

**CITY OF CREDIT RIVER
SCOTT COUNTY, MINNESOTA
RESOLUTION NO. 2023-12**

**A RESOLUTION APPROVING A PRELIMINARY AND FINAL PLAT FOR A
DEVELOPMENT KNOWN AS HOLMAN ADDITION**

WHEREAS, the City of Credit River is a Minnesota Municipal Corporation, duly organized and authorized to conduct its affairs under the laws of the State of Minnesota; and

WHEREAS, Cheryl Holman, (the “Applicant”) is the owner of certain real property located in the City of Credit River, State of Minnesota, legally described on Exhibit A (the “Subject Property”); and

WHEREAS, the Applicant has requested approval of a preliminary and final plat so as to allow the Applicant to plat the Subject Property into one lot as shown on a final plat for a development entitled HOLMAN ADDITION, the most recent revision of said plat and plans updated April 12, 2023 (unless otherwise noted) were prepared by Probe Engineering Company, Inc. and containing the following sheets:

- a. Preliminary Plat
- b. Final Plat

(the “Site Plans”); and

WHEREAS, the City Council has considered the proposed Preliminary and Final Plat and it makes the following findings of fact:

1. The proposed Final Plat is consistent with the approved Preliminary Plat; and
2. The Final Plat prepared by Probe Engineering Company, Inc. is attached hereto as “Exhibit B”.

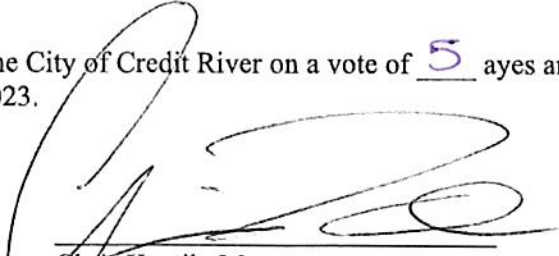
NOW, THEREFORE, be it resolved that the Preliminary and Final Plat for HOLMAN ADDITION prepared by Probe Engineering Company, Inc. is approved subject to the following conditions:

1. When Outlot A develops in the future, consider either dedicating the remnant 10-foot sliver or selling it to the adjacent property.
2. A title commitment shall be provided for the review of the City Attorney with the final plat application.
3. The Developer must reimburse the City for all costs incurred by the City and its consultants in relation to review of the proposed development plans, inspection of improvements, and the preparation of the Developer’s Agreement if one is needed.

4. The Developer shall be responsible for obtaining and complying with all necessary permits from any other governmental agencies.
5. The Developer may not commence construction of any improvements on the Subject Property until the Final Plat and Development Agreement (if needed) have been recorded.
6. The approval of the preliminary plat shall terminate if either a final plat has not been approved or a Developer's Agreement has not been entered into between the City and Developer in the timeframe as required by the Subdivision Ordinance.
8. Additional conditions as determined necessary by the City Planner, City Engineer, and City Attorney as review of the project progresses and is completed.

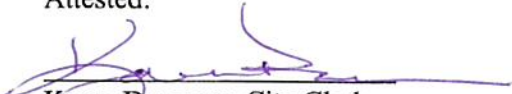
Adopted and approved by the City Council of the City of Credit River on a vote of 5 ayes and 0 nays effective on the 17th day of April, 2023.

Approved:



Chris Kostik, Mayor

Attested:



Karen Donovan, City Clerk

C:\Users\cnash\Dropbox\Credit River\Developments\Small Subdivisions\Holman\Resolutions\Final Plat Resolution Holman Addition 2023-12.docx

EXHIBIT A

Legal Description

The South 5/16th of the North Half of the Southeast Quarter lying easterly of the centerline of County Road No. 27, within Section 30, Township 114, Range 21, according to the government survey thereof, Scott County, Minnesota.

Also, the North 10 feet of the North 66 feet of the South Half of the Southeast Quarter of Section 30 lying easterly of County Road No. 27.

And

All that part of the South One-half of the Southeast One-Quarter of Section 30, lying easterly of the centerline of Scott County Highway No. 27 as at present constituted, in Township 114 North, Range 21 West, Scott County, Minnesota.

Excepting therefrom the East 10.00 acres of that part of the Southeast Quarter of the Southeast Quarter lying South of the North 76.00 feet of said Southeast Quarter of the Southeast Quarter in Section 30, Township 114, Range 21, Scott County, Minnesota.

And also excepting therefrom that part of Longview Lane, as dedicated per recorded plat of BLICHFELDT ADDITION, Scott County, Minnesota.

HOLMAN ADDITION

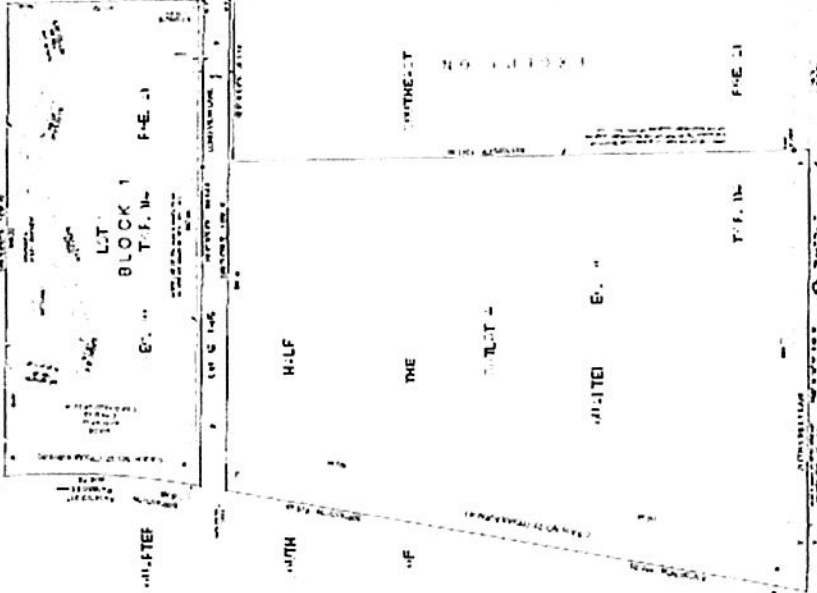
THE

OF

THE

OF

OF



LOT

BLOCK 1

T.F. No.

F.E. 1

THE

OF

THE

OF

THE

OF



VICINITY MAP



DRAFT

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ALL CORNERS ARE TO BE MARKED WITH IRON PIPES.
- ALL LOTS ARE TO BE SURVEYED AND PLATTED.

R
 ROSS
 ENGINEERING
 COMPANY, INC.

SHEET OF 7 SHEETS