

Resolution 15-112

A Resolution of the City of Coon Rapids Granting Approval of the Final Plat for Egret Coon Rapids Boulevard SA, Planning Case No. PC 15-25

WHEREAS, application has been made for approval of a final plat, pursuant to Section 11-1504.2 of the Coon Rapids Code of Ordinances, of the property legally described on attached Exhibit A and hereinafter referred to as “the Property”; and

WHEREAS, the Planning Commission on July 20, 2015 recommended approval of the preliminary plat of the Property;

WHEREAS, a preliminary plat of the Property was approved by the City Council on August 5, 2015; and

WHEREAS, the proposed final plat is consistent with the preliminary plat as approved by the City Council; and

NOW, THEREFORE, BE IT RESOLVED

1. It is hereby determined by the City Council for the City of Coon Rapids as follows:
 - A. The proposed subdivision is consistent with the Title 11, Chapter 1500 of the City Code of Ordinances and conforms with all of its requirements.
 - B. The proposed subdivision is consistent with all applicable general and specialized city, county, and regional plans including, but not limited to, the City’s Comprehensive Plan.
 - C. The physical characteristics of the site, including, but not limited to, topography, soils, vegetation, susceptibility to erosion and siltation, susceptibility to flooding, and drainage are suitable for the type and density of development and uses contemplated.
 - D. The proposed subdivision makes adequate provision for water supply, storm drainage, sewage transportation, parks and walkways, erosion control and all other services, facilities and improvements otherwise required herein.
 - E. The proposed subdivision will not cause substantial environmental damage.
 - F. The proposed subdivision will not have an undue or adverse impact on the reasonable development of neighboring land.

2. Approval of the final plat is hereby granted for the Property, subject to the conditions set forth in attached Exhibit B.
3. The officers of the City are hereby authorized, once the conditions set forth in Exhibit B are met and complied with, to sign the final plat for the Property and to issue a certified copy of this Resolution giving final approval of the survey.
4. The owner of the Property is authorized to record the final plat as required by law and shall file proof of said recording with the City. No building permits will be issued for the Property until the registered land survey is recorded.
5. This final plat approval may be rescinded 90 days from the date of this resolution if the plat is not recorded within that time.

Adopted this 15th day of September 2015.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk

STATE OF MINNESOTA)
COUNTY OF ANOKA)ss.
CITY OF COON RAPIDS)

CERTIFICATION OF CLERK

I, the undersigned, being the duly qualified and acting City Clerk of the City of Coon Rapids, Minnesota, hereby certify that I have carefully compared the attached and foregoing Resolution with the original thereof on file in my office and the same is a full, true and complete transcript therefrom, insofar as the same relates to Planning Case 15-25.

WITNESS hand officially as such City Clerk and the corporate seal of the City of Coon Rapids this ___ day of _____, 2015.

Joan Lenzmeier, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

That part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the southwest corner of the said Section 23, thence on an assumed bearing of North 89 degrees 58 minutes 39 seconds East along the South line of said Section 23 a distance of 1076.62 feet thence North 53 degrees 25 minutes 56 seconds West a distance of 550.32 feet to the point of beginning of the tract to be hereby described; thence continuing North 53 degrees 25 minutes 56 seconds West a distance of 126.74 feet; thence North 38 degrees 23 minutes 30 seconds East and parallel with the centerline of Egret Boulevard a distance of 175.12 feet; thence North 53 degrees 25 minutes 00 seconds West a distance of 173.24 feet to its intersection with the Easterly line of Egret Boulevard; thence North 38 degrees 23 minutes 30 seconds East along said Easterly line of Egret Boulevard a distance of 92.88 feet; thence South 51 degrees 41 minutes 00 seconds East a distance of 291.66 feet; thence South 36 degrees 35 minutes 00 seconds West a distance of 259.01 feet to the point of beginning;

Except that portion of the above land described as follows:

The Northwesterly 10.00 feet, lying adjoining to Egret Boulevard, and the Southwesterly 20.00 feet, lying adjoining to Coon Rapids Boulevard.

(Said Tract is also known as part of Lot 8, REVISED AUDITOR'S SUBDIVISION NO. 76).

The northeasterly boundary line of the above-described tract is marked by judicial landmarks set pursuant to Torrens Case No. C6-88-11145.

AND

That part of Lot 8, Revised Auditor's Subdivision No. 76, described as follows: From the intersection of the South line of Section 23, Township 31, Range 24, Anoka County, Minnesota, with the original centerline of State Trunk Highway, said centerline being centerline of concrete pavement as now constructed; thence Northwesterly on said centerline, a distance of 610.54 feet to the actual point of beginning of the tract to be described; thence North 38 degrees 19 minutes East parallel to the centerline of Egret Street, a distance of 225.04 feet; thence Northwesterly parallel to the centerline of said State Trunk Highway, a distance of 208.04 feet, more or less, to the centerline of Egret Street; thence Southwesterly along said centerline of Egret Street, a distance of 225.04 feet to the centerline of State Trunk Highway; thence Southeasterly along said centerline of State Trunk Highway, a distance of 208.04 feet, more or less, to the point of beginning, according to the duly recorded plat thereof on file and of record in the office of the Registrar of Deeds in and for Anoka County, Minnesota.

EXHIBIT B
CONDITIONS OF APPROVAL

1. All comments of the Assistant City Engineer be addressed prior to releasing the plat for recording.
2. All comments from Anoka County Highway Department be addressed prior to releasing the plat for recording.
3. Park dedication in the amount of \$7,900 be paid prior to releasing the plat for recording.