

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2020-003

APPROVAL OF A LOT CONSOLIDATION OF THE WEST 100 FEET OF LOT 6 AND THE
NORTH 47 FEET OF LOT 7 EXCEPT THE EAST 45 FEET OF SAID LOT 7, ALL IN
BLOCK 49, ORIGINAL TOWN

WHEREAS, Mark F. Heiman and Laura S. Heiman, (“Applicant”) have submitted an application for Minor Subdivision Lot Consolidation of 501 Washington Street South and 503 Washington Street South legally described and shown in Exhibit A (the “Minor Subdivision”); and

WHEREAS, the City Council of the City of Northfield may hear requests for Minor Subdivision approval pursuant to Northfield City Code, Chapter 34, Section 8.5.11 Review Procedures, through a Type 5 Review Procedure upon review by the Development Review Committee; and

WHEREAS, pursuant to Northfield City Code, Chapter 34, Section 8.5.11 (C), the following criteria shall be considered in the review of minor subdivisions and lot consolidations: (1)The subdivision or consolidation must be in general compliance with the comprehensive plan; (2)The subdivision or consolidation must meet the purpose and intent of this LDC; (3)Unless prior or concurrent approval of a variance is granted, any such minor subdivision or consolidation shall result in lots that meet the dimensional requirements for the zoning district in which the property is located, or shall not further increase the nonconformity of any lot dimension or structure; (4)The resulting parcels shall generally conform with the shape, character, and area of existing or anticipated land subdivisions in the surrounding areas and (5)The subdivider shall comply with the park dedication (See Section 5.2.6, Parks, Trails, and Open Space Dedication), tree preservation (See Section 3.5.6, Tree and Woodland Preservation), and wetland buffer regulations, as required for a major subdivision; and

WHEREAS, the Development Review Committee reviewed the Minor Subdivision on December 5, 2019, and recommended approval to the City Council; and

WHEREAS, the City Council of the City of Northfield has reviewed the proposed Minor Subdivision for compliance with the City of Northfield Comprehensive Plan, the Land Development Code of the City of Northfield, and statutes of the State of Minnesota.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT:

The Minor Subdivision depicted in Exhibit A is hereby approved with the following conditions:

1. The plat will not be signed by the Mayor and City Clerk until the demolition of the existing structure (through proper permitting) located at 501 Washington St. S. is deemed completed via inspection by Building Division staff. Demolition as described herein shall be completed by the Applicant in accordance with the timeframe required in paragraph 3 below.
2. The Minor Subdivision shall comply with the provisions of all state statutes and standard procedures for platting in Rice County.
3. The demolition of the existing structure described in paragraph 1 and recording of the Minor Subdivision depicted and attached hereto as Exhibit A shall be within 180 days of the date of approval hereof, which is January 7, 2020, or the City's approval shall be deemed null and void without further action by the City Council.
4. The Minor Subdivision shall create Washington Addition.
5. The Applicant shall pay all applicable fees.

PASSED by the City Council of the City of Northfield on this 7th day of January, 2020.

ATTEST

City Clerk

Mayor

VOTE: ___ POWNELL ___ DELONG ___ GRABAU ___ NAKASIAN
 ___ NESS ___ PETERSON WHITE ___ ZWEIFEL

Exhibit A

WASHINGTON SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS: That Mark F. Heiman and Laura S. Heiman, husband and wife, owners and proprietors of the following described property situated in the County of Rice and State of Minnesota, to wit:

The West 100 feet of Lot 6 and the North 47 feet of Lot 7, except the East 45 feet of said Lot 7, all in Block 48, Original Town plat of Northfield, City of Northfield, Rice County, Minnesota.

Have caused the same to be surveyed and plotted as WASHINGTON SUBDIVISION and do hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Mark F. Heiman and Laura S. Heiman, husband and wife, have hereunto set their hands this ____ day of _____, 20__.

By _____ By _____
Mark F. Heiman Laura S. Heiman

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____ by Mark F. Heiman and Laura S. Heiman.

Notary Public, _____
My Commission Expires on _____

I, Thomas J. O'Meara 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 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__.

Thomas J. O'Meara, Licensed Land Surveyor
Minnesota License No. 46187

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____, 20__ by Thomas J. O'Meara.

Notary Public, _____
My Commission Expires on _____

PLANNING COMMISSION
Approved by the Planning Commission of the City of Northfield, Minnesota, at a regular meeting thereof, on the ____ day of _____, 20__.

