

MEMO

Date: January 4, 2017

To: Alexandria Town Board

From: Ben Oleson, Hometown Planning
Zoning Administrator, Alexandria Township

Re: Final Plat Application - "Dailey's Country Pass"

The Township has received an application for final plat approval of "Dailey's Country Pass".

The preliminary plat of the "Dailey's Country Pass" subdivision was approved in December 2016 with the following conditions of approval:

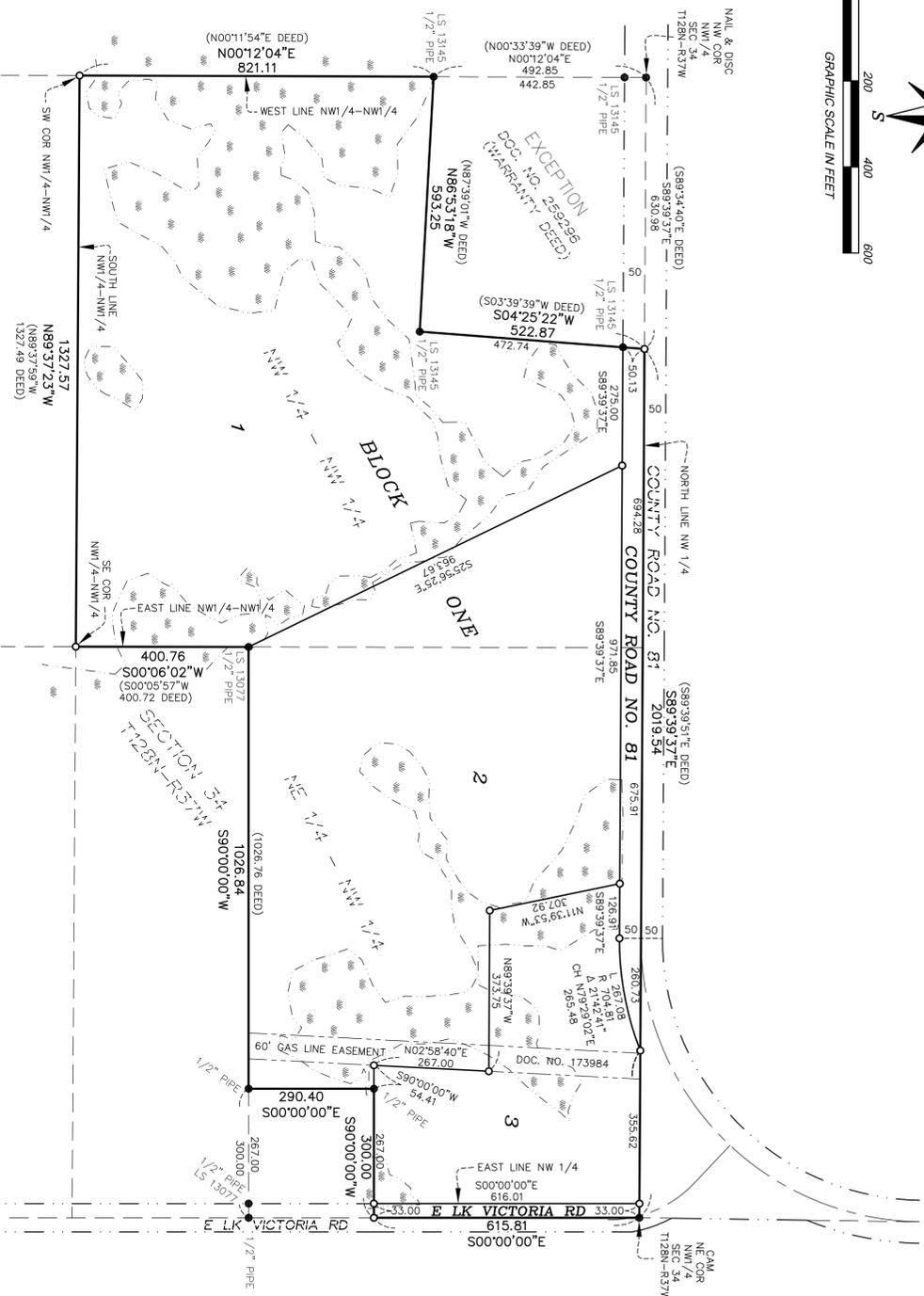
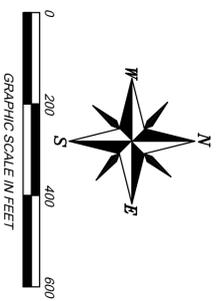
1. A separate driveway shall be allowed off of County Road 81 for Lot 1 subject to the requirements of Douglas County Public Works provided that the approach for that driveway is no greater than 50 feet east of the west property line of Lot 1 where it intersects with County Road 81.
2. Any filling of wetlands on Lot 1 related to placement of a driveway shall be subject to the requirements of the Douglas County Soil and Water Conservation District (SWCD) and in any case shall not exceed 2,000 square feet.
3. Lot 3 shall only be accessed from East Lake Victoria Road SE, subject to Township driveway permit and other requirements.

