INCORPORATED, as of public record Aitkin County, Minnesota; thence South 35 degrees 16 minutes 01 seconds East, along the southwesterly line of said Lot 16, a distance of 197.23 feet to the southerly most corner of said Lot 16; Thence North 35 degrees 43 minutes 55 seconds East, along the southeasterly line of said Lot 16, a distance of 73.49 feet to the westerly right-of-way line of Long Point Place; thence South 72 degrees 54 minutes 25 seconds East, 69.67 feet to a point on the easterly right-of-way line of said Long Point Place said point being the point of beginning of the parcel herein described; thence South 01 degree 33 minutes 33 seconds East, along said right-of-way line 231.76 feet; thence South 07 degrees 41 minutes 12 seconds West, along said right-of-way line 172.16 feet; thence South 30 degrees 28 minutes 21 seconds West, along said right-of-way line 265.30 feet; thence South 00 degrees 51 minutes 24 seconds East, along said right-of-way line 166.50 feet; thence South 09 degrees 17 minutes 31 seconds West, along said right-of-way line 374.40 feet to the northeasterly right-of-way line of S.T.H. No 65; thence South 35 degrees 26 minutes 24 seconds East, along said right-of-way line 208.40 feet to the north line of the south 233.00 feet of said Government Lot 9; thence North 00 degrees 40 minutes 24 seconds West, along said right-of-way line 345.71 feet; thence North 01 degree 06 minutes 13 seconds West, along said right-of-way line 245.00 feet to the south line of Document Number 172576, as of public record, Aitkin County, Minnesota; thence North 59 degrees 31 minutes 31 seconds East, along said line 133.00 feet northwesterly and parallel to the northwesterly line of Document Number 362092, as of public record, Aitkin County, Minnesota; thence North 59 degrees 31 minutes 31 seconds East, along said line 345.36 feet to the west line of the east 133.00 feet of said Government Lot 9; thence North 00 degrees 46 minutes 24 seconds West, along said line 327.44 feet to the North line of said Government Lot 9; thence North 89 degrees 12 minutes 31 seconds East, along said line 9.63 feet to the westerly right-of-way line of 217th Avenue as shown on the plat of BIG SANDY LAKESHORES, INCORPORATED, as of public record, Aitkin County, Minnesota; thence North 29 degrees 05 minutes 56 seconds West, along said right-of-way line 345.71 feet; thence North 01 degree 06 minutes 13 seconds West, along said right-of-way line 245.00 feet to the south line of Document Number 172576, as of public record, Aitkin County, Minnesota; thence South 89 degrees 19 minutes 27 seconds West, along said line 579.07 feet to the said easterly right-of-way line of Long Point Place; thence South 01 degrees 21 minutes 35 seconds West, along said right-of-way line 361.30 feet; thence South 35 degrees 44 minutes 25 seconds West, along said right-of-way line 187.69 feet to the point of beginning.

has caused the same to be surveyed and platted as GAP ACRES and does hereby donate and dedicate to the public for the public use forever the roads, drainage and utility easement as shown on the plat.

In witness whereof Jeremy M. Paquette an agent on behalf of 4J development L.L.C. has caused these presents to be signed this _____ day of _____, 2021.

Jeremy M. Paquette
 STATE OF MINNESOTA
 COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Jeremy M. Paquette an agent on behalf of 4J development L.L.C.

Notary Public Signature _____

Notary Printed Name _____
 County, Minnesota
 My Commission Expires _____

I hereby certify that this plat of GAP ACRES is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments labeled 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 of the date of the surveyor's certification are shown and depicted on the plat; that all public ways are shown and labeled on the plat. I further 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.

Michael Stang
 Minnesota License No. 52591
 STATE OF MINNESOTA
 COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Michael Stang, R.L.S. No. 52591

Notary Public Signature _____

Notary Printed Name _____
 County, Minnesota
 My Commission Expires _____

I hereby certify that this plat has been checked and approved this _____ day of _____, 2021.

County Surveyor, Aitkin County
 I, _____, Auditor of Aitkin County, Minnesota, do hereby certify that the taxes on the lands described hereon have been paid for the years prior to 2021.

Aitkin County Auditor

I, _____, Treasurer for Aitkin County, Minnesota, do hereby certify that the taxes on the lands described hereon have been paid for the year 2021.

Aitkin County Treasurer

This plat of GAP ACRES was accepted and approved by the Board of County Commissioners of Aitkin County, Minnesota, this _____ day of _____, 2021.

Chairperson, Aitkin County Board _____ Aitkin County Auditor

I hereby certify that this instrument was filed in the office of the County Recorder for record on this _____ day of _____, 2021, at _____ o'clock _____ M., and was duly recorded in Document No. _____

County Recorder, Aitkin County, Minnesota

ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED TO BE IN A BEARING OF NORTH BY DOUBLE BY DOUBLE 11 SECONDS 11 SECONDS EAST ALONG THE WEST LINE OF GOVERNMENT LOT 8, SECTION 7, T-49 R-23

DRAINAGE AND UTILITY EASEMENTS TO BE 10.00 FEET ON EACH SIDE OF LOT LINES AND 10.00 FEET ADJACENT TO STREETS AS SHOWN ABOVE.



