Aitkin County	Agenda Reque		Agenda I
	sted Meeting Date: September 8,	2020	L
	Item: Pine Haven Estates Final Plat		
REGULAR AGENDA	Action Requested:		Direction Requested
CONSENT AGENDA	Approve/Deny Motion		Discussion Item
	Adopt Resolution (attach d		Hold Public Hearing*
Submitted by:		Department:	
Terry Neff, Environmental Services Director		Environme	ntal Services
Presenter (Name and Title): Terry Neff, Environmental Services Director			Estimated Time Needed
subdivision on Sandy River Lake ir	Section 19 of Shamrock Township. The sac) to be a through road from 480th Stre	e road within	the subdivision now allows for
subdivision on Sandy River Lake ir	Section 19 of Shamrock Township. The	e road within	the subdivision now allows for
216th Place (a former long cul-de-s Alternatives, Options, Effects Recommended Action/Motion	Section 19 of Shamrock Township. The bac) to be a through road from 480th Stre	e road within eet to State H	the subdivision now allows fo lighway 65.

Legally binding agreements must have County Attorney approval prior to submission,

Check-list for Plat Approval ** Applicant is responsible for acquiring all signatures for items 1 through 8 prior to County Board approval.
Name of Plat: Pine Haven Estates Developer: Valded back
Owner:Tasyn Valetbach
Address: Babz Highway 37 City Trun State: MM Zip: 55751
Surveyor: March Western Surveying
1. Final Approval of Planning Commission: (Date) <u>June 15, 2020</u> Any conditions necessary for final approval: <u>3 Cond</u> , Hans
(Inc.)
2. Surveyor's Plat Inspection Fee Paid: \$ On (Date): On (Date):
Planse, Dago
3. Title Opinion Approved by County Attorney: (Date) Supp. 1, 2020
- Su attende letter
4. Roads Approved by County Engineer: (Date) Safe 2, 2000
@ see attuckel letter
 If Bond or Escrow Amount Needed to Insure Completion of Roads or other Improvements: Amount of Surety: \$ Date:
/A
6. Plat Inspection Fee Paid: \$ Q
7. Current Taxes Paid: \$ 1386. W _ 18t huller Date: 9-2-20
8. Delinquent Taxes Paid: \$ 1000 Date: 07-2-30 20
Date: Date: Date:
9. Approved by County Board: Date:
10. Filing Fee Paid: Date:

County Recorder



Aitkin County Highway Department 1211 Air Park Drive Aitkin, MN 56431

Phone: 218/927-3741 FAX: 218/927-2356

September 2, 2020

Mr. Terry Neff 307 2nd Street Northwest Aitkin, MN 56431

Re: Pine Haven Estates

Dear Mr. Neff:

I have performed the final inspection for the road construction within the above referenced plat. The construction of the road in this plat is in reasonably close compliance with Subdivision Platting Regulations of Aitkin County, Article IV, 4.04 – 4.05A. The terrain within the plat made it difficult to meet the standards without exception, therefore there are isolated areas where the standards for slopes and ditch separation could not be reasonably met.

If you have questions, please feel free to give me a call.

Sincerel

John Welle Aitkin County Engineer

JAMES P. RATZ AITKIN COUNTY ATTORNEY 209 SECOND STREET N.W., ROOM 268 AITKIN, MINNESOTA 56431

> TELEPHONE (218) 927-7347 TOLL FREE 1-888-422-7347 FAX (218) 927-7365

SENIOR ASSISTANT COUNTY ATTORNEY LISA ROGGENKAMP RAKOTZ

ASSISTANT COUNTY ATTORNEYS SARAH WINGE NATALIE SCHIFERL TRACY N. PERPICH PARALEGALS TAMMY K. MILLER

CRIME VICTIM COORDINATOR GABREA ANDERSON TELEPHONE (218) 927-7446

September 1, 2020

Terry Neff Director of Environmental Services 307 2nd St. N.W., Room 219 Aitkin, MN 56431

Re: Plat for Pine Haven Estates (Kadelbach Property)

Dear Mr. Neff:

I have reviewed the Owner's Policy of Title Insurance and find that it meets the requirements of the Ordinance.

If you have any questions please feel free to contact my office.

Sincerely, James P. Ratz

County Attorney

JPR:sls

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - PINE HAVEN ESTATES AITKIN COUNTY, MINNESOTA

The following restrictions are binding on all metes and bounds for Lots located in the Plat of Pine Haven Estates located in: (need legal description).

ARTICLE I

BUILDING AND USE RESTRICTIONS

SECTION 1. RESIDENTIAL USE.