A copy of the proposed final plat is attached for your review.

The requirements of the Township Subdivision Ordinance for final plat applications are as follows:

1. A completed Final Plat application
 -) The final plat application has been received.
2. Three copies of the final plat.
 -) These have been received.

DAILEYS COUNTRY PASS



AREA BREAKDOWN

BLOCK ONE

Lot 1.....	27.90 Acres±
Lot 2.....	21.11 Acres±
Lot 3.....	7.35 Acres±

TOTALS:

PUBLIC ROADS.....	2.24 Acres±
TOTAL.....	58.60 Acres±

LEGEND

- DENOTES 1/2" PIPE SET MARKED WITH A PLASTIC CAP NO. 44493
- DENOTES IRON MONUMENT FOUND IN PLACE
- (DEED) - REFERS TO DIMENSIONS AS STATED IN WARRANTY DEEDS RECORDED IN DOCUMENT NOS 170191 AND 289296 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.



WET LAND

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 128 NORTH, RANGE 37 WEST, DOUGLAS COUNTY, WHICH IS ASSIGNED A BEARING OF SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.

VICINITY MAP

(NO SCALE)



SECTION 34, TOWNSHIP 128 NORTH, RANGE 37 WEST, DOUGLAS COUNTY, MINNESOTA

We do hereby certify that on the _____ day of _____, 20____, the Board of Township Supervisors for the Township of Alexandria, Douglas County, Minnesota approved this plat.

Chairperson _____ Township Clerk _____

I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this _____ day of _____, 20____.

Douglas County Surveyor _____ I hereby certify, taxes payable in year _____ on lands herein described are paid in full and there are no delinquent taxes, and transfer was entered this _____ day of _____, 20____.

Douglas County Auditor/Treasurer _____
 COUNTY RECORDER _____
 Document Number _____

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 Plat Number _____.

County Recorder _____
 Douglas County, Minnesota

KNOW ALL PERSONS BY THESE PRESENTS: That Lawrence J. Dailey and Dawn M. Dailey, husband and wife, owners and Ditech Financial, LLC, mortgagee of the following described property:

All that part of the NW1/4NW1/4 and the NE1/4NW1/4 all in Section 34, Township 128 North, Range 37 West, Douglas County, Minnesota, described as follows:

Beginning at the northeast corner of said NW1/4;

thence on a record bearing of South along the east line of said NW1/4 a distance of 615.81 feet;

thence West 300.00 feet;

thence South 290.40 feet;

thence West 1026.76 feet to the east line of said NW1/4NW1/4;

thence South 00 degrees 05 minutes 57 seconds West 400.72 feet to the southeast corner of said NW1/4NW1/4;

thence North 89 degrees 37 minutes 59 seconds West 1327.49 feet to the southwest corner of said NW1/4NW1/4;

thence North 00 degrees 11 minutes 54 seconds East 1313.97 feet to the northwest corner of said NW1/4;

thence South 89 degrees 39 minutes 51 seconds East along the north line of said NW1/4 2650.41 feet to the point of beginning.

