

**Meeting Announcement and Agenda of the Cambridge Planning
Commission
City Hall Council Chambers
Regular Meeting, Tuesday, June 7, 2022, 7:00 pm**

300 Third Avenue Northeast, Cambridge, MN 55008
www.ci.cambridge.mn.us
(763) 689-3211

Members of the audience are encouraged to follow the agenda. When addressing the Commission, please state your name and address for the official record.

AGENDA

1. Call to Order and Pledge of Allegiance
2. Approval of Agenda
3. Approval of Minutes
 - A. May 3, 2022 Planning Commission Minutes (p. 2)
4. Public Comment: For items not on the agenda; speakers may not exceed 3 minutes each
5. New Business
 - A. **PUBLIC HEARING**-Variance for a swimming pool in front yard at 230 Fern St. S. (p. 5)
 - B. **PUBLIC HEARING**-Preliminary Plat of The Preserve at Parkwood 1st Addition (Menards) (p. 12)
 - C. **PUBLIC HEARING**-Rezoning The Preserve at Parkwood 1st Addition annexation area (p. 20)
 - D. **PUBLIC HEARING**-Alley Vacation (Mercantile Plat-Leader) (p. 25)
 - E. **PUBLIC HEARING**-Preliminary Plat of Mercantile Plat (Leader) (p. 26)
 - F. Final Plat-Mercantile (Leader) (p. 26)
 - G. Final Plat-Cambridge Cove (p. 35)
6. Other Business/Miscellaneous
 - A. City Council Update
 - B. Parks, Trails, and Recreation Commission (PTRC) update
7. Adjourn

Notice to the hearing impaired: Upon request to City staff, assisted hearing devices are available for public use. Accommodations for wheelchair access, Braille, large print, etc. can be made by calling City Hall at 763-689-3211 at least three days prior to the meeting.

Cambridge Planning Commission Meeting Minutes
Tuesday, May 3, 2021

Pursuant to due call and notice thereof, a regular meeting of the Cambridge Planning Commission was held at Cambridge City Hall, 300 3rd Avenue NE, Cambridge, Minnesota.

Members Present: Commissioners Aaron Berg (Chair), Robert Boese (Vice Chair), David Redfield, Jessica Kluck, Joe Morin, Amanda Latsch, and Kersten Conley (City Council Representative).

Staff Present: Community Development Director-Marcia Westover, City Planner- Jacob Nosbush

Call to Order and Pledge of Allegiance

Berg called the meeting to order at 7:03 pm and led the Commissioners in the Pledge of Allegiance.

Approval of Agenda

Boese moved, seconded by Redfield, to approve the agenda. Motion carried unanimously.

Approval of Minutes

Morin moved, seconded by Kluck, to approve the March 3, 2022 meeting minutes. Upon roll call, all voted aye, no nays. Motion passed unanimously.

Public Comment

None. Closed at 7:05 p.m.

Unfinished Business

No unfinished business was presented.

New Business

PUBLIC HEARING-Interim Use Permit to allow the Keeping of chickens (1293 Roosevelt St. S.)

Westover opened the discussion noting that the applicant, Stephanie Baker, was present in the meeting and available for questions after the introduction of the Interim Use Permit. The request is from Stephanie Baker, 1293 Roosevelt St. S. to keep chickens and/or ducks at the property through an Interim Use Permit (IUP). Ms. Baker would like to keep four (4) chickens and/or ducks on the property. The property is 0.33 acres.

Properties with less than three (3) acres are allowed up to six (6) chickens and/or ducks.

Westover noted that a pen is required to be attached to the coop since the property is less than five (5) acres. Properties that have more than five (5) acres do not need a coop and the animals are allowed to free range on the property. Ms. Baker has provided a photo of the pen/coop combination unit she would like to purchase and use for the animals. The pen/coop must meet the required setbacks as identified for accessory structures. Westover reviewed the site plan and concluded that the site plan submitted shows the setbacks can be met. The pen/coop as shown will be 10' from the side property line and 30' from an adjacent residential dwelling.

Westover mentioned that city code allows the keeping of chickens and/or ducks with an Interim Use Permit (IUP). An IUP is temporary and must have an end date. A reasonable end date for this type of request is two years. The applicant is allowed to apply for an extension prior to the termination of the IUP. If an extension is requested, the Planning Commission will review the keeping of chickens on this property to see if there have been any violations or complaints and can determine if the extension should be granted. At any time through the term of the IUP, if violations exist, the IUP can be revoked.

Baker noted that she didn't have anything further to add and is just waiting for approval. She said she understands that that the coop has to match the color of her house.

7:10 p.m. Public Hearing Opened
No comments were provided.

7:12 p.m. Public Hearing Closed

Berg made a motion to approve the draft Resolution as presented to allow an Interim Use Permit to allow up to six (6) chickens and/or ducks on the property as long as the conditions listed can be met. Seconded by Latsch. Motion passed unanimously.

Updates on Projects

Westover provided updates on economic and project developments around the city of Cambridge. There was also an update on dumpsters.

Updates on staffing, duties, contacts

Westover introduced the new City Planner Jacob Nosbush and described the various duties and roles that Nosbush will be working with in his position. Then provided an overview to the work that Norling, Bruss, and Reitz of the Community Development staff will be performing.

Other Business/Miscellaneous

City Council

Conley provided an update on the current happenings for the Allina Hospital presentation, Building Safety Month, swearing in of new police officers, an overview of SF 4019 and a discussion of the demolition of the Sandquist Park buildings.

Parks, Trails, and Recreation Commission (PTRC) update

No updates.

Adjournment of Council Meeting

Being no further business before the Commission, Berg moved, seconded by Conley, to adjourn the regular meeting at 7:28 pm. Upon roll call, all voted aye, no nays. Motion carried unanimously.

Aaron Berg, Chair
Cambridge Planning Commissioner

ATTEST:

Marcia Westover
Community Development Director

DRAFT

Prepared by: Jacob Nosbush

PUBLIC HEARING...VARIANCE...230 FERN ST N...POOL IN FRONT YARD...

Background

Nicholas & Amanda Eich own a parcel at 230 Fern St N. The property in question has a dwelling located on it which is located approximately 25 feet from the east/rear property line. The parcel also has a sloped area in the south side yard with mature trees which is not suitable for placement of a pool. They are requesting to be allowed to place a pool in the front yard instead.

The Eichs indicated that meeting § 156.080 (E) is not an option because the rear of the house does not have a location which meets setbacks of 15 feet to the side lot line (§ 156.080.A.5.a) and 4 feet to the dwelling (§ 156.080.E.2).

City Code does not allow for accessory use swimming pools to be placed on front yards.

§ 156.080 (E) reads, in part, "Private outdoor residential pools, both above and below ground, and hot tubs are permitted as an accessory use within the rear yard or side yard".

§ 156.080.E.1 reads, in part, "There shall be a distance of not less than ten feet between the adjoining property line and the outside of the pool/hot tub wall for above-ground pools/hot tubs."

§ 156.080.E.2 reads, in part, "There shall be a distance of not less than four feet between the outside pool/hot tub wall and any other building or structure located on the same lot."

Variance Review

A variance procedure is intended to provide a means by which relief may be granted from unforeseen applications of the city code that create practical difficulties. The Planning Commission shall recommend approval of the variance only upon finding the application complies with the following:

(1) *General standard.* No variance shall be granted unless the applicant shall establish that conforming to the strict letter of the provisions of this chapter would create practical difficulties.

Staff find conforming to the strict letter of the provisions of the city code does create a practical difficulty since the location of the dwelling on the parcel does not allow for a pool meeting setbacks in the rear yard. Additionally, the south side yard is sloped and populated with mature trees, making it unsuitable for placement of a pool.

(2) "Practical difficulties", as used in conjunction with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the area.

The dwelling is located such that there are circumstances unique to the property not created by the landowner and the placement of the proposed pool will not alter the essential character of the locality.

(3) *Harmony.* Variances shall only be permitted if they are in harmony with the general purposes and intent of the City's Ordinances and Comprehensive Plan.

Staff find the request is in harmony with the general purposes and intent of the city's Comprehensive Plan in the following policies and goals:

Policy 1.6: Protect both the general welfare and the individual choices of Cambridge residents.

The pool will not be a permanent structure and be enjoyed by the family/children in this home.

(4) *Economic Considerations.* Economic considerations alone shall not constitute a practical difficulty; The alleged hardship shall not include the inability of the property owner to realize a greater profit than if the variance were not granted.

Staff find that the request is not due to economic considerations alone and that the location of the pool is due to constraints from a previously existing structure.

(5) *No other remedy.* There are no less intrusive means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.

Staff find there is no less intrusive means since this is a standard size pool, the structure will be placed on existing impervious surface and it is the best location for a pool on the parcel.

(6) *Variance less than requested.* A variance less than or different from that requested may be granted when the record supports the applicant's right to some relief but not to the relief requested.

Staff find there is no alternative to the original request.

(7) *Essential character of the area.* In considering whether a proposed variance will have an effect on the essential character of the area, the following factors shall be considered:

(a) Would the variance be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;

(b) Would the variance materially impair an adequate supply of light and air to the properties and improvements in the vicinity;

(c) Would the variance substantially increase congestion in the public streets due to traffic or parking;

(d) Would the variance unduly increase the danger of flood or fire;

(e) Would the variance unduly tax public utilities and facilities in the area; and

(f) Would the variance endanger the public health or safety.

Staff find the request will not have an effect on public health or safety, will not cause any undue congestion, nor will be materially detrimental to overall public welfare.

Planning Commission Action

Motion on the attached draft Resolution approving a Variance for a pool to be placed on the front yard of 230 Fern St N as presented.

1. This variance is not transferrable and is only issued to Nicholas & Amanda Eich for a pool located in the front yard at 230 Fern St N.
2. The pool must be removed once Nicholas & Amanda Eich no longer reside at 230 Fern St N.
3. The pool must meet all required setbacks.
4. All local, state, and federal regulations must be met.

Attachments

1. Draft Resolution
2. Applicant submittal (plans, site plan)

Resolution No. R22-XXX

**RESOLUTION APPROVING THE APPLICATION FOR A VARIANCE FOR POOL
PLACEMENT
(230 Fern St N- Nicholas & Amanda Eich)**

WHEREAS, Nicholas & Amanda Eich, 230 Fern St. N., Cambridge, MN 55008, owner of the property, has applied for a Variance from the provisions of City Code Section 156.080 Accessory Building & Structure Requirements on the lot legally described below; and

That part of Outlot Two (2), Rippey's Addition to the Village of Cambridge, described by metes and bounds as follows: Commencing at a point on the North line of said Outlot 2, 33 feet East of the Northwest corner of said Outlot 2; thence South and parallel with the West line of Outlot 2 a distance of 150 feet; thence East and parallel to the North line of said Outlot 2, a distance of 156.28 feet; thence North and parallel to the West line of said Outlot 2, a distance of 150 feet to the North line of said Outlot 2; thence West 156.28 feet to the point of beginning and there to terminate.

WHEREAS, Nicholas & Amanda Eich have requested to allow a pool to be placed in a front yard; and

WHEREAS, Nicholas & Amanda Eich lack alternative locations to place the pool on their parcel; and

WHEREAS, City Code Section 156.080 Accessory Building and Structure Requirements explains that private outdoor residential pools, both above and below ground, and hot tubs are permitted as an accessory use within the rear yard or side yard; and

WHEREAS, City staff has completed a review of the application and have made a report pertaining to said request, a copy of which has been presented to the City Council; and

WHEREAS, The Planning Commission of the City, on the 7th day of June, 2022, following proper notice, held a public hearing, and following said public hearing, adopted a recommendation that the request for Variance approval be granted; and

WHEREAS, The City Council held a meeting on the 20th day of June, 2022, and finds the seven (7) required standards to approve a variance request have been satisfied as follows:

(1) *General standard.* No variance shall be granted unless the applicant shall establish that conforming to the strict letter of the provisions of this chapter would create practical difficulties.

Staff find conforming to the strict letter of the provisions of the city code does create a practical difficulty since the location of the dwelling on the parcel does not allow for a pool meeting setbacks in the rear yard. Additionally, the

south side yard is sloped and populated with mature trees, making it unsuitable for placement of a pool.

(2) "Practical difficulties", as used in conjunction with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the area.