_____, Chairperson

CITY COUNCIL
We do hereby certify that on the ____ day of _____, 20__, the City Council of Northfield, Minnesota approved this plat by resolution and is in compliance with the provisions of Minnesota Statutes Section 505.03, Subdivision 2.

_____, Mayor
_____, Clerk

COUNTY SURVEYOR
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20__.

Michael A. Fangman
Rice County Surveyor

COUNTY AUDITOR-TREASURER
I do hereby certify that the taxes for the year 20__ for the land described on this plat as WASHINGTON SUBDIVISION have been paid and no delinquent taxes due and transfer entered on this ____ day of _____, 20__.

County Auditor-Treasurer, Rice County, Minnesota

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

County Recorder, Rice County, Minnesota

THE ACQUISITION OF LOT 6 AND LOT 7, ORIGINAL TOWN PLAT OF NORTHFIELD, IS AUTHORIZED TO HAVE A BOUNDARY REPRESENTATION.

- 1 - DENOTES 3/4" AND 1/4" IRON PIPES
- 2 - DENOTES 2" AND 4" IRON PIPES
- 3 - DENOTES 6" AND 8" IRON PIPES
- 4 - DENOTES 12" IRON PIPE
- 5 - DENOTES 18" IRON PIPE
- 6 - DENOTES 24" IRON PIPE
- 7 - DENOTES 30" IRON PIPE
- 8 - DENOTES 36" IRON PIPE
- 9 - DENOTES 42" IRON PIPE
- 10 - DENOTES 48" IRON PIPE
- 11 - DENOTES 54" IRON PIPE
- 12 - DENOTES 60" IRON PIPE
- 13 - DENOTES 66" IRON PIPE
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- 21 - DENOTES 114" IRON PIPE
- 22 - DENOTES 120" IRON PIPE
- 23 - DENOTES 126" IRON PIPE
- 24 - DENOTES 132" IRON PIPE
- 25 - DENOTES 138" IRON PIPE
- 26 - DENOTES 144" IRON PIPE
- 27 - DENOTES 150" IRON PIPE
- 28 - DENOTES 156" IRON PIPE
- 29 - DENOTES 162" IRON PIPE
- 30 - DENOTES 168" IRON PIPE
- 31 - DENOTES 174" IRON PIPE
- 32 - DENOTES 180" IRON PIPE
- 33 - DENOTES 186" IRON PIPE
- 34 - DENOTES 192" IRON PIPE
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- 442 - DENOTES 2640" IRON PIPE
- 443 - DENOTES 2646" IRON PIPE
- 444 - DENOTES 2652" IRON PIPE
- 445 - DENOTES 2658" IRON PIPE
- 446 - DENOTES 2664" IRON PIPE
- 447 - DENOTES 2670" IRON PIPE
- 448 - DENOTES 2676" IRON PIPE
- 449 - DENOTES 2682" IRON PIPE
- 450 - DENOTES 2688" IRON PIPE
- 451 - DENOTES 2694" IRON PIPE
- 452 - DENOTES 2700" IRON PIPE
- 453 - DENOTES 2706" IRON PIPE
- 454 - DENOTES 2712" IRON PIPE
- 455 - DENOTES 2718" IRON PIPE
- 456 - DENOTES 2724" IRON PIPE
- 457 - DENOTES 2730" IRON PIPE
- 458 - DENOTES 2736" IRON PIPE
- 459 - DENOTES 2742" IRON PIPE
- 460 - DENOTES 2748" IRON PIPE
- 461 - DENOTES 2754" IRON PIPE
- 462 - DENOTES 2760" IRON PIPE
- 463 - DENOTES 2766" IRON PIPE
- 464 - DENOTES 2772" IRON PIPE
- 465 - DENOTES 2778" IRON PIPE
- 466 - DENOTES 2784" IRON PIPE
- 467 - DENOTES 2790" IRON PIPE
- 468 - DENOTES 2796" IRON PIPE
- 469 - DENOTES 2802" IRON PIPE
- 470 - DENOTES 2808" IRON PIPE
- 471 - DENOTES 2814" IRON PIPE
- 472 - DENOTES 2820" IRON PIPE
- 473 - DENOTES 2826" IRON PIPE
- 474 - DENOTES 2832" IR