EXCEPT

That part of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section 34, Township 128 North, Range 37 West, Douglas County, Minnesota, described as follows:

Beginning at the Northwest corner of said Section 34;

thence North 89 degrees 34 minutes 40 seconds East, assumed bearing along the north line of said Section, 630.98 feet;

thence South 03 degrees 39 minutes 39 seconds West 522.87 feet;

thence North 87 degrees 39 minutes 01 West 393.25 feet to the west line of said Northwest Quarter (NW1/4 of NW1/4);

thence North 00 degrees 33 minutes 39 seconds West, along said west line, 492.85 feet to the point of beginning.

Has caused the same to be surveyed and platted as DAILEYS COUNTRY PASS and does hereby dedicate to the public for public use the public ways as created by this plat.

In witness whereof said Lawrence J. Dailey and Dawn M. Dailey, husband and wife, have hereunto set our hands this _____ day of _____, 20____.

Lawrence J. Dailey _____ Dawn M. Dailey _____

STATE OF _____ by Lawrence J. Dailey and Dawn M. Dailey.

COUNTY OF _____ Notary Public _____

This instrument was acknowledged before me on _____ by _____

Notary Public _____
 My Commission Expires _____

In witness whereof said Ditech Financial, LLC, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Ditech Financial, LLC _____

STATE OF _____
 COUNTY OF _____

This instrument was acknowledged before me on _____ by _____ on behalf of the LLC. _____

Notary Public _____
 My Commission Expires _____

I, Mark F. Jahner, 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 this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, 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____.

Mark F. Jahner, Licensed Land Surveyor
 Minnesota License No. 44493

This instrument was acknowledged before me on _____ by Mark F. Jahner.

Notary Public, Douglas County, Minnesota
 My Commission Expires _____

3. A developer's agreement and financial security, if applicable, that provides for the construction of the required improvements after final plat approval.
 -) Not applicable - no public improvements are required as part of the plat.
4. Three copies of final construction plans.
 -) Not applicable - no public improvements are required as part of the plat.
5. A revised preliminary plat.
 -) All revisions to the preliminary plat are contained within the final plat drawings and they are consistent with the preliminary plat approval.
6. A title insurance commitment or Opinion of Title
 -) Title insurance commitment is reviewed by the County Surveyor as part of their normal review process and will be taking place at the time of their review.
7. Draft restrictive covenants, if proposed.
 -) None have been provided and none are necessary to ensure compliance with Township requirements.
8. The appropriate fee in the Fee Schedule (including the park dedication fee).
 -) The park dedication fee will be at least \$600 and possibly \$900. Staff is awaiting the response from the County Parks Superintendent, who determines that fee. The applicant has requested that they pay the fee prior to the time of the Town Board Chair signing off on the plat.
9. Compliance with all conditions of preliminary plat approval.
 -) All conditions of the preliminary plat will need to be met in the future as the lots are developed and/or driveways installed. No conditions need be met at the current time.

Town Board Direction: The Town Board shall approve, conditionally approve, or disapprove the final plat.

Staff would recommend approval of the final plats, except that the Town Board Chair and Clerk not sign off on the mylars of the final plat until the County Surveyor's signature is on each of the respective plats and until the park dedication fee has been paid as required. In addition, the Zoning Administrator shall review the final mylars to ensure they are consistent with the preliminary plat approval.

NOTE: The applicant has indicated that they are still awaiting approval from the mortgage company and will not be preparing the final mylars until this has been completed sometime in the next several weeks. If the final plat changes significantly as a result of the mortgage company review, Staff has noted that the final plat may need to come back for additional review by the Town Board before it can be signed.