The dwelling is located such that there are circumstances unique to the property not created by the landowner and the placement of the proposed pool will not alter the essential character of the locality.

(3) *Harmony.* Variances shall only be permitted if they are in harmony with the general purposes and intent of the City's Ordinances and Comprehensive Plan.

Staff find the request is in harmony with the general purposes and intent of the city's Comprehensive Plan in the following policies and goals:

Policy 1.6: Protect both the general welfare and the individual choices of Cambridge residents.

The pool will not be a permanent structure and be enjoyed by the family/children in this home.

(4) *Economic Considerations.* Economic considerations alone shall not constitute a practical difficulty; The alleged hardship shall not include the inability of the property owner to realize a greater profit than if the variance were not granted.

Staff find that the request is not due to economic considerations alone and that the location of the pool is due to constraints from a previously existing structure.

(5) *No other remedy.* There are no less intrusive means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.

Staff find there is no less intrusive means since this is a standard size pool, the structure will be placed on existing impervious surface and it is the best location for a pool on the parcel.

(6) *Variance less than requested.* A variance less than or different from that requested may be granted when the record supports the applicant's right to some relief but not to the relief requested.

Staff find there is no alternative to the original request.

(7) *Essential character of the area.* In considering whether a proposed variance will have an effect on the essential character of the area, the following factors shall be considered:

(a) Would the variance be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity;

(b) Would the variance materially impair an adequate supply of light and air to the properties and improvements in the vicinity;

(c) Would the variance substantially increase congestion in the public streets due to traffic or parking;

(d) Would the variance unduly increase the danger of flood or fire;

(e) Would the variance unduly tax public utilities and facilities in the area; and

(f) Would the variance endanger the public health or safety.

Staff find the request will not have an effect on public health or safety, will not cause any undue congestion, nor will be materially detrimental to overall public welfare.

NOW, THEREFORE, BE IT RESOLVED, the City Council of Cambridge, Minnesota, approves the variance request to allow Nicholas & Amanda Eich at 230 Fern St N to install a pool in a front yard as shown on the sketch/drawing presented with this application.

Adopted by the Cambridge City Council
this 20th day of June 2022.

James A. Godfrey, Mayor

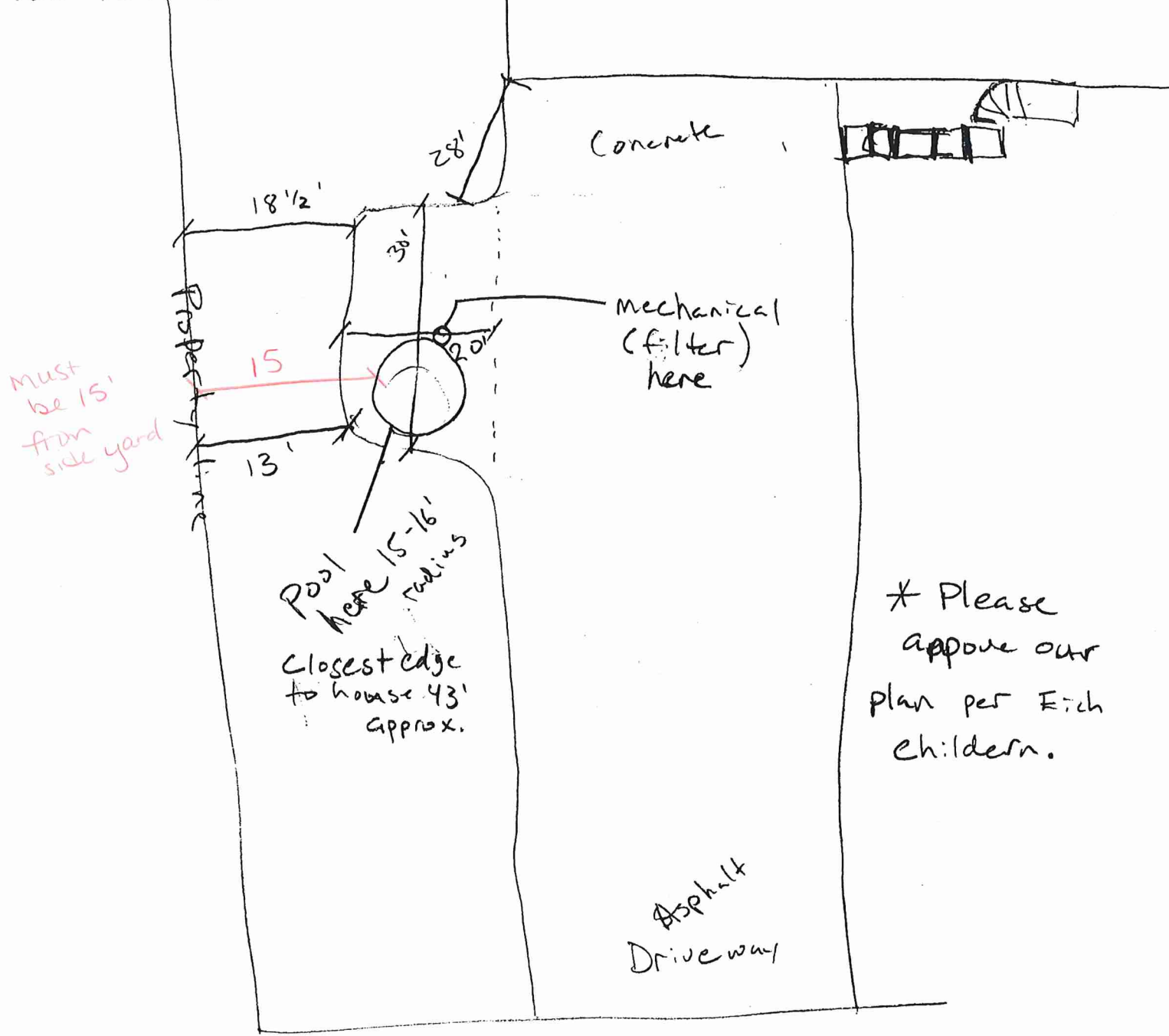
ATTEST:

Evan C. Vogel, City Administrator

Official Eich Pool Plan*

Not to Scale

230 Fern St. N
Cambridge,
763-439-3851



* Please approve our plan per Eich children.

Fern St

PUBLIC HEARING...PRELIMINARY PLAT... THE PRESERVE AT PARKWOOD 1ST ADDITION...MENARD, INC...

Request

The request by Menard, Inc. 5101 Menard Drive, Eau Claire, WI 54703, to request a preliminary plat. The general location is north of Alaska Loop S.

Overview

The property consists of an outlot owned by Menard, Inc. and the Jerry Horbul land projected to be annexed into the City. The Jerry Horbul land was approved for annexation with Ordinance No. 746 at the May 16, 2022 Council meeting. The State of Minnesota is still reviewing and annexation is not yet final. Once finalized, a final plat of the area can be approved.

Annexing in the Jerry Horbul property was a requirement of this overall development. The high ground of the Horbul property would have been landlocked if not for the annexation and development as proposed. The infrastructure was planned for and will be extended into this area to accommodate additional lots.

The developer is proposing 15 single family lots with the lot sizes and dimensions meeting the minimums required by the zoning code. The Isanti County Wetland Specialist has reviewed the wetland delineation and it has been approved. The Isanti County Wetland Specialist has requested 20' wetland buffer signs to be installed to deter future homeowners from any disturbance in the buffer area. This is a typical City requirement and will be mandatory in the Development Agreement.

The area proposed in the plat is currently surrounded by a majority of residential uses. The area to the south and west is within City limits and includes single family homes to the south and a mixed use residential Planned Unit Development (PUD) to the west. The area to the north and east of this plat is in Isanti County and include wetlands, larger farms, and larger one family parcels.

Parkland and Area Charges

Parkland dedication and sewer and water area charges have not yet been satisfied and will be part of the Development Agreement.

Staff Recommendation

As with all development, staff is reviewing all formal Site Plans including civil engineering plans. Staff has provided comments to the developer that will need to be addressed during the platting process. I have added all of our current comments as conditions of approval of the preliminary plat.

Staff finds the plat is in compliance with the goals of the Comprehensive Plan, Zoning

and Subdivision regulations of the City. Staff recommends approval with the following conditions:

Engineer Comments

1. Per the MPCA NPDES Construction Stormwater Permit, Item 16.10, 'Permittees must provide at least one soil boring, test pit or infiltrometer test in the location of the infiltration practice for determining infiltration rates'.
2. Per the MPCA NPDES Construction Stormwater Permit, Item 16.12, 'Permittees must employ appropriate on-site testing ensure a minimum of three (3) feet of separation from the seasonally saturated soils (or from bedrock) and the bottom of the proposed infiltration system'. Provide comment on how the seasonally high groundwater levels were confirmed to ensure appropriate separation from groundwater.
3. All lots on the grading plan must have proposed driveway grades shown (8% max) as well as top of foundation elevations and low floor elevations for review from building officials.
4. Please upsize 12" RCP to 15" minimum used in city streets for new storm systems.
5. Drain tile in filtration basin must have some slope. The rock and blanket around the pipe can be cut into the subgrade slightly to allow for drainage. Show emergency overflow location and elevations.
6. Consider adding notes or establishing a perimeter of the infiltration area to minimize compaction during construction.
7. Label drainage and utility easement locations and widths.
8. Lot 5 as a walk out may not work with OHW levels and minimum offsets for low floor openings and have driveway slope issues.
9. Clearly show the FEMA Base Flood and the DNR OHW elevations of the adjacent water body on the grading plan. Building elevations must be in accordance with the following section of the City Stormwater Management Ordinance:
 - (6) Where buildings are proposed adjacent to wetlands, lakes, detention or retention basins, or other water bodies, the lowest floor elevation of the adjacent structures shall be set to the greater of the following:

- (a) Four feet above the higher of the groundwater level or the normal water level of the adjacent water body.
- (b) Two feet above the Base Flood Elevation (BFE) established in a Flood Insurance Study or where no BFE exists, two feet above the high water level resulting from the 100-year, 24-hour duration, AMC-2 (design storm);
- (c) One foot above the emergency overflow elevation if the overflow elevation is above the design storm elevation, and the overflow elevation plus one foot is less than the elevations in (a) and (b).
- (d) The elevation based on applicable shoreland and/or floodplain zoning.

10. See attached SWMP report for comments on storm design.

Planning Review

1. Clearly identify the wetland buffer on the preliminary plat and grading plan. It is very difficult to see and is hidden in some areas, and is not noted in the legends. Please note in the legend as well.
2. Clearly show the FEMA AE Boundary on the preliminary plat and grading plan.
3. Prepare a separate document showing each lot size above the large (non-standard) drainage and utility easements.

Planning Commission Acton

Motion to recommend approval of the Preliminary Plat of The Preserve at Parkwood 1st Addition as long as the conditions listed can be met.

Attachments

1. Draft Resolution
2. General Location Map
3. Preliminary Plat

Resolution No. R22-XXX

**RESOLUTION APPROVING A PRELIMINARY PLAT
THE PRESERVE AT PARKWOOD 1ST ADDITION
(PIN: 15.173.0440-MENARD, INC. & PART OF 03.034.3401-JERRY HORBUL)**

WHEREAS, Menard, Inc. 5101 Menard Drive, Eau Claire, WI 54703, is the owner and representative of the properties located at:

Outlot C, The Preserve at Parkwood, Isanti County, Minnesota; and

That part of the Northwest Quarter of the Northeast Quarter of Section 34, Township 36, Range 23, described as follows:

Beginning at the Southeast corner of said Northwest Quarter of the Northeast Quarter; thence North 89 degrees 53 minutes 12 seconds West, assumed bearing, along the South line of said Northwest Quarter of the Northeast Quarter, a distance of 684.86 feet, more or less, to a point 670 feet east of the Southwest corner thereof; thence North 00 degrees 13 minutes 23 seconds West, parallel with the west line of said Northwest Quarter of the Northeast Quarter, a distance of 130.00 feet; thence South 89 degrees 53 minutes 12 seconds East, a distance of 261.18 feet; thence North 35 degrees 09 minutes 23 seconds East, a distance of 194.78 feet; thence South 89 degrees 53 minutes 12 seconds East, a distance of 150.67 feet; thence North 67 degrees 13 minutes 44 seconds East, a distance of 91.86 feet; thence North 55 degrees 31 minutes 22 seconds East, a distance of 92.25 feet, more or less, to the east line of said Northwest Quarter of the Northeast Quarter; thence South 00 degrees 05 minutes 36 seconds East, along said east line, a distance of 377.56 feet, to said southeast corner of the Northwest Quarter of the Northeast Quarter, being the point of beginning, and there terminating.

