

**CITY OF CREDIT RIVER
SCOTT COUNTY, MINNESOTA
RESOLUTION NO. 2023-17**

**A RESOLUTION APPROVING A PRELIMINARY AND FINAL PLAT FOR A
DEVELOPMENT KNOWN AS INCE ORCHARDS**

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, Lucas and Sara Ince, (the “Applicant”) are the owners 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 INCE ORCHARDS, the most recent revision of said plat and plans updated April 22, 2023 (unless otherwise noted) were prepared by Stonebrooke Engineering, 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 Stonebrooke Engineering, Inc. is attached hereto as “Exhibit B”.

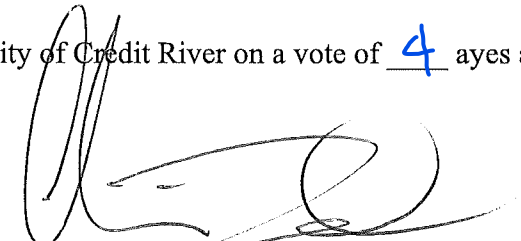
NOW, THEREFORE, be it resolved that the Preliminary and Final Plat for INCE ORCHARDS prepared by Stonebrooke Engineering, Inc. is approved subject to the following conditions:

1. Provide an easement for additional right-of-way per the requirements of Scott County Engineering prior to the release of the plat for recording.
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. Park dedication is required for this plat, and will be calculated at the time of recording of the Final Plat.
7. 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 4 ayes and 0 nays effective on the 5th day of June, 2023.

Approved:



Chris Kostik, Mayor

Attested:



Karen Donovan, City Clerk

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EXHIBIT A

Legal Description

That part of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 114, Range 21, Scott County, Minnesota and that part of the Northwest 1/4 of the Southeast 1/4 of said Section 33, described as follows:

Commencing at the intersection of the south line of the north 972.85 feet of said southwest 1/4 of the northeast 1/4 with the west line of the east 411.90 feet of said southwest 1/4 of the northeast 1/4; thence north 89 degrees 08 minutes 42 seconds West along said south line of the north 972.85 feet a distance of 480.13 feet to the point of beginning of the land to be described; thence south 00 degrees 00 minutes 00 seconds West a distance of 438.18 feet; thence south 83 degrees 23 minutes 10 seconds West a distance of 125.21 feet; thence south 00 degrees 10 minutes 09 seconds West a distance of 232.62 feet to the centerline of County Road No. 8 (Lucerne Boulevard); thence westerly along the said centerline a distance of 309.50 feet to the intersection with the west line of said northwest 1/4 of the southeast 1/4; thence north along said west line and the west line of said southwest 1/4 of the northeast 1/4 a distance of 726.32 feet to said south line of the north 972.85 feet; thence South 89 degrees 08 minutes 42 seconds East along said south line a distance of 432.55 feet to the point of beginning.

EXHIBIT B

Final Plat