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: 5.1 P ACRES Developer: JEREMY PROVETTE

Owner: JEREMY PROVETTE

Address: 50801 237TH PLACE City: MCGREGOR State: MIN. Zip: 55760

Surveyor: KALEB KADELBACH

1. Final Approval of Planning Commission: (Date) MARCH 15, 2021
Any conditions necessary for final approval: PRESUMABLY PLAT APPROVED PER SECTION 5.02(D) AND SECTION 6.0 OF SUBDIVISION ORDINANCE

Andrew Carstach
Zoning Administrator

2. Surveyor's Plat Inspection Fee Paid: \$310.00 On (Date): MAY 4, 2021

James Dean
County Surveyor

3. Title Opinion Approved by County Attorney: (Date) 05/18/2021

James Ratz
County Attorney

4. Roads Approved by County Engineer: (Date) _____

County Engineer

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

County Auditor

6. Plat Inspection Fee Paid: \$ _____ Date: _____

County Auditor

7. Current Taxes Paid: \$ _____ Date: _____

County Treasurer

8. Delinquent Taxes Paid: \$ _____ Date: _____

County Auditor

9. Approved by County Board: Date: _____

Chairman, Aitkin County Board of Commissioners

10. Filing Fee Paid:
Date: _____

County Recorder

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: GAP ACRES Developer: JEREMY PAQUETTE

Owner: JEREMY PAQUETTE

Address: 50801 237TH PLACE City: MCGREGOR State: MN Zip: 55760

Surveyor: KALEB KADELBACH

1. Final Approval of Planning Commission: (Date) MARCH 15, 2021
Any conditions necessary for final approval: PRESUMING PLAT APPROVED PER SECTION 5.02(D) AND SECTION 6.0 OF SUBDIVISION ORDINANCE

Andrew Carlstrom
Zoning Administrator

2. Surveyor's Plat Inspection Fee Paid: \$ 310.00 On (Date): MAY 4, 2021

Jeremy Paquette
County Surveyor

3. Title Opinion Approved by County Attorney: (Date) _____
County Attorney

4. Roads Approved by County Engineer: (Date) 5-19-21
County Engineer

John Welle
Digitally signed by John Welle
Date: 2021.05.19 08:43:56 -05'00'

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

6. Plat Inspection Fee Paid: \$ _____ Date: _____
County Auditor

7. Current Taxes Paid: \$ _____ Date: _____
County Treasurer

8. Delinquent Taxes Paid: \$ _____ Date: _____
County Auditor

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

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

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: GAP ACRES Developer: JEREMY PAVETTE

Owner: JEREMY PAVETTE

Address: 50801 237th PLACE City: MCGREGOR State: MN. Zip: 55760

Surveyor: KALEB KADELBACH

1. Final Approval of Planning Commission: (Date) MARCH 15, 2021
Any conditions necessary for final approval: PRELIMINARY PLAT APPROVED PER SECTION 5.02(D) AND SECTION 6.0 OF SUBDIVISION ORDINANCE

Andrew Carlsstrom
Zoning Administrator

2. Surveyor's Plat Inspection Fee Paid: \$ 310.00 On (Date): MAY 4, 2021

Jeremy Pavette
County Surveyor

3. Title Opinion Approved by County Attorney: (Date) _____

County Attorney

4. Roads Approved by County Engineer: (Date) _____

County Engineer

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

County Auditor

6. Plat Inspection Fee Paid: \$ _____ Date: _____

County Auditor

7. Current Taxes Paid: \$ 454.00 Date: 5-14-21

John Martin
County Treasurer

8. Delinquent Taxes Paid: \$ _____ Date: _____

County Auditor

9. Approved by County Board: Date: _____

Chairman, Aitkin County Board of Commissioners

10. Filing Fee Paid: _____
Date: _____

County Recorder

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: GAP ACRES Developer: JEREMY PACHETTE
Owner: JEREMY PACHETTE
Address: 50801 237TH PLACE City: MCGREGOR State: MN. Zip: 55760
Surveyor: KALEB KADELBACH

1. Final Approval of Planning Commission: (Date) MARCH 15, 2021
Any conditions necessary for final approval: PRELIMINARY PLAT APPROVAL PER SECTION 5.02(D) AND SECTION 6.0 OF SUBDIVISION ORDINANCE

ANDREW CARLSON
Zoning Administrator

2. Surveyor's Plat Inspection Fee Paid: \$310.00 On (Date): MAY 4, 2021

[Signature]
County Surveyor

3. Title Opinion Approved by County Attorney: (Date) _____

County Attorney

4. Roads Approved by County Engineer: (Date) _____

County Engineer

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

County Auditor

6. Plat Inspection Fee Paid: \$ 101.00 Date: _____

County Auditor

7. Current Taxes Paid: \$ _____ Date: _____

8. Delinquent Taxes Paid: \$ N/A Date: _____

[Signature]
County Auditor

9. Approved by County Board: Date: _____

Chairman, Aitkin County Board of Commissioners

10. Filing Fee Paid: _____
Date: _____

County Recorder