No manufacturing or commercial enterprise, or enterprises of any kind, shall be maintained upon, in, from, or in connection with the Lot herein conveyed, nor shall said Tract in any way be used for other than strictly residential purposes.

SECTION 2. TYPE OF BUILDING

a. No single- wide manufactured or mobile homes are authorized. Manufactured or modular homes are permitted, but must be five years old or newer. They must be placed on a permanent foundation and skirted within 3 months.

- b. All buildings erected on any lot must have a full foundation with frost footings.
- c. All building exteriors shall be complete within twelve (12) months from the date on which construction begins.
- d. Travel trailers may be placed on the property as a temporary dwelling for the duration of construction of a permanent, primary residence, not to exceed six (6) months.

- e. No basement, garage, tent, shack, coach, barn, or Quonset-type building may be erected, used or occupied as a resident dwelling, either temporarily or permanently, except during construction of a permanent resident dwelling.
- f. All buildings, construction sites, septic systems, wells, roadways and dwelling related structures must conform to, and meet, existing Aitkin County ordinances in effect at the time of construction.

SECTION 3: LIVESTOCK AND POULTRY

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Tract or Lot, <u>except</u> that dogs, cats, or other household pets may be kept, <u>provided</u> that they are <u>not</u> kept, bred, maintained or boarded for a commercial purpose.

SECTION 4: GARBAGE AND REFUSE

No Lot shall be used as a dumping ground for rubbish, trash, garbage, or other waste, and these items shall not be kept on any Lot <u>except</u> in closed, sanitary containers, not longer than thirty (30) days.

SECTION 5. AUTOMOBILES

All vehicles, including automobiles, Recreational Vehicles and campers must have a current license and registration. No automobiles shall be placed upon block for any purpose for a period exceeding five (5) days. Vehicles which are held for "storage" must be kept inside the Owners private garage. No dismantling or renovation of automobiles shall take place on any Lot, <u>except</u> within a permitted building.

ARTICLE II GENERAL PROVISIONS

SECTION 1: DURATION

The covenants, conditions, restrictions, and easements of this Declaration shall run with and bind the land, and shall inure to the benefit of, and be enforceable by the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a term of twenty-five (25) years from the date this Declaration is recorded, after which time said covenants, conditions, restrictions, and easements shall be automatically renewed for a successive period of ten (10) years. The covenants and restrictions of this Declaration may be amended in whole or in part and rendered null and void by an instrument signed by not less than 75% of the Lot Owners.

DECLARANTS:

PINE HAVEN ESTATES

Jason Kadelbach

Ву _____

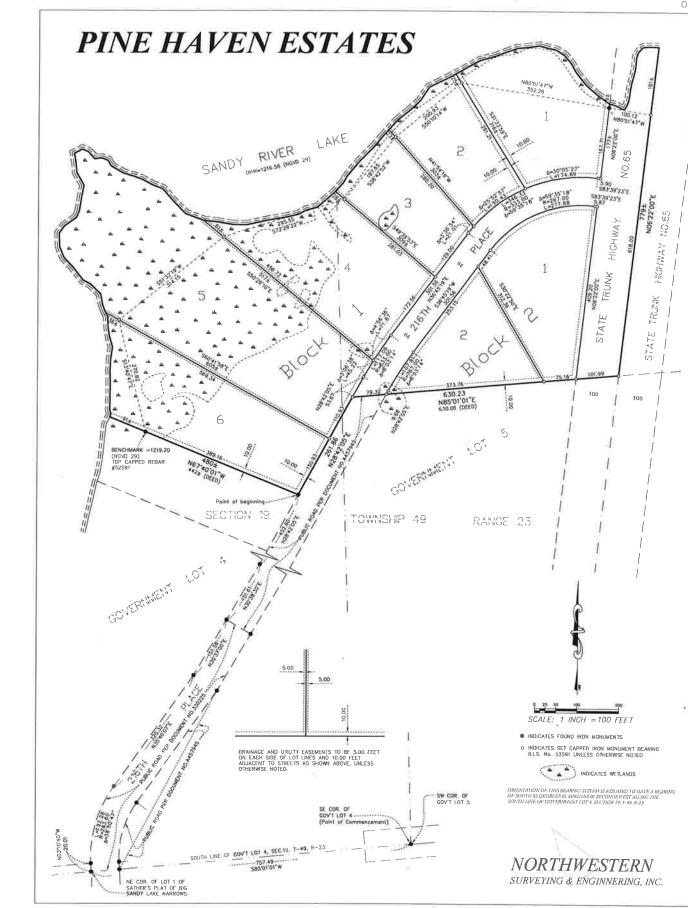
By _____ Kaleb Kadelbach

STATE OF MINNESOTA))ss COUNTY OF AITKIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Jason Kadelbach and Kaleb Kadelbach.

