

CITY OF NORTHFIELD, MN  
CITY COUNCIL RESOLUTION 2018-105

APPROVAL OF A MINOR SUBDIVISION OF LOT 1, BLOCK 1, CLINTON HEIGHTS

WHEREAS, JoNo Inc., (“Applicant”) has submitted an application for Minor Subdivision of land located at Jefferson Road and Clinton Lane legally described as Lot 1, Block 1, Clinton Heights Addition, City of Northfield, Rice County, Minnesota; and

WHEREAS, the parcels shown on Exhibit A meet the minimum requirements established in the Land Development Code for the property; and,

WHEREAS, the City Council of the City of Northfield may hear requests for Minor Subdivision approval pursuant to Chapter 34, Section 8.4.11 Review Procedures, through a Type 5 Review Procedure.

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

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

1. The Minor Subdivision shall comply with the provisions of all state statutes and standard procedures for platting in Rice County.
2. The Minor Subdivision shall be recorded within 180 days of approval or the City’s approval shall be deemed null and void.
3. The Minor Subdivision shall create Clinton Heights Second Addition.

PASSED by the City Council of the City of Northfield on this 16<sup>th</sup> day of October, 2018.

ATTEST

\_\_\_\_\_  
City Clerk

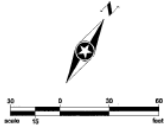
\_\_\_\_\_  
Mayor

VOTE:        \_\_\_ POWNELL    \_\_\_ COLBY    \_\_\_ DELONG    \_\_\_ NAKASIAN  
                 \_\_\_ NESS        \_\_\_ PETERSON WHITE    \_\_\_ ZWEIFEL

# Exhibit A

OFFICIAL PLAT

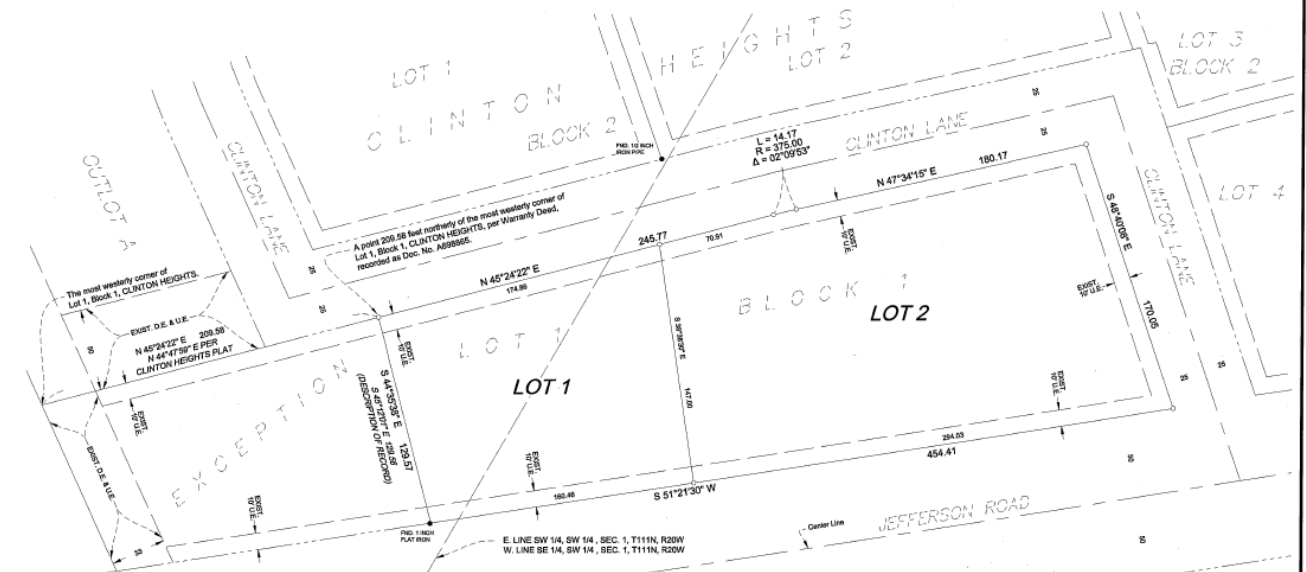
## CLINTON HEIGHTS SECOND



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RICE COUNTY COORDINATE SYSTEM (MAD 20, 1984 ADJ) WITHIN THE NORTHWESTERLY LINE OF LOT 1, BLOCK 1, CLINTON HEIGHTS BEARS N 45°22' E.

### LEGEND

- DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 45818
- DENOTES FOUND MONUMENT



### INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That J&K, LLC, a Minnesota limited liability company, owner of the following described property:

Lot 1, Block 1, CLINTON HEIGHTS, according to the recorded plat thereof, in the City of Northfield, Rice County, Minnesota, consisting thereon the following described parcel (3/4) easterly of the following described line: Beginning at a point in the westerly line of said Lot 1, a distance of 209.56 feet easterly of the most westerly corner; thence South 45°12'11" East, 139.56 feet to the southeasterly line of said Lot 1, and said line thence terminating. Subject to roads, easements and restrictions of record.

Said tract contains 1.55 acres, more or less.

Have caused the same to be surveyed and platted as CLINTON HEIGHTS SECOND.

In witness whereof said J&K, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

J&K, LLC

Becky Johnson  
President

STATE OF MINNESOTA  
COUNTY OF RICE

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Becky Johnson President of J&K, LLC, a Minnesota limited liability company, on behalf of the company.

Notary printed name \_\_\_\_\_  
Notary Public, Rice County, Minnesota  
My Commission Expires \_\_\_\_\_

### CITY COUNCIL

We do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the City Council of Northfield, Minnesota, approved this plat.

Rhonda Powell Mayor Deb Little City Clerk

### COUNTY SURVEYOR

I certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Surveyor Michael Ferguson Rice County

### PROPERTY TAX AND ELECTIONS

Taxes payable in the year 20\_\_ on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Arnette Peters Director Property Tax and Elections  
Rice County, Minnesota

### COUNTY RECORDER

I hereby certify that this instrument was filed for record in my office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_ o'clock \_\_\_\_ p.m.

Document Number \_\_\_\_\_  
Judy Van Epp County Recorder  
Rice County, Minnesota

### DRAINAGE EASEMENT DEFINED

AN UNRESTRICTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND AND SURFACE DRAINAGE FACILITIES AND UTILITY EASEMENT.

D.E. = DRAINAGE EASEMENT

### UTILITY EASEMENT DEFINED

AN UNRESTRICTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY OVERHEAD, UNDERGROUND OR SURFACE PUBLIC UTILITIES, INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

U.E. = UTILITY EASEMENT

### SURVEYOR'S CERTIFICATE

I, Christopher D. Murn, 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 data 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 of public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Christopher D. Murn, Licensed Land Surveyor  
Minnesota License No. 45818

STATE OF MINNESOTA  
COUNTY OF OLMSTED

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Christopher D. Murn.

Notary printed name \_\_\_\_\_  
Notary Public, Olmsted County, Minnesota  
My Commission Expires \_\_\_\_\_