Is requesting a Preliminary Plat; and

WHEREAS, The Planning Agency of the City has completed a review of the application and made a report pertaining to said request, a copy of which has been presented to the City Council; and

WHEREAS, The Planning Commission of the City, on the 7th day of June, 2022, following proper notice, held a public hearing to review the request; and

WHEREAS, the Planning Commission made a recommendation to approve said request as long as the conditions listed herein can be met, and it was brought forward for City Council consideration:

Conditions:

1. Per the MPCA NPDES Construction Stormwater Permit, Item 16.10, 'Permittees must provide at least one soil boring, test pit or infiltrometer test in the location of the infiltration practice for determining infiltration rates'.
2. Per the MPCA NPDES Construction Stormwater Permit, Item 16.12, 'Permittees must employ appropriate on-site testing ensure a minimum of three (3) feet of separation from the seasonally saturated soils (or from bedrock) and the bottom of the proposed infiltration system'. Provide comment on how the seasonally high groundwater levels were confirmed to ensure appropriate separation from groundwater.
3. All lots on the grading plan must have proposed driveway grades shown (8% max) as well as top of foundation elevations and low floor elevations for review from building officials.
4. Please upsize 12" RCP to 15" minimum used in city streets for new storm systems.
5. Drain tile in filtration basin must have some slope. The rock and blanket around the pipe can be cut into the subgrade slightly to allow for drainage. Show emergency overflow location and elevations.
6. Consider adding notes or establishing a perimeter of the infiltration area to minimize compaction during construction.
7. Label drainage and utility easement locations and widths.
8. Lot 5 as a walk out may not work with OHW levels and minimum offsets for low floor openings and have driveway slope issues.
9. Clearly show the FEMA Base Flood and the DNR OHW elevations of the adjacent water body on the grading plan. Building elevations must be in accordance with the following section of the City Stormwater Management Ordinance:
 - (6) Where buildings are proposed adjacent to wetlands, lakes, detention or retention basins, or other water bodies, the lowest floor elevation of the adjacent structures shall be set to the greater of the following:
 - (a) Four feet above the higher of the groundwater level or the normal water level of the adjacent water body.
 - (b) Two feet above the Base Flood Elevation (BFE) established in a Flood Insurance Study or where no BFE exists, two feet above the high water level resulting from the 100-year, 24-hour duration, AMC-2 (design storm);

(c) One foot above the emergency overflow elevation if the overflow elevation is above the design storm elevation, and the overflow elevation plus one foot is less than the elevations in (a) and (b).

(d) The elevation based on applicable shoreland and/or floodplain zoning.

10. See attached SWMP report for comments on storm design.

11. Clearly identify the wetland buffer on the preliminary plat and grading plan. It is very difficult to see and is hidden in some areas, and is not noted in the legends. Please note in the legend as well.

12. Clearly show the FEMA AE Boundary on the preliminary plat and grading plan.

13. Prepare a separate document showing each lot size above the large (non-standard) drainage and utility easements.

WHEREAS, the City Council, on the 20th day of June, 2022, held a regular meeting and discussed this request.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the proposed Preliminary Plat.

Adopted by the Cambridge City Council

This 20th day of June 2022

James A. Godfrey, Mayor

ATTEST:

Evan C. Vogel, City Administrator

Menard Inc Rezone and Preliminary Plat of The Preserve at Parkwood 1st Addition



Menard, Inc has requested a rezone from Rural Residential/Agricultural (RA) to One Family Residential (R-1) and requested preliminary platting of 15 lots in the approximate area highlighted above.



PUBLIC HEARING...REZONING... MENARD-HORBUL ANNEXED PARCEL...

Overview

The request by Menard, Inc. 5101 Menard Drive, Eau Claire, WI 54703, to rezone the portion of the Jerry Horbul property that is being annexed from RA Rural Residential/Agricultural to R-1 One Family Residence district. The general location is north of Alaska Loop S.

On May 16, 2022, Council approved the annexation of the Jerry Horbul land that is adjacent to Outlot C The Preserve at Parkwood. The purpose of the annexation is to complete a 15-lot subdivision of the high useable ground on the Horbul property.

All property annexed into the City is automatically placed in the RA Rural Residential/Agricultura zoning district until rezoned. This property needs to be rezoned to R-1 One Family Residence to correctly zone the new subdivision. The area contiguous to the south is within City limits and is zoned R-1 One Family Residence district.

The State of Minnesota is still reviewing the information and annexation is not yet final. A condition of this rezoning is that the State formally approve the annexation. The property will not be rezoned until annexation is approved.

Staff Recommendation

Staff finds the rezoning request is in compliance with the goals of the Comprehensive Plan, Zoning and Subdivision regulations of the City and is recommending approval.

Planning Commission Acton

Motion to recommend approval of the rezoning request from RA Rural Residential/Agricultural to R-1 One Family Residence district upon formal approval of annexation from the State of Minnesota.

Attachments

1. Draft Ordinance
2. General Location Map
3. Annexation map with legal description

City of Cambridge
ORDINANCE NO. 747

**AN ORDINANCE AMENDING THE ZONING MAP FROM RURAL
RESIDENCE/AGRICULTURAL DISTRICT (RA) TO ONE FAMILY RESIDENCE
DISTRICT (R-1).**

(Jerry Hobul annexation and Menard, Inc. subdivision north of The Preserve at Parkwood
(Part of PIN: 03.034.3401)

WHEREAS, the tract of land, hereinafter called the "tract", lying and being in the City of Cambridge, County of Isanti and State of Minnesota, described as follows, to wit:

That part of the Northwest Quarter of the Northeast Quarter of Section 34, Township 36, Range 23, described as follows:

Beginning at the Southeast corner of said Northwest Quarter of the Northeast Quarter; thence North 89 degrees 53 minutes 12 seconds West, assumed bearing, along the South line of said Northwest Quarter of the Northeast Quarter, a distance of 684.86 feet, more or less, to a point 670 feet east of the Southwest corner thereof; thence North 00 degrees 13 minutes 23 seconds West, parallel with the west line of said Northwest Quarter of the Northeast Quarter, a distance of 130.00 feet; thence South 89 degrees 53 minutes 12 seconds East, a distance of 261.18 feet; thence North 35 degrees 09 minutes 23 seconds East, a distance of 194.78 feet; thence South 89 degrees 53 minutes 12 seconds East, a distance of 150.67 feet; thence North 67 degrees 13 minutes 44 seconds East, a distance of 91.86 feet; thence North 55 degrees 31 minutes 22 seconds East, a distance of 92.25 feet, more or less, to the east line of said Northwest Quarter of the Northeast Quarter; thence South 00 degrees 05 minutes 36 seconds East, along said east line, a distance of 377.56 feet, to said southeast corner of the Northwest Quarter of the Northeast Quarter, being the point of beginning, and there terminating.

was recently approved to be annexed, and upon annexation is automatically zoned by the City of Cambridge, hereinafter called the "City", as being in the RA Rural Residence/Agricultural District; and

WHEREAS, once officially approved for annexation by the State of Minnesota, this property will be rezoned to R-1 One Family Residence; and

WHEREAS, the tract is adjacent to R-1 One Family Residence properties; and

WHEREAS, the Planning Department has made a report pertaining to such rezoning request, a copy of which review has been presented to the City Council of the City; and

WHEREAS, the Planning Commission of the City, on the 7th day of June, 2022, following proper notice, held and conducted a public hearing regarding the requested rezoning, following which hearing such Planning Commission adopted a recommendation that such rezoning be approved; and

WHEREAS, such recommendation has been presented to the City Council and the City Council of Cambridge hereby finds that the rezoning is practical and conforms to the City's Comprehensive Plan.

NOW, THEREFORE, the City Council of the City of Cambridge, Minnesota, ordains that the tract described above is hereby rezoned from RA Rural Residence/Agricultural District to R-1 One Family Residence District upon official annexation approval.

This ordinance shall become effective the day following publication of notice of its adoption.

Adopted this 20th day of June 2022

James A. Godfrey, Mayor

ATTEST:

Evan C. Vogel, City Administrator

Date of Publication: June 30, 2022

Summary Publication

Ordinance 747 rezoned a portion of certain real property located north of Alaska Loop S. with PIN 03.034.3401. The property was approved by the City for annexation prior to the rezoning request. The property will be rezoned from RA Rural Residential/Agricultural District to R-1 One Family Residence District upon approval of annexation by the State of Minnesota. A complete copy of the ordinance is available at City Hall, 300 3rd Avenue NE, Cambridge for inspection.

ATTEST:

Evan C. Vogel
City Administrator

Menard Inc Rezone and Preliminary Plat of The Preserve at Parkwood 1st Addition



Menard, Inc has requested a rezone from Rural Residential/Agricultural (RA) to One Family Residential (R-1) and requested preliminary platting of 15 lots in the approximate area highlighted above.

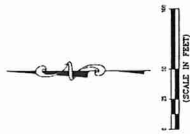
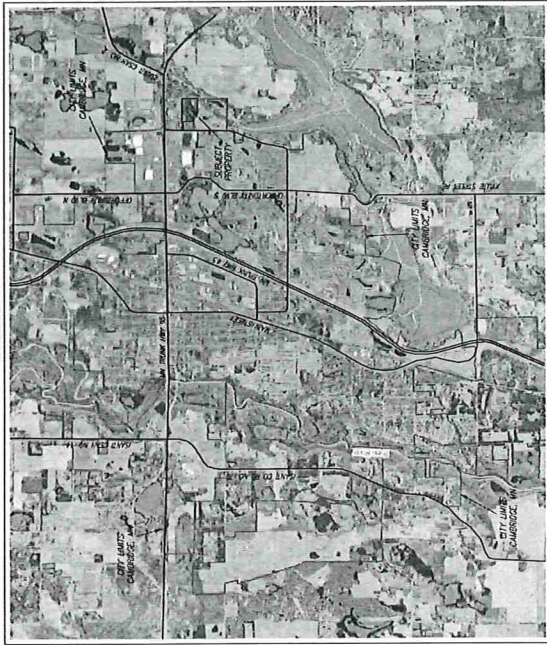


Annexation Exhibit

Prepared for Jerry Forbul and Menard Inc.

Pt. of the NW 1/4 of the NE 1/4 of Section 34, Township 36, Range 23, Isanti County, MN

LOCKTOWN MAP



CURRENT OWNER:
 Jerry Forbul
 1434 Eden St. NE
 PO BOX 1401

EXISTING LEGAL DESCRIPTION (Per Document No. 4440289)

This part of the Northwest Quarter of Section 34, Township 36, Range 23, described as follows, to-wit: Commencing at the Southwest corner of said NW 1/4 of NE 1/4, thence west along the South line of said NW 1/4 of NE 1/4 to the West line of said NW 1/4 of NE 1/4, thence north and parallel with the West line of said NW 1/4 of NE 1/4 to the North line of said NW 1/4 of NE 1/4, thence east and parallel with the North line of said NW 1/4 of NE 1/4 to the East line thereof to a point 270 feet south of the North line thereof; thence East and parallel with the North line thereof a distance of 270 feet and to the East line of said NW 1/4 of NE 1/4; thence south and along the East line thereof to the point of beginning and there to terminate.

EXCLUDING THE FOLLOWING DESCRIBED PARCELS:

Page 1:
 This part of the Northwest Quarter of Section 34, Township 36, Range 23, described as follows, to-wit: Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter, thence easterly, on the north line of said Northwest Quarter of the Northwest Quarter, a distance of 285.50 feet to the point of beginning of the parcel to be described; thence southerly parallel with East line of said NW 1/4 of NE 1/4 a distance of 140.00 feet; thence easterly parallel with said north line of the Northwest Quarter of the Northwest Quarter, a distance of 244.00 feet, more or less, to a point 200 feet easterly of the east line of said Northwest Quarter of the Northwest Quarter, as measured along a line that is parallel with said north line of the Northwest Quarter of the Northwest Quarter, a distance of 201.50 feet; thence southerly parallel with said east line of the Northwest Quarter of the Northwest Quarter, a distance of 389.50 feet, more or less, to the south line of the recorded plat of KENNEY'S ADDITION, Isanti County, Minnesota; thence easterly, on said south line of KENNEY'S ADDITION, a distance of 458.30 feet, more or less, to said point of beginning.

Page 2:
 Together with an easement for ingress, egress and utility purposes over and across the West 454.20 feet of the South 40 feet of the North 716.50 feet of the West 600 feet of the South 40.50 feet of the North 716.50 feet, or in the Northwest Quarter of the Northwest Quarter, Section 34, Township 36, Range 23, Isanti County, Minnesota.

This part of the Northwest Quarter of Section 34, Township 36, Range 23, described as follows, to-wit: Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter, thence easterly, on the north line of said Northwest Quarter of the Northwest Quarter, a distance of 285.50 feet to the point of beginning of the parcel to be described; thence southerly parallel with East line of said NW 1/4 of NE 1/4 a distance of 140.00 feet; thence easterly parallel with said north line of the Northwest Quarter of the Northwest Quarter, a distance of 244.00 feet, more or less, to a point 200 feet easterly of the east line of said Northwest Quarter of the Northwest Quarter, as measured along a line that is parallel with said north line of the Northwest Quarter of the Northwest Quarter, a distance of 201.50 feet; thence southerly parallel with said east line of the Northwest Quarter of the Northwest Quarter, a distance of 389.50 feet, more or less, to the south line of the recorded plat of KENNEY'S ADDITION, Isanti County, Minnesota; thence easterly, on said south line of KENNEY'S ADDITION, a distance of 458.30 feet, more or less, to said point of beginning.

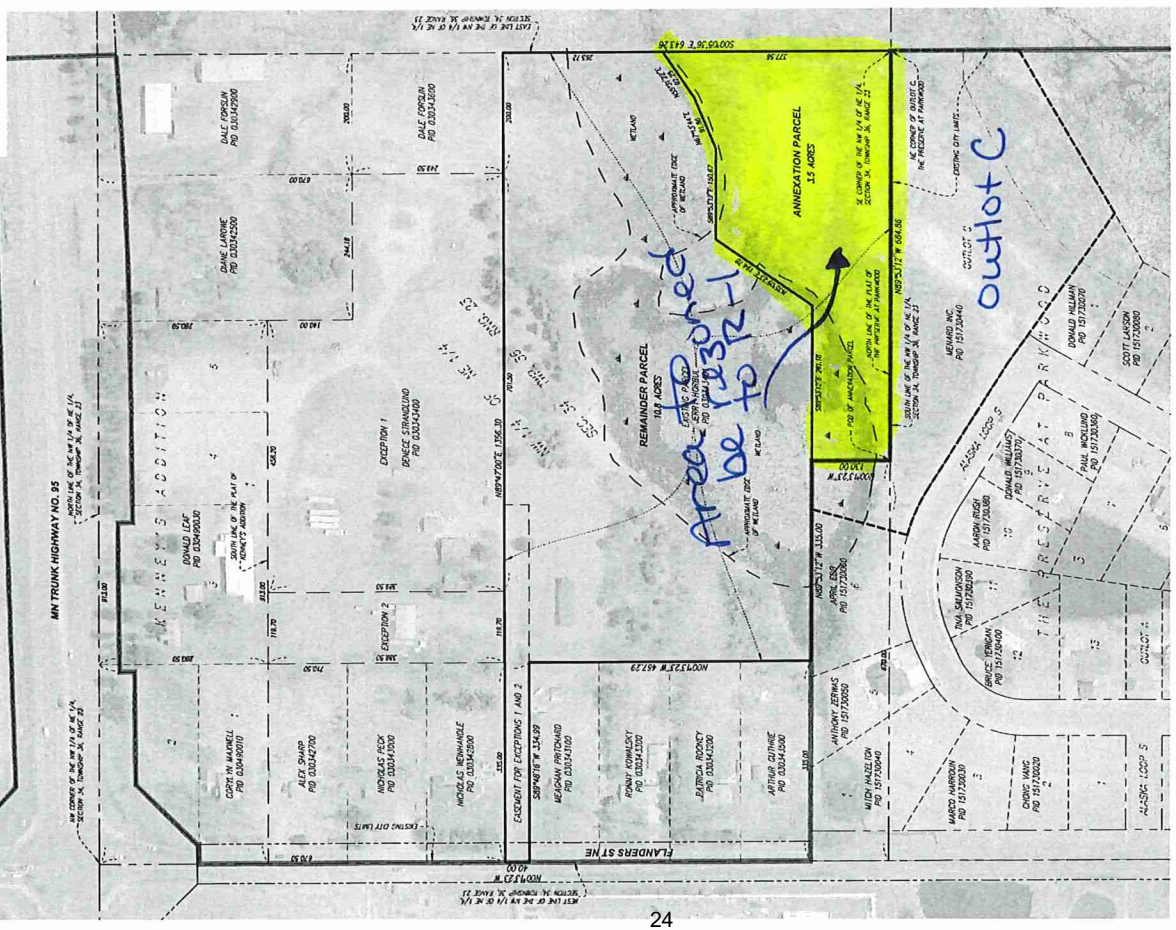
LEGAL DESCRIPTION OF ANNEXATION PARCEL
 Beginning at the Southwest corner of said Northwest Quarter of the Northwest Quarter, thence North 89 degrees 53 minutes 12 seconds West, 233.00 feet; thence North 00 degrees 12 minutes 21 seconds West, parallel with the west line of said Northwest Quarter of the Northwest Quarter, a distance of 130.00 feet; thence South 89 degrees 53 minutes 12 seconds East, a distance of 201.8 feet; thence North 35 degrees 09 minutes 21 seconds East, a distance of 21.56 feet; thence North 55 degrees 31 minutes 22 seconds East, a distance of 52.25 feet, more or less, to the east line of said Northwest Quarter of the Northwest Quarter; thence South 09 degrees 05 minutes 36 seconds East, along said east line, a distance of 377.56 feet, to said southeast corner of the Northwest Quarter of the Northwest Quarter, being the point of beginning, and there terminating.

Page 3:
 This part of the Northwest Quarter of Section 34, Township 36, Range 23, described as follows, to-wit: Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter, thence easterly, on the north line of said Northwest Quarter of the Northwest Quarter, a distance of 285.50 feet to the point of beginning of the parcel to be described; thence southerly parallel with East line of said NW 1/4 of NE 1/4 a distance of 140.00 feet; thence easterly parallel with said north line of the Northwest Quarter of the Northwest Quarter, a distance of 244.00 feet, more or less, to a point 200 feet easterly of the east line of said Northwest Quarter of the Northwest Quarter, as measured along a line that is parallel with said north line of the Northwest Quarter of the Northwest Quarter, a distance of 201.50 feet; thence southerly parallel with said east line of the Northwest Quarter of the Northwest Quarter, a distance of 389.50 feet, more or less, to the south line of the recorded plat of KENNEY'S ADDITION, Isanti County, Minnesota; thence easterly, on said south line of KENNEY'S ADDITION, a distance of 458.30 feet, more or less, to said point of beginning.

Page 4:
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Page 5:
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Locktown Map
 Prepared for Jerry Forbul and Menard Inc.
 Date: 04/08/2023
 Scale: 1" = 100'



**PUBLIC HEARING...ALLEY VACATION...H&J LEASING MN, LLC...
PUBLIC HEARING...PRELIMINARY PLAT...MERCANTILE...**

Overview

Item's 5D, 5E, and 5F on the Planning Commission agenda coincide with one another and are all included in one staff report for simplicity and better understanding. These items relate to the plat of Mercantile as proposed by H&J Leasing MN, LLC, Grant Johnson 133 Main Street S., Cambridge, MN 55008.

5D-Alley Vacation

The first request is to vacate an alley (roadway). The southerly portion of the alley is not necessary for the City. No City utilities are located within this southern portion of the alley. The City's storm sewer is located on the northerly portion of the alley that will not be vacated. The applicant will work with any private utility companies within this alley to assure the necessary lines are relocated properly.

Access into the alley from 2nd Ave SW is not essential for the city's traffic patterns. Removal of this alley access point may actually lessen the traffic risks in the area. All property owners in this area will need to communicate with their users to reroute traffic and deliveries. There are several additional access points for resident and delivery use.

The desire for the alley vacation is in an effort to replat and redevelop this area. Removal of the alley will allow a potential building addition here. The applicant has contacted East Central Energy and will work to reroute all overhead electrical lines and any other utilities.

Staff is recommending approval of the alley vacation.

Planning Commission Action

Hold a public hearing.

Motion to approve the Resolution to vacate the alley as presented.

5E-Preliminary Plat

The second request is for a preliminary plat of Mercantile. The plat will combine three (3) existing parcels and the vacated alley into two (2) new parcels. The main parcel will have 16,862 sq. ft. and is proposed for a building addition to be completed by H&J Leasing MN, LLC. The second parcel will have 3,503 sq. ft. and will remain an open parking lot area to be owned by Cambridge State Bank. The existing vacant building behind the Leader store and Cambridge State bank will be demolished to make room for the proposed addition and revised parking area. The future redevelopment plans will be reviewed for conformance with local, state and federal codes.

The zoning for this plat is B-1 Downtown Business District with zero front and side yard setbacks and no easements required as part of this plat. Staff finds the plat as presented conforms to the City's Comprehensive Plan and Zoning Ordinance.

Formal Site Plan Review of the proposed redevelopment has not yet been submitted for staff review. This review will be done administratively and all city codes reviewed. Staff is recommending approval of the preliminary plat at this time to set the project in motion as the intended use conforms to the city code.

Planning Commission Action

Hold a public hearing.

Motion to approve the Resolution as presented for the plat of Mercantile.

5F-Final Plat

The third request is for a final plat of Mercantile. The plat details are noted above and since no new infrastructure is required, the preliminary and final plat can be reviewed simultaneously. Staff find the preliminary and final plat are consistent and meet the intent of the Comprehensive Plan and Zoning Ordinance and recommend approval of the final plat.

No Public Hearing is required for a final plat.

Planning Commission Action

Motion to approve the Resolution as presented for the plat of Mercantile.

Attachments

1. Draft Resolution-Alley Vacation
2. Draft Resolution-Preliminary Plat
3. Draft Resolution-Final Plat
4. Location Map
5. Preliminary Plat
6. Final Plat

RESOLUTION NO. R22-XXX

RESOLUTION APPROVING AN ALLEY VACATION

(The southern portion of the alley between Main St. S. and Ashland St. S., and north of 2nd Ave SW)

WHEREAS, the City Council of the City of Cambridge, Minnesota, have determined that the herein described alley right-of-way (roadway) is the proper subject for vacation; and

WHEREAS, a public hearing was duly held by the Planning Commission on June 7, 2022, and at said public hearing, the Commission considered such alley/roadway vacation and heard all parties interested therein; and

WHEREAS, the City Council held a meeting to review and consider the alley/roadway vacation on June 20, 2022, and the City Council concurs in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CAMBRIDGE, ISANTI COUNTY, MINNESOTA:

1. That the City Council hereby finds that it is in the best interest of the public that the alley/roadway hereinafter described be vacated.
2. That from and after the date hereof, the following described alley/roadway shall be and hereby are vacated, to wit:

That party of the alley originally platted within Block 1, CAMBRIDGE, according to the plat thereof, Isanti County, Minnesota, lying southerly of a line drawn between the northeast corner of Lot 10, said Block 1 and the northwest corner of Lot 9, said Block 1.

3. That the City Administrator is hereby directed to file a Notice in writing of the completion of these vacation proceedings, together with a certified copy of this Resolution, with the County Recorder in and for Isanti County, Minnesota.
4. That the City of Cambridge has no right, title or interest in and to said alley/roadway herein vacated.

Adopted by the City Council of Cambridge, Isanti County, Minnesota, this 20th day of June, 2022.

Jim Godfrey, Mayor

ATTEST:

Evan C. Vogel, City Administrator

Resolution No. R22-XXX

**RESOLUTION APPROVING A PRELIMINARY PLAT
MERCANTILE
(133 MAIN ST. S.)**

WHEREAS, H&J Leasing MN, LLC (Grant Johnson), 133 Main St. S., is the owner and representative of the properties located at:

Parcel No. 1

All of Lot Nine (9), the North Twenty (20) feet of Lot Twelve, and the West Forty-four and seven-twelfths feet (W 44 7/12 ft.) of the South Thirty feet (S 30 ft.) of Lot Twelve (12), all in Block One (1) of the Original Townsite of the Village (now City) of Cambridge, according to the recorded plat thereof on file and of record in the Office of the Isanti County Recorder.

Parcel No. 2

Lots 7 and 10, excepting therefrom, however: that part of Lot 10 described as follows, to-wit: Commencing at the SE corner of said Lot 10, thence North along the East line of said Lot 10 a distance of 23 feet; thence West parallel with the South line of said Lot 10 a distance of 30 feet; thence South and parallel with the East line of said Lot 10 a distance of 3 feet; thence West and parallel with the South line of said Lot 10 a distance of 20 feet; thence South a distance of 20 feet; thence East 50 to the place of beginning, all in Block One (1) of the Original Townsite of the Village (now City) of Cambridge, according to the recorded plat thereof on file and of record in the Office of the Isanti County Recorder.

Parcel No. 3

Lot Eleven (11), in Block One (1), Original Townsite of the Village of Cambridge, excepting the following parcel of land: Commencing at the Southeast corner of said Lot 11, Block 1, Original Townsite of the Village of Cambridge, thence North on the East line of Lot 11 a distance of 50 feet; thence West and parallel with the South line of said Lot 11 a distance of 50 feet, thence South and parallel with the East line of said Lot 11 a distance of 50 feet; thence East and parallel with the South line of said Lot 11 a distance of 50 feet to place of beginning.

Is requesting a Preliminary Plat; and

WHEREAS, The Planning Agency of the City has completed a review of the application

and made a report pertaining to said request, a copy of which has been presented to the City Council; and

WHEREAS, The Planning Commission of the City, on the 7th day of June, 2022, following proper notice, held a public hearing to review the request; and

WHEREAS, the Planning Commission made a recommendation to approve said request, and it was brought forward for City Council consideration:

WHEREAS, the City Council, on the 20th day of June, 2022, held a regular meeting and discussed this request.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the proposed Preliminary Plat of Mercantile.

Adopted by the Cambridge City Council

This 20th day of June 2022

James A. Godfrey, Mayor

ATTEST:

Evan C. Vogel, City Administrator

Resolution No. R22-XXX

**RESOLUTION APPROVING A FINAL PLAT
MERCANTILE
(133 MAIN ST. S.)**

WHEREAS, H&J Leasing MN, LLC (Grant Johnson), 133 Main St. S., is the owner and representative of the properties located at:

Parcel No. 1

All of Lot Nine (9), the North Twenty (20) feet of Lot Twelve, and the West Forty-four and seven-twelfths feet (W 44 7/12 ft.) of the South Thirty feet (S 30 ft.) of Lot Twelve (12), all in Block One (1) of the Original Townsite of the Village (now City) of Cambridge, according to the recorded plat thereof on file and of record in the Office of the Isanti County Recorder.

Parcel No. 2

Lots 7 and 10, excepting therefrom, however: that part of Lot 10 described as follows, to-wit: Commencing at the SE corner of said Lot 10, thence North along the East line of said Lot 10 a distance of 23 feet; thence West parallel with the South line of said Lot 10 a distance of 30 feet; thence South and parallel with the East line of said Lot 10 a distance of 3 feet; thence West and parallel with the South line of said Lot 10 a distance of 20 feet; thence South a distance of 20 feet; thence East 50 to the place of beginning, all in Block One (1) of the Original Townsite of the Village (now City) of Cambridge, according to the recorded plat thereof on file and of record in the Office of the Isanti County Recorder.

Parcel No. 3

Lot Eleven (11), in Block One (1), Original Townsite of the Village of Cambridge, excepting the following parcel of land: Commencing at the Southeast corner of said Lot 11, Block 1, Original Townsite of the Village of Cambridge, thence North on the East line of Lot 11 a distance of 50 feet; thence West and parallel with the South line of said Lot 11 a distance of 50 feet, thence South and parallel with the East line of said Lot 11 a distance of 50 feet; thence East and parallel with the South line of said Lot 11 a distance of 50 feet to place of beginning.

Is requesting a Final Plat; and

WHEREAS, The Planning Agency of the City has completed a review of the application

and made a report pertaining to said request, a copy of which has been presented to the City Council; and

WHEREAS, The Planning Commission of the City, on the 7th day of June, 2022, reviewed the request; and

WHEREAS, the Planning Commission made a recommendation to approve said request, and it was brought forward for City Council consideration:

WHEREAS, the City Council, on the 20th day of June, 2022, held a regular meeting and discussed this request.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the proposed Final Plat of Mercantile.

Adopted by the Cambridge City Council

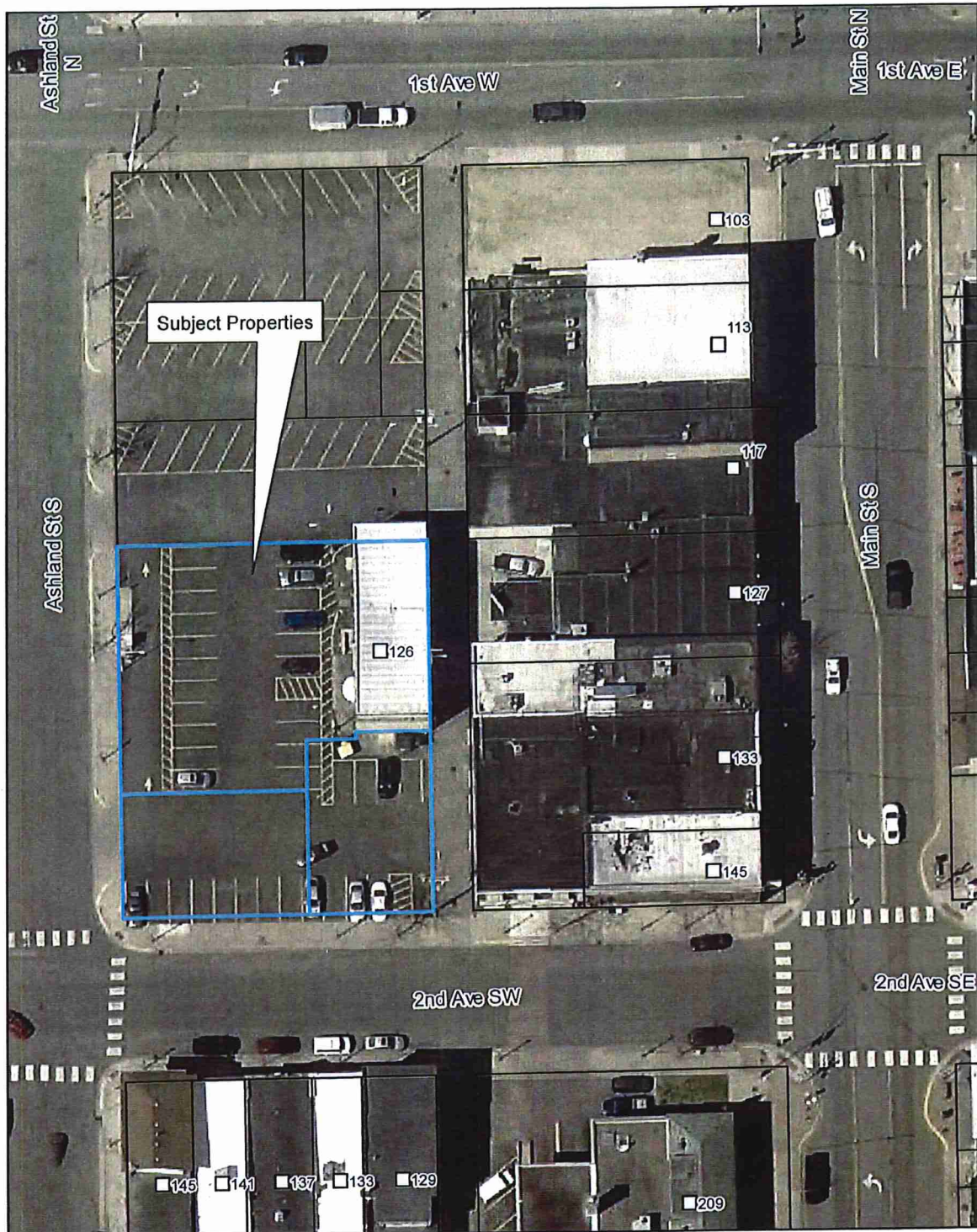
This 20th day of June 2022

James A. Godfrey, Mayor

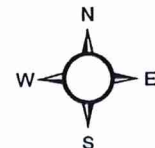
ATTEST:

Evan C. Vogel, City Administrator

Preliminary and Final Plat of Mercantile And Alley Vacation

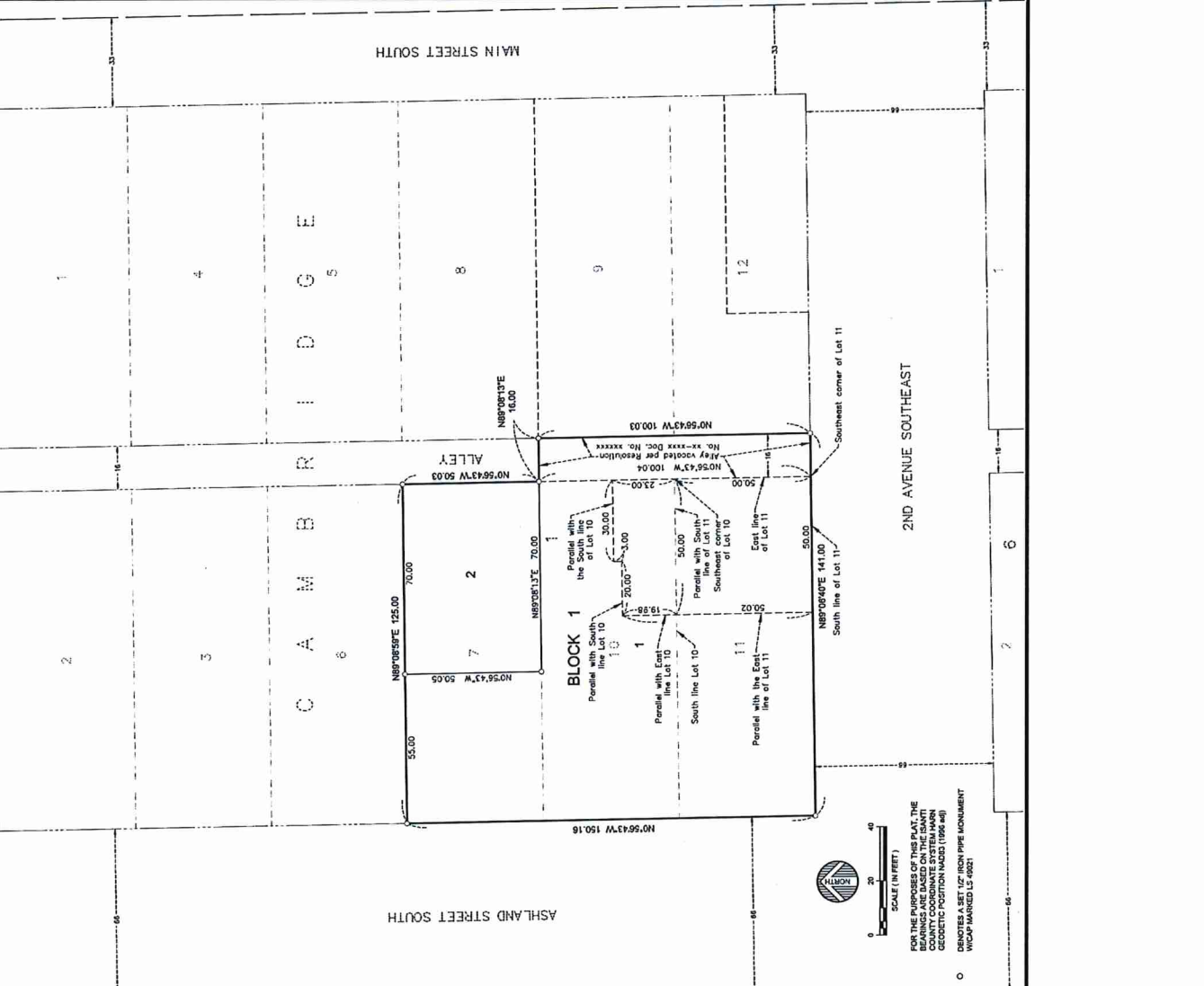


A request by H&J Leasing (Grant Johnson) for Preliminary and Final Plat of Mercantile. The request also includes an alley vacation. A portion of the alley is proposed to be vacated for development purposes.



KNOW ALL PERSONS BY THESE PRESENTS: That HLU Leasing, LLC, a Minnesota Limited Liability Company and Cambridge State Bank, a Minnesota Corporation, owners and proprietors of the following described property situated in the County of Isanti, State of Minnesota, to wit: Lot 7 and 10, including thereunto, however, that part of Lot 10 described as follows, to-wit: Commencing at the SE corner of said Lot 10, thence North along the East line of said Lot 10 a distance of 20 feet to a stake; thence East a distance of 20 feet to the point of beginning, all in Block One (1) of the Original Townships of the Village (now City) of Cambridge, Isanti County, Minnesota, as shown and labeled; and all public ways are shown and labeled; and that there are no wetlands, as defined in MS 505.01, Subd. 3, or public highways to be designated other than as shown.

SECTION 32, T 96, R 23
 CITY OF CAMBRIDGE
 ISANTI COUNTY, MINNESOTA



Lot Eleven (11), Original Township of the Village of Cambridge, excepting the following parcel of land: Commencing at the Southeast corner of said Lot 11, Block 1, Original Township of the Village of Cambridge, thence North on the East line of Lot 11 a distance of 50 feet; thence West and parallel with the South line of said Lot 11 a distance of 50 feet; thence South and parallel with the East line of said Lot 11 a distance of 20 feet; thence East and parallel with the South line of said Lot 11 a distance of 50 feet to a point of beginning.
 AND
 That part of the other adjacent lands which Block 1, CAMBRIDGE, according to the plat thereof, Isanti County, Minnesota, lying southerly of a line drawn between the northeast corner of Lot 10, said Block 1, and the northwest corner of Lot 1, said Block 1.
 AND
 The entire parcel of the above-mentioned Block 1, CAMBRIDGE, is hereby conveyed and released as MERGENTILE.

STATE OF MINNESOTA
 COUNTY OF ISANTI
 I, _____, County Recorder, do hereby certify that this instrument was filed in the Office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded in the Isanti County Records as Document Number _____.

STATE OF MINNESOTA
 COUNTY OF ISANTI
 I, _____, County Recorder, do hereby certify that this instrument was filed in the Office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded in the Isanti County Records as Document Number _____.

Notary Public, Minnesota
 My Commission Expires 12/31/20____

 Notary Public, Minnesota
 My Commission Expires 12/31/20____

 Notary Public, Minnesota
 My Commission Expires 12/31/20____

Recommended for Approval by the Planning Commission of the City of Cambridge, Minnesota, this _____ day of _____, 20____

 City Engineer

Approved by the City Council of Cambridge, Minnesota, this _____ day of _____, 20____, and is in compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

 Mayor

Approved by the City Engineer, City of Cambridge, Minnesota, this _____ day of _____, 20____

 City Engineer

I hereby certify that this plat has been checked and recommended for approval as to compliance with Chapter 505, Minnesota Statutes, this _____ day of _____, 20____.

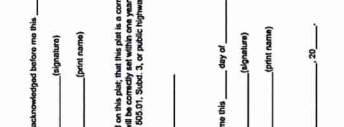
 Isanti County Auditor

I hereby certify that the taxes for the year 20____ on the property described herein have been paid and that there are no delinquent taxes and transfer earned this _____ day of _____, 20____.

 Isanti County Auditor/Treasurer

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded in the Isanti County Records as Document Number _____.

 Isanti County Recorder



FOR THE PURPOSES OF THIS PLAT, THE MINNESOTA COUNTY COORDINATE SYSTEM MARK DENOTES A SET 1/2\"/>

Request

The request by LGI Homes, 2850 Cutters Grove Ave., Anoka, MN 55303, to request a final plat. The general location of this request is 76.30 acres north of State Highway 95 along the west side of County Road 14 and south of 339th Avenue NE (12th Avenue NW).

Overview

On August 3, 2021, the Planning Commission reviewed the request for a preliminary plat and recommended approval. On August 16, 2021, City Council approved the preliminary plat. A final plat is now being presented for approval.

Prior to the meetings in August, 2021, a concept plan was brought forward in 2018 with 236 dwelling units proposed. The Commission and Council recommended the developer revise the plan with less density, more park space, and alleviate the traffic concerns. The developer was back in January 2021 with a new proposal for a Planned Unit Development with 206 units and different park size options. The Planning and Parks Commissions held a joint meeting on February 8, 2021 to discuss the size of the park. On February 16, 2021, Council approved a .67 acre park along with dedicated trail leading to County Road 14.

LGI Homes is presenting the final plat that is consistent with the approved preliminary plat. The request is to develop the site in at least two phases. The final plat requested at this time is 108 lots of the 206 lots overall. This phase will include detached townhome lots, villa lots, single family lots, the public park and trail construction.

Parkland and Area Charges

The remainder of parkland dedication and/or park improvements will be determined in the Development Agreement that will be required as part of this development. Sewer and Water area charges will also be determined.

Traffic

The traffic concerns had been addressed, in part, when the development was proposed in 2006. At that time, a traffic study was completed for the proposed 170-unit housing development. That traffic study did not warrant a signalized intersection at Highway 95. However, since then, a signal has been installed. The road and intersection at Highway 95 has the capacity for the traffic of this new 206 unit development.

The Isanti County Highway Engineer is requiring turn lanes at the new street access, an 8' shoulder through the guardrail area, 60' dedicated right-of-way, some tree clearing activity, utility work and permits required for the activity within the right-of-way.

Staff Recommendation

Staff recommends approval of the final plat. Overall site review continues and staff

comments are a condition of approval.

Planning Commission Acton

Motion to recommend approval of the Final Plat of Cambridge Cove as long as the conditions listed below are met.

Final Plat

1. Provide a drainage and utility easement over all of Outlot A since there is public drainage flowing through this area.
2. Insert "permanent drainage and utility" in front of "easement" in the first sentence of both easement descriptions.
3. Title the Easement Description Sketches with 'Storm Easement' and 'Access Easement' accordingly.
4. Prepare another document for both easements putting them into recordable form and submit to the City for review.

Construction Plans

1. Provide documentation showing review and approval of the proposed new storm sewer outfall to the Rum River.
2. Provide documentation for County approval for all road CR 14 work, including the new road entrance, the proposed sanitary sewer, water main and storm sewer.
3. A MPCA NPDES Stormwater construction permit must be obtained from the MPCA for this project. Provide a copy to the City prior to any work on site.
4. Add all existing and proposed pond HWL elevations to the plans.
5. Add the Rum River OHW elevation to the plans.
6. Add a numeric label to the plans for all storm sewer aprons.
7. Add rip-rap energy dissipation at the storm sewer apron downstream from OCS 100.
8. Revise the infiltration basin detail to show filter fabric over the draitile rock and to show the planting medium to be MnDOT Filter Topsoil Borrow.
9. Add the Pond 100 outlet information to the plans similar to the other ponds.
10. Add a reference to the STMH 110 detail on the plan sheet.
11. Revise the drop STMH 501 to add a 3' deep sump to dissipate energy and increase the base slab and wall thickness one size up from standard. Provide a rubber boot connection for the outlet pipe.
12. Increase the pipe size from 18" to 24" and flatten the slope out from STMH 501 to the river outlet to slow down velocities and reduce erosion.
13. Delete trash guard from the river outlet apron.
14. Increase the rip rap to 18 CY and grout the rip rap at the river outlet to prevent erosion.
15. Increase the steel casing pipe lengths under CR 14 so they are a minimum of a 1.5:1 slope from the edge of road to the bottom of casing. Adjust the storm sewer

- alignment and STMH 502 location so there is a minimum of 25 feet from the end of casing to the MH for future pipe replacement.
16. Show 6" gate valves on all hydrant leads.
 17. Label a 10' separation between the proposed sanitary sewer and water main pipes on the plan sheets.
 18. Stamp a "W" in the curb at all water service locations.
 19. All water services are to be HDPE pipe, SDR 9.
 20. Provide a 45-degree bend and riser to within 5-feet of final grade matching the location of the curb stop from back of curb.
 21. Relocate the existing hydrant at the connection to existing location on the east side of CR 14 instead of removing it.
 22. Provide a tracer wire along all sanitary sewer pipes and services, and all water main pipes, services and hydrants per the attached specifications.
 23. Revise the Spruce Street centerline profile to meet a minimum of 30 mph design. Many vertical curves will need to be longer.
 24. Add street lighting to the plans. Lights should be at every intersection and also located at 150 to 200-foot spacing elsewhere. Lights should be contracted for directly with East Central Energy.
 25. All retaining walls must be designed and stamped by a registered professional engineer.
 26. Provide HOA documents that include the maintenance/replacement of all proposed retaining walls.
 27. Revise the concrete walk to be 5" thick. Construct residential driveway aprons between the walk and the curb along Spruce Street where the B618 curb is installed.
 28. Revise the bituminous wear course to be WEA330C
 29. Extend the aggregate base on the typical section to 1 foot behind the curb and then down at a 1:1 slope.
 30. Delete the plan details that do not apply to this project (existing sewer and water service connections, valley gutter, ...).
 31. Update the sanitary sewer manhole detail to include a note: 2" THICK HDPE ADJUSTING RINGS. INSTALL "STRIKE PRODUCTS" (OR APPROVED EQUAL) POLYETHYLENE I/I BARRIER W/APPROPRIATE SEALANT. HIGH IMPACT PLASTIC SHIMS SHALL BE USED WHEN NECESSARY. WOODEN SHIMS ARE NOT ALLOWED.
 32. All storm sewer manholes and catch basins to have HDPE adjusting rings. Manholes to require same I/I barrier as sanitary manholes.
 33. All sanitary sewer and storm sewer main lines must be televised upon completion and digital copies provided to the City for review.
 34. Many water main items are not specified in the details or specifications. Add any missing information. A recent water main specification is attached. The city has gone to compression fittings for water services.

Grading Plan

1. Add the proposed top of foundation for each house to the grading plan and legend. Proposed ground at the foundation must be at least 6" below the top of foundation. City staff is requiring this since the grading plan is the basis for issuing all future building permits.
2. Label both the existing and proposed 100-yr HWL for all existing wetlands within and adjacent to the development.

Planning

Developer/Owner to provide:

1. Enter into Development Agreement(s) with the City for public infrastructure, area charges, parkland dedication requirements, etc.
2. Provide any homeowner's association documents for review by the city attorney.
3. Provide site plan drawings/examples of the different styles of each home to establish required setbacks for patios, decks, etc. The Development Agreement will need to establish allowed features and setbacks for each style of home. If the single-family homes will exceed 30% lot coverage, there is concern with current city code that no future accessory structures, pools, patios, etc. will be allowed. *These drawings/examples are needed prior to a draft of the Development Agreement.

Attachments

1. Draft Resolution
2. Final Plat

Resolution No. R22-XXX

**RESOLUTION APPROVING A FINAL PLAT
CAMBRIDGE COVE
(PIN: 15.030.0200, 15.030.0300, 15.030.0400, 15.030.0500)**

WHEREAS, LGI Homes, Inc., 2850 Cutters Grove Avenue, Anoka, MN 55303 is the representative of the property located at:

The Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Thirty (30), Township Thirty- six (36), Range Twenty-three (23) and the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ of SE $\frac{1}{4}$) of said Section Thirty (30), Township Thirty-six (36), Range Twenty-three (23), Isanti County, Minnesota, excepting therefrom the following 5 described tracts:

1. The East 210.38 feet of the North 363.00 feet of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 30, Township 36, Range 23.
2. That part of said Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) and of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ of SE $\frac{1}{4}$) described as follows: Beginning at the southeast corner of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence North, along the east line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 202 feet; thence west, parallel with the south line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 545 feet; thence south, parallel with the east line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ and the southerly projection thereof, a distance of 400 feet to the south line of the North 12 rods of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 30; thence east, along said south line, a distance of 543.55 feet to the east line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence north, along said east line, a distance of 198 feet to the point of beginning.
3. That part of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ contained within the following described tract: That part of the East one-half of Southeast Quarter (E $\frac{1}{2}$ of SE $\frac{1}{4}$) of Section 30, Township 36, Range 23, described by metes and bounds as follows: Commencing at a point on the East Section line 830 feet north of the Southeast corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 30, Township 36, Range 23; thence West and parallel to the South section line to the West boundary of the county road there located for a point of beginning of the tract to be herein described; thence continuing west and parallel to the south section line a distance of 600 feet; thence north and parallel to the east section line of said Section, 600 feet; thence east and parallel to the south section line to the westerly boundary of the county road there located and established; thence south following the westerly boundary of the said county road to the point of beginning and there to terminate.
4. That part of said NE $\frac{1}{4}$ or SE $\frac{1}{4}$ described as follows: Commencing at the Southeast corner of the SE $\frac{1}{4}$ of Section 30, Township 36, Range 23; thence North along the East line of said SE $\frac{1}{4}$, a distance of 830 feet; thence

Westerly parallel with the South line of said SE¼, a distance of 49.13 feet to the West boundary of County State Aid Highway No. 14 as described on Highway Easement recorded in Book "M" of Miscellaneous, Page 549 on file in the Office of the County Recorder, Isanti County, Minnesota; thence continuing westerly parallel with the south line of said SE¼, a distance of 600 feet; thence north parallel with the east line of said SE¼, a distance of 50 feet and to a point hereinafter known as Point "A" (said point is on the north line of Lot 2, Block 7 of the recorded plat of Edblad's Addition, Isanti County, Minnesota); thence continuing North parallel with the east line of said SE¼ to the south line of said NE¼ or SE¼ and to the actual point of beginning of the tract to be herein described; thence continuing north on an extension of the last described line to a point 550 feet North of Point "A" (as measured on said line); thence Westerly parallel with the South line of said SE¼, a distance of 86.76 feet; thence Northwesterly deflecting to the right 14 degrees 37 minutes 45 seconds, a distance of 434.22 feet to the point of intersection with the Northerly projection of the East line of Tamarack Street, as dedicated on said plat of Edblad's Addition; thence South along said Northerly projection of the East line of Tamarack Street and/or the East line of said Tamarack Street to the South line of said NE¼ of SE ¼; thence East along the South line of said NE¼ of SE¼ to the point of beginning and there to terminate.

5. That part of the Northeast Quarter of the Southeast Quarter (NE¼ of SE¼), Section Thirty (30), Township Thirty-six (36), Range Twenty-three (23), Isanti County, Minnesota, described as follows: Commencing at the Southeast corner of the SE¼ of Section 30; thence North, along the East line of said SE¼, a distance of 830 feet; thence Westerly, parallel with the South line of said SE¼, a distance of 49.13 feet to the West boundary of County State Aid Highway No. 14, as described on Highway Easement recorded in Book "M" of Miscellaneous, Page 549 on file in the Office of the County Recorder, Isanti County, Minnesota; thence continuing Westerly, parallel with the South line of said SE¼, distance of 600 feet; thence North, parallel with the East line of said SE¼, a distance of 50 feet (said point is on the North line of Lot 2, Block 7 of the recorded plat of Edblad's Addition, Isanti County, Minnesota); thence continuing North, parallel with the East line of said SE¼, a distance of 550 feet to the point of beginning of the parcel to be herein described; thence Westerly parallel with the South line of said SE¼ a distance of 86.76 feet; thence Northwesterly, deflecting to the right 14 degrees 37 minutes 45 seconds, a distance of 434.22 feet to the point of intersection with the Northerly projection of the East line of Tamarack Street, as dedicated on said plat of Edblad's Addition; thence Southeasterly on a straight line to the point of beginning and there to terminate.

And

That part of the East One-half of the Southeast Quarter (E ½ of SE¼), Section Thirty (30), Township Thirty-six (36), Range Twenty-three (23), described by metes and bounds as follows:

Commencing at a point on the East Section line 830 feet North of the Southeast corner of the SE¼ of the SE ¼, Section 30, Township 36, Range 23, thence West and parallel to the South Section line to the West boundary of the County Road there located for a point of beginning of the tract to be herein described. Thence continuing West and parallel to the South Section line a distance of 600 feet, thence North and parallel to the East Section line of said Section 600 feet, thence East and parallel to the South Section line to the westerly boundary of the County Road there located and established, thence South following the Westerly boundary of said County Road to the point of beginning and there to terminate, excepting therefrom that certain tract of land described as follows, to wit: All that part of the East Half of the Southeast Quarter (E one-half of SE one-quarter) of Section Thirty (30), Township Thirty-six (36) Range Twenty-three (23), described by metes and bounds as follows: Commencing at a point on the East Section line 830 feet North of the Southeast corner of the SE One-quarter of SE One-quarter of said Section, Township, Range; thence West and parallel with the South Section line to the West boundary of the County Road there located; thence continuing West and parallel with the South Section line a distance of 600 feet; thence North and parallel to the East Section line of said section 600 feet to the point of commencement; thence South retracing the last course a distance of 300 feet; thence East and parallel to the South Section line to the Westerly boundary of County Road there located; thence Northerly along said Westerly boundary line to a point where said Westerly boundary line intersects with a line

drawn from the point of beginning and parallel to the South Section line; thence West and parallel to the South Section line to the point of beginning and there to terminate Isanti County, Minnesota.

And

All that part of the East Half of the Southeast Quarter (E ½ of SE¼) of Section Thirty (30), Township Thirty-six (36), Range Twenty-three (23), described by metes and bounds as follows:

Commencing at a point on the east section line 830 feet North of the Southeast corner of the SE¼ of SE ¼ of said Section, Township and Range; thence West and parallel with the South Section line to the West boundary of the County Road there located; thence continuing West and parallel with the South Section line a distance of 600 feet; thence North and parallel to the East Section line of said section 600 feet to the point of commencement; thence South retracing the last course a distance of 300 feet; thence east and parallel to the South Section line to the westerly boundary of County Road there located; thence Northerly along said Westerly boundary line to a point where said westerly boundary line intersects with a line drawn from the point of beginning and parallel to the South Section line; thence West and parallel to the South Section line to the point of beginning and there to terminate, Isanti County, Minnesota.

Is requesting a Final Plat; and

WHEREAS, The Planning Agency of the City has completed a review of the application and made a report pertaining to said request, a copy of which has been presented to the City Council; and

WHEREAS, The Planning Commission of the City, on the 7th day of June, 2022, held a meeting to review the request; and

WHEREAS, the Planning Commission made a recommendation to approve said request, and it was brought forward for City Council consideration as long as the following conditions can be met:

Final Plat

1. Provide a drainage and utility easement over all of Outlot A since there is public drainage flowing through this area.
2. Insert "permanent drainage and utility" in front of "easement" in the first sentence of both easement descriptions.
3. Title the Easement Description Sketches with 'Storm Easement' and 'Access Easement' accordingly.
4. Prepare another document for both easements putting them into recordable form and submit to the City for review.

Construction Plans

1. Provide documentation showing review and approval of the proposed new storm sewer outfall to the Rum River.
2. Provide documentation for County approval for all road CR 14 work, including the new road entrance, the proposed sanitary sewer, water main and storm sewer.
3. A MPCA NPDES Stormwater construction permit must be obtained from the MPCA for this project. Provide a copy to the City prior to any work on site.
4. Add all existing and proposed pond HWL elevations to the plans.
5. Add the Rum River OHW elevation to the plans.
6. Add a numeric label to the plans for all storm sewer aprons.

7. Add rip-rap energy dissipation at the storm sewer apron downstream from OCS 100.
8. Revise the infiltration basin detail to show filter fabric over the draitile rock and to show the planting medium to be MnDOT Filter Topsoil Borrow.
9. Add the Pond 100 outlet information to the plans similar to the other ponds.
10. Add a reference to the STMH 110 detail on the plan sheet.
11. Revise the drop STMH 501 to add a 3' deep sump to dissipate energy and increase the base slab and wall thickness one size up from standard. Provide a rubber boot connection for the outlet pipe.
12. Increase the pipe size from 18" to 24" and flatten the slope out from STMH 501 to the river outlet to slow down velocities and reduce erosion.
13. Delete trash guard from the river outlet apron.
14. Increase the rip rap to 18 CY and grout the rip rap at the river outlet to prevent erosion.
15. Increase the steel casing pipe lengths under CR 14 so they are a minimum of a 1.5:1 slope from the edge of road to the bottom of casing. Adjust the storm sewer alignment and STMH 502 location so there is a minimum of 25 feet from the end of casing to the MH for future pipe replacement.
16. Show 6" gate valves on all hydrant leads.
17. Label a 10' separation between the proposed sanitary sewer and water main pipes on the plan sheets.
18. Stamp a "W" in the curb at all water service locations.
19. All water services are to be HDPE pipe, SDR 9.
20. Provide a 45-degree bend and riser to within 5-feet of final grade matching the location of the curb stop from back of curb.
21. Relocate the existing hydrant at the connection to existing location on the east side of CR 14 instead of removing it.
22. Provide a tracer wire along all sanitary sewer pipes and services, and all water main pipes, services and hydrants per the attached specifications.
23. Revise the Spruce Street centerline profile to meet a minimum of 30 mph design. Many vertical curves will need to be longer.
24. Add street lighting to the plans. Lights should be at every intersection and also located at 150 to 200-foot spacing elsewhere. Lights should be contracted for directly with East Central Energy.
25. All retaining walls must be designed and stamped by a registered professional engineer.
26. Provide HOA documents that include the maintenance/replacement of all proposed retaining walls.
27. Revise the concrete walk to be 5" thick. Construct residential driveway aprons between the walk and the curb along Spruce Street where the B618 curb is installed.
28. Revise the bituminous wear course to be WEA330C
29. Extend the aggregate base on the typical section to 1 foot behind the curb and then down at a 1:1 slope.
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Planning

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3. Provide site plan drawings/examples of the different styles of each home to establish required setbacks for patios, decks, etc. The Development Agreement will need to establish allowed features and setbacks for each style of home. If the single-family homes will exceed 30% lot coverage, there is concern with current city code that no future accessory structures, pools, patios, etc. will be allowed. *These drawings/examples are needed prior to a draft of the Development Agreement.

WHEREAS, the City Council, on the 20th day of June 20, 2022, held a regular meeting and discussed this request.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the proposed Final Plat as long as the conditions listed above are met.

Adopted by the Cambridge City Council

This 20th day of June 2022

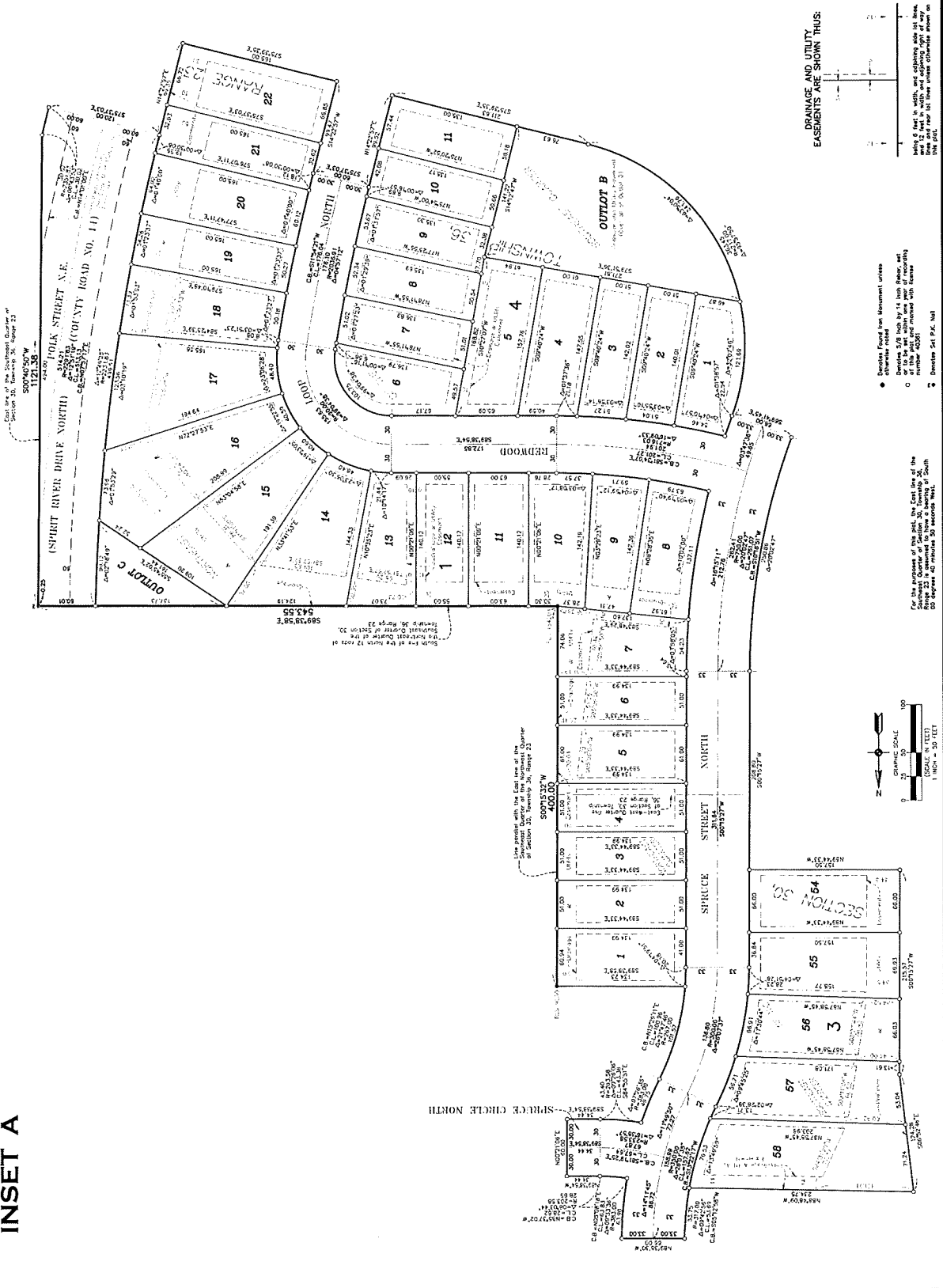
James A. Godfrey, Mayor

ATTEST:

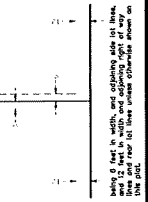
Evan C. Vogel, City Administrator

CAMBRIDGE COVE

INSET A

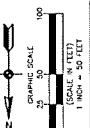


DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



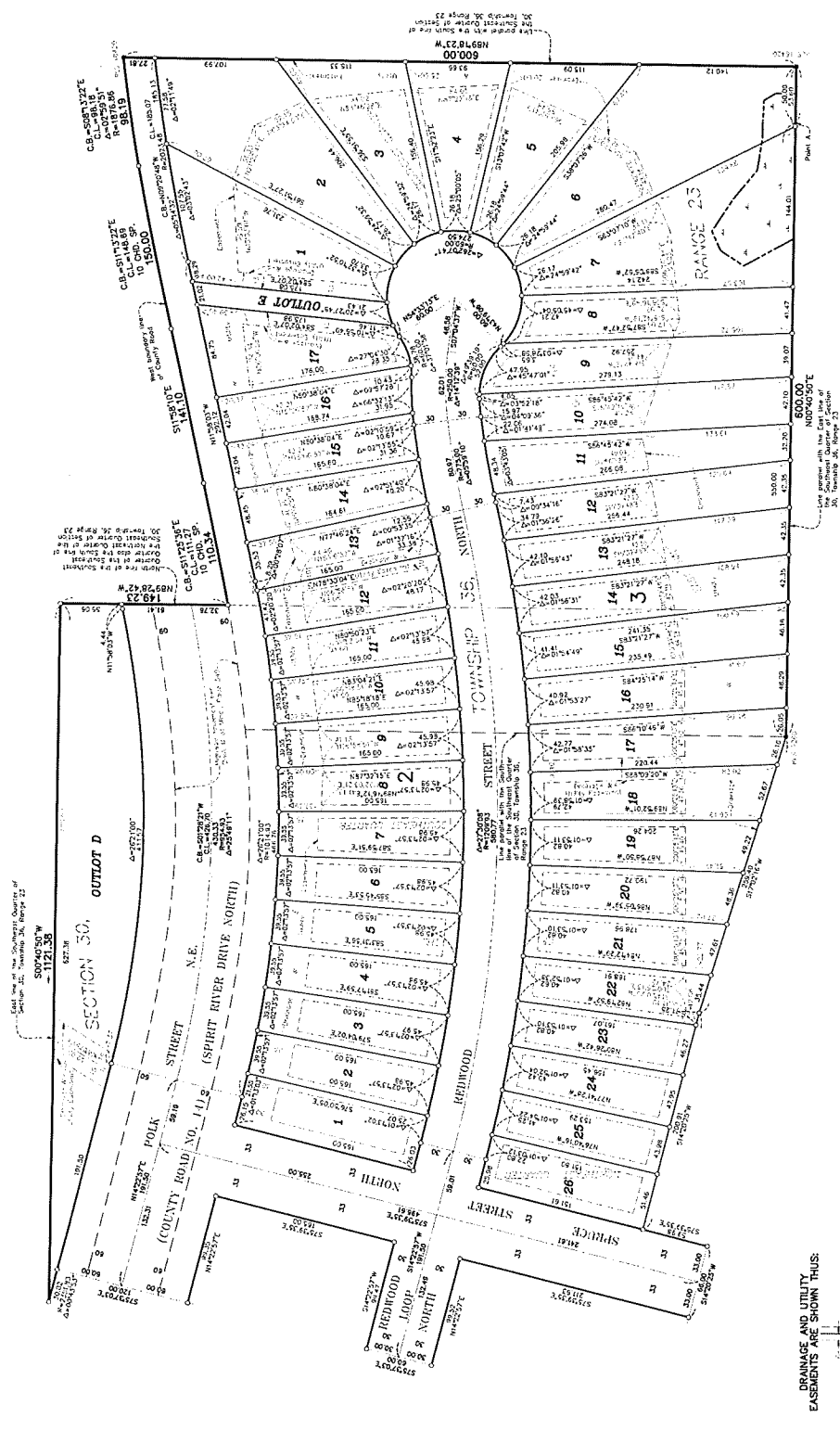
For the purposes of this plan, the East line of the
Redwood Street is 30 feet wide and the East line of the
Spruce Street is 30 feet wide and the East line of the
Polek Street is 30 feet wide.

● Drainage Easement
○ Utility Easement
○ Easement Set P.F. Full



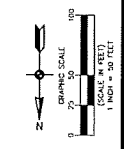
CAMBRIDGE COVE

INSET B



- Details found from monument unless otherwise noted.
- Details 5/8" thick by 1/4" thick plate, set in place by lot owner, one year of measuring number 40281.
- Details set, P.K. Not
- Details Methods submitted by K/H/W/S Environmental Services Inc. in 2021.

For the purposes of this plat, the East line of the Submerged Quarter of Section 30, Township 36, Range 23, is 40 minutes 30 seconds West.

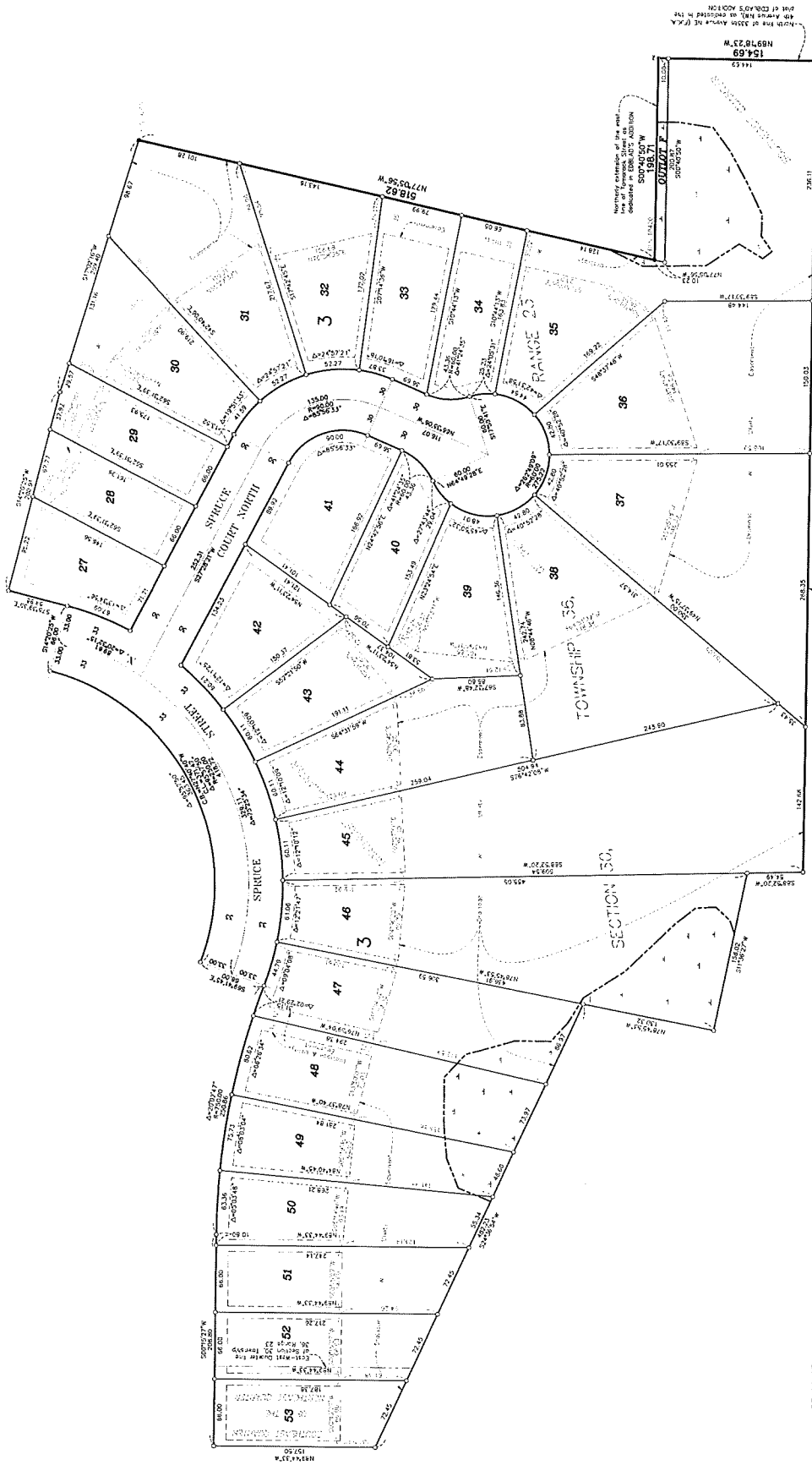


Drainage and utility easements are shown, thus:

A diagram showing drainage and utility easements. It includes arrows indicating the direction of flow for drainage and utility lines. The diagram is labeled 'DRAINAGE AND UTILITY EASEMENTS ARE SHOWN, THUS:'.

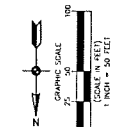
CAMBRIDGE COVE

INSET C



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

1/2" = 1' (SEE PLAN)
 1/4" = 1' (SEE PLAN)



For the purposes of this plat, the East line of the Spruce Street right-of-way is shown to have a bearing of 26.00 degrees 42 minutes 30 seconds West.

- Denotes found iron monument unless otherwise noted.
- Denotes 5/8" high by 1 1/2" thick black iron monument unless otherwise noted.
- Denotes 1/2" high by 1 1/2" thick black iron monument unless otherwise noted.
- Denotes 1/4" high by 1 1/2" thick black iron monument unless otherwise noted.
- Denotes 1/8" high by 1 1/2" thick black iron monument unless otherwise noted.
- Denotes 1/4" high by 1 1/2" thick black iron monument unless otherwise noted.
- Denotes 1/8" high by 1 1/2" thick black iron monument unless otherwise noted.