NOTARY PUBLIC

THIS INSTRUMENT WAS DRAFTED BY: Shari S. Larson LARSON LAW OFFICE P.O. Box 456 McGregor, MN 55760 218-768-4005 Atty. ID #0187689



ORIGINAL

KNOW ALL PERSONS BY THESE PRESENTS: That Jason and Christina Kadelbach, husband and wife and Kaleb Kadelbach, a single person owners and proprietors of the following described property situated in the County of Aitkin and the State of Minnesola, to wit:

That part of Government Lots 4 and 5, Section 19, Township 49 North, Range 23 West, Aitkin Ce the following described line: Commencing at the southeast corner of said Government Lot 4. There feet along the south line of said Government Lot 4 to the northeast corner of Lot 1. Sather's Plat of 10 minutes 40 seconds West 20.01 feet, thence northeasterly 192.28 feet along the arc of a tangent degrees 50 minutes 47 seconds; thence North 33 degrees 40 minutes 30 seconds East, tangent to st 151.58 feet; thence North 30 degrees 38 minutes 30 seconds East, 151.61 feet, thence North 28 degrees 40 minutes 01 seconds West, 442 feet, more or less to the shor said point of beginning; thence North 28 degrees 42 minutes 05 seconds East, 261.86 feet; thence 3 Highway No.65 and there terminating.

has caused the same to be surveyed and platted as PINE HAVEN ESTATES and does hereby dor casement as shown on the plat.

In witness whereof Jason and Christina Kadelbach, husband and wife, has caused these presents to

Jason Kadelbach Christina Kadelbach

STATE OF MINNESOTA

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Jasor

Notary Public Signature

Notary Printed Name ____County, Minnesota My Commission Expires____

In witness whereof Kaleb Kadelbach, a single person, has caused these presents to be signed this

Kaleb Kadelbach

Readon Readon Jacon

STATE OF MINNESOTA

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by Kaleb

Notary Public Signature

Notary Printed Name

County, Minnesota My Commission Expires_____

I hereby certify that this plat of PINE HAVEN ESTATES is a correct representation of the bound monuments depicted on the plat have been or will be correctly set within one year as indicated on are shown and labeled on the plat: that all public ways are shown and labeled on the plat. I further e duly licensed land surveyor under the laws of the State of Minnesota.

Michael Stang Minnesota License No. 52591

STATE OF MINNESOTA

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Micha

Notary Public Signature

Notary Printed Name _____County, Minnesota My Commission Expires_____

I hereby certify that this plat has been checked and approved this _____ day of _____, 2020,

County Surveyor, Aitkin County

______, Auditor of Aitkin County, Minnesota, do hereby certify that the tax

Aitkin County Auditor

1.

1.

Treasurer for Aitkin County, Minnesota, do hereby certify that the

Aitkin County Treasurer

This plat of PINE HAVEN ESTATES was accepted and approved by the Board of County Commis

Chairperson, Ailkin County Board Aitkin County Auditor

I hereby certify that this instrument was filed in the office of the County Recorder for record on this Document No.

County Recorder, Aitkin County, Minnesota

County, Minnesota, Jying westerly of the centerline of State Highway No.65 and Northerly of tence South 85 degrees 01 minutes 01 seconds West, assumed bearing, a distance of 757.49 of Big Sandy Lake Narrows. according to the tecorded plat thereof, thence North 03 degrees minia eurve concave to the southeast, having a radius of 288.60 (ret and a central angle of 38 said curve, a distance of 320.32 feet; thence North 30 degrees 37 minutes 00 seconds faat degrees 42 minutes 05 seconds East, 452.80 feet to the point of beginning of the line herein inordine of Sandy. River Lake, thence return South 67 degrees 40 minutes 01 seconds faat to e North 85 degrees 01 minutes 01 seconds East, 630.06 feet to the centerline of State	
onate and dedicate to the public for the public use forever the roads, drainage and utility	
to be signed this day of, 2020	
on and Christina Kadelbach, husband and wife	
day of, 2020	
b Kadelbach, a single person.	
ndary survey; that all mathematical data and labels are correctly designated on the plat: that all on the plat; that all water boundaries and wet lands as of the date of the surveyor's certification certify that this plat was prepared by me or under my direct supervision and that I am a	
ael Siang, R.L.S. No. 52591.	
xes on the lands described hereon have been paid for the years prior to 2020.	
taxes on the lands described hereon have been paid for the year 2020,	
ssioners of Aitkin County, Minnesota, this day of, 2020,	
s day of, 2020, ato'clockM_, and was duly recorded in	