



Board of County Commissioners Agenda Request

7C
Agenda Item #

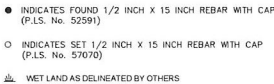
Requested Meeting Date: October 14, 2025

Title of Item: "The Overlook at the Preserve" Final Plat

☒ REGULAR AGENDA ☐ CONSENT AGENDA	Action Requested: ☒ Approve/Deny Motion ☐ Adopt Resolution (attach draft) ☐ Hold Public Hearing <i>*provide copy of hearing notice that was published</i> ☐ Direction Requested ☐ Discussion Item ☐ Information Only	
Submitted by: Andrew Carlstrom		Department: Environmental Services
Presenter (Name and Title): Andrew Carlstrom, Environmental Services Director		Estimated Time Needed: 5 minutes
Summary of Issue: In accordance with Section 5.02(0) 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 on September 15, 2025. The proposed plat is a 3 lot residential subdivision located in Workman Township. I am respectfully requesting the Board of Commissioners' approval in order to allow the applicant to move ahead with development of this platted subdivision. Attached is the final plat and associated conditions for the proposal.		
Alternatives, Options, Effects on Others/Comments: Motion to deny the proposed "Overlook at the Preserve" Plat.		
Recommended Action/Motion: Motion to approve the final plat of "Overlook at the Preserve" and authorize the Board Chair signature on the Final Plat drawings.		
Financial Impact: <i>Is there a cost associated with this request?</i> <i>What is the total cost, with tax and shipping? \$</i> <i>Is this budgeted?</i> ☐ Yes ☐ No ☒ No <i>Please Explain:</i>		

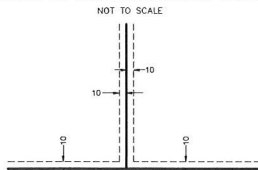
**Conditions for Scott Spaeth of Directed Investments of MN #2025-000674 and
#2025-000738**

1. Pay all fees and acquire all signatures on "Checklist for Plat Approval".
2. Upon approval of preliminary plat and final plat, complete Mylars drawing for county signatures and recording.
3. Real estate signs must be in compliance with the Zoning Ordinance.



BEARING NOTE:
The East line of the Southwest Quarter of Section 24,
Township 49, Range 24, Aitkin County, Minnesota, is
assumed to bear N00°10'20"E.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES
AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS
UNLESS OTHERWISE INDICATED ON THIS PLAT



That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 49, Range 24, Arden County, Minnesota, described as follows: Commencing at the Southeast corner of the North 8000 feet of a section line, thence North 89 degrees 03 minutes 50 seconds East, along said line 59 feet to a point on the Westerly line of Parcel 41, Arden County Right of Way (see Note 2), at said public record intersection of Arden County, Minnesota, and point being the point of beginning of the parcel herein described, thence North 89 degrees 03 minutes 50 seconds East, along said line 210.3 feet, thence North 88 degrees 59 minutes 10 seconds West, 421.12 feet, thence South 89 degrees 03 minutes 50 seconds East, along said line 210.3 feet, thence North 89 degrees 03 minutes 50 seconds East, along said line 400 feet to a point on the Easterly line of Parcel 41, Arden County Right of Way (see Note 2), thence Northwesterly 688.87 feet along said line and, along a tangent curve concave to the Northwest having a central angle of 87 degrees 12 minutes 35 seconds and radius of 500.00 feet, thence Northwesterly 100.00 feet along said line to a point on the Easterly line of Parcel 41, Arden County Right of Way (see Note 2), thence Northwesterly 400.00 feet along said line to a point on the Easterly line of Parcel 41, Arden County Right of Way (see Note 2), thence Northwesterly 400.00 feet along said line to a point on the Westerly line of the East 990 feet of Parcel 34, Arden County Right of Way (see Note 2), thence Northwesterly 400.00 feet along said line to a point on the Westerly line of the East 990 feet of Parcel 34, Arden County Right of Way (see Note 2), thence South 89 degrees 03 minutes 50 seconds East, along said line 207.68 feet to the point of beginning.

Has caused the same to be surveyed and platted as THE OVERLOOK AT THE PRESERVE and does hereby dedicate to the public for public use the drainage and utility easements and created by this plat.

In witness whereof Directed Investments of Minnesota, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 24 day of August, 2010

Scott Spaeth, President

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Scott Spaeth, President of Directed Investments of Minnesota, LLC, on behalf of the company

Notary Public Signature

Notary Printed Name _____

Notary Public _____ County, Minnesota

My Commission Expires _____

I, Caleb J. Kadelbach 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 this plat, that all monuments depicted on the plat have been, or will be correctly set within one year, that all water boundaries and wetlands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat, and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____

Kaleb J. Kadelbach, Licensed Land Surveyor
Minnesota License No. 57070

STATE OF MINNESOTA

COUNTY OF

The foregoing surveyor's certificate was acknowledged before me this _____ day of _____, 20_____, by Kaleb J Kadelbach, Land Surveyor, Minnesota License No 57070

Notary Public Signature

Notary Printed Name _____

Notary Public _____ County, Minnesota

My Commission Expires _____

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

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 20_____.

Artkin County Auditor

_____, Treasurer for Aitkin County, Minnesota, do hereby certify that the taxes on the lands described hereon have been paid for the year 20__.

Aitkin County Treasurer

This plat of THE OVERLOOK AT THE PRESERVE was accepted and approved by the Board of County Commissioners of Aitkin County, Minnesota, this _____ day of _____, 20____.

Chairperson, Antion County Board

Atkin County Auditor

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 in Document No. _____.

County Recorder, Aitkin County, Minnesota

APEX
LAND SURVEYING