

**Meeting Announcement and Agenda of the
Cambridge Planning Commission
City Hall Council Chambers
Regular Meeting, Tuesday, April 2, 2024, 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. March 6, 2024 Regular 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**- Chickens- 1919 Jefferson St S (p.)
 - B. Final Plat- Cambridge Cove 2nd Addition (p.)
6. Other Business/Miscellaneous
 - A. City Council Update
 - B. Parks, Trails, and Recreation Commission (PTRC) update
7. Adjourn (Next Scheduled Meeting: May 7,2024)

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

Wednesday, March 6, 2024

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 Robert Boese (Vice Chair), Joe Morin, Michael Liddy, Julie Immel, David Redfield, and Mark Ziebarth (City Council Representative)

Members Absent: Commissioner Jessica Kluck (Chair)

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

Call to Order and Pledge of Allegiance

Boese called the meeting to order at 7:01 pm and led the Pledge of Allegiance.

Approval of Agenda

Morin moved, seconded by Immel, to approve the agenda. All voted aye, no nays. Motion carried unanimously.

Approval of Minutes

Morin noted on page 5 of the packet, second paragraph from the bottom, Liddy was the Commissioner that inquired on the State Flag, not Morin as the minutes state.

Redfield moved, seconded by Morin, to approve the amended February 6, 2024 meeting minutes. All voted aye, no nays. Motion passed unanimously.

Public Comment

No one approached for comment

New Business

A Public Hearing...Interim Use Permit...Keeping of Fowl...605 Central Ave SW

Nosbush presented the request from Jeremy Brownell, 605 Central Ave SW, to keep chickens and ducks at the property through an Interim Use Permit (IUP). The request is to keep four chickens and two ducks, the maximum allowed by City Code on the 0.79-acre parcel. A run is required to be attached to the coop since the property is less than five acres. The IUP would be for two years, set to expire March 25th 2026, and can be re-applied for at the end of the two-year period. Staff recommend to allow the IUP for two years, noting the coop will have to meet exterior material requirements since the site plan did not document the exterior material.

Public Hearing

Boese opened the public hearing at 7:07 pm

No one approached to comment
Boese closed the public hearing at 7:08 pm

Applicant Jeremy Brownell, of 605 Central Ave SW, stated the structure has been built, but has yet to be sided. The plan is to have it completed by June 1. The coop is approximately 60 square feet with a 110 square foot covered run.

Immel motioned, seconded by Redfield, to recommend approval the draft Resolution R24-014 to allow an Interim Use Permit for two years to allow up to six fowl on the property with the amendment that the siding is completed by June 1st. All voted aye, no nays. Motion carried.

Nosbush noted this would be heard by City Council on March 18th.

B Public Hearing...Interim Use Permit...621 Old Main St N...Cambridge Lutheran Church

Westover said the Cambridge Lutheran Church has requested and Interim Use Permit (IUP) to have an outdoor seating area. The property is located primarily in the R-1 zoning district, which allows places of worship and accessory structures. By definition, a place of worship must be a building used for non-profit purposes. The proposed seating is considered an accessory structure, which must be on the same lot as the primary structure. In this case the outdoor worship area proposed is on a separate tax parcel. Due to these reasons an IUP is required.

Westover noted an IUP is temporary and must cease. Staff have worked with the applicant for several years on this project and this is the first step of the process. If approved, the applicant will begin fundraising and complete the items listed on the conditions. One of the conditions is requiring a plat to combine their parcels into one so the accessory structure is on the same parcel as the primary structure. Other required items include an erosion control plan, approval of stormwater requirements, and Minnesota Pollution Control Agency (MPCA) approval and permit. Because the applicant has many steps to complete if the IUP is approved, staff recommend starting the two-year period in October with an end date of October 2026.

Liddy asked if the lines on the provided map defined individual parcels, Westover said that was correct, the church owns six parcels along with a seventh parcel that no has ownership information display in the Isanti County GIS System. Staff feel the plat will clarify the ownership of this parcel.

Ziebarth asked if there was a detailed plan for the seating, Westover described the included plan stating the seating would be tiered on a hillside, made from natural grass, a platform at the bottom, with an ADA accessible trail from the parking lot. Ziebarth asked if there would be a roof, Westover said there would be no roof.

Dale Anderson, a member of Cambridge Lutheran Church, was present to answer questions. He said this project has been an idea since 2016. Currently outdoor meetings are being held near the parking lot area, this seating would provide a secluded place away from traffic and reduce noise. There would be a sidewalk cutting through the middle of the seating, and a bituminous path that would be handicapped accessible and allow performers to move equipment to the stage area.

Immel asked if the seating would be chairs, Anderson said there were no plans for permanent seating, though members may bring lawn chairs.

Morin expressed concerns of the planned path encroaching into the cemetery, Anderson said this has been discussed and they will ensure nothing interferes with the cemetery property.

Liddy asked if the seating area was wooded, Anderson said the area was mainly scrub brush with few trees.

Public Hearing

Boese opened the public hearing at 7:03 pm (*note: time was announced incorrectly, actual time of the public hearing opened at 7:23 pm*)

Beth Kramer, an adjoining property owner, questioned what safety measures were planned, such as ADA compatible, lighting, etc. Anderson said the tiered area steps would be eight feet wide each with a two-foot slope to another tier. He felt they were not creating any additional hazard from the already existing natural landscaping. Kramer noted previous squatters used four wheelers on the property that disturbed the top layer of soil making erosion a concern, Anderson said the plan was to sod the area in a timely manner so it was stable against erosion.

Boese closed the public hearing at 7:26 pm

Morin noted nearby property owners have expressed concerns to him about noise, Anderson felt the platform being 30-40 feet lower the noise would be traveling up hill and quieter than the current services performed near the parking lot. Immel noted that services would be moved further away from the neighborhood so the noise should be lessened for all but one property adjacent to the seating area. Anderson noted they have been attempting to purchase that property.

Redfield motioned, seconded by Ziebarth, to recommend approval of the Resolution approving the IUP making note to be sure the numbering is correct. Upon vote Boese, Liddy, Immel, Redfield, and Ziebarth voted aye. Morin voted nay. Motion carried 5/1.

C Public Hearing...Interim Use Permit...211 Cleveland St. S...Day Care Facility

Westover presented the request for a non-residential day care facility at 211 Cleveland Street South. The property is located in the I-2 zoning district, which allows light industrial uses. Non-residential day care facilities are permitted in commercial districts and not listed as permitted in the I-2 zoning district, so the applicant is requesting an IUP.

Westover said previous IUP was obtained in 2018, and again in 2020, by Butterfly's Massage located in the same building, but they have since moved to a new location. The parking lot is sufficient for the number of children and staff proposed. There is also a fenced in area for play. This request would still need to be reviewed and licensed by the State of Minnesota before they can operate.

Westover continued, the properties to the north of this property are zoned Business Transition District, and the existing homes are intended to become commercial in nature eventually. With this

change and being a lighter industrial use, staff do not have issues with this request. Team Industries to the east, Cambridge Collision to the west, and several propane tanks owned by Federated Propane are to the south, but the northern half is more commercial in nature.

Westover explained staff recommend a two-year IUP to begin in July to allow for time for the permitting process, to finalize plans, and provide the documentation from the State. Conditions state the IUP shall discontinue two years from July 1, 2024. The applicant must re-apply for an extension prior to July 1, 2026. They must obtain day care approval and licensure from the State of Minnesota and obtain all required permits.

Redfield asked if it was standard to have an IUP under two names since it was not transferrable and has not happened in the five years he has been on the Commission, Westover said it was not typical and if the Commission felt this was an issue staff recommend the IUP be granted to the main applicant, Jenna Lear. The applicants are most likely business partners, two applicants would allow the business to continue should one back out.

Immel asked if there were school bus routes in the area. Clara Schmidt, one of the joint applicants, said their current plan did not include school age children, only infants, toddlers and preschool.

Boese requested the minutes to reflect the public hearing started at 7:34 pm.

Liddy asked if the applicants planned for this to be a permanent location, Schmidt stated plan was to stay for a while as there may be room to grow. Liddy asked if there was a limit on IUP renewals, Westover said there was no limit, though the IUP may be denied if traffic increased, there were noise complaints, or the City finds a better use for the space as it grows. Liddy asked for further information on the safety aspects of the facility, Schmidt said the State outlines what is needed to obtain a license, this includes a gated outdoor area that is safety locked, along with locked doors with parent buzzers to keep children safe. There are policies and procedures in place for staff in all areas of the facility.

Redfield asked how many staff were planned, Schmidt said the plan was for six to 10, allowing for two staff per room once at capacity, along with co-applicant, Jenna Schmidt, and herself as directors.

Boese closed the public hearing at 7:38 pm.

Liddy motioned, seconded by Immel to recommend approval of the Resolution approving the IUP with the correction of Jenna Schmidt's name from Lear. Upon vote all voted aye, no nays. Motion carried.

D Public Hearing...Ordinance Amendment...Title IX General Regulations, Section 98.03...And Title XV Land Use, Section 156.093 Mobile Food Vendors

Westover said currently alcohol is not allowed within city parks, nor is alcohol allowed to be sold from mobile vending units. There have been vendors that would like to sell alcohol during park events. Therefore, staff requested an amendment to allow alcohol sold from mobile food vendors to be consumed in city parks during city sponsored events, and to allow sales from mobile vendors.

Westover noted the City's insurance company requested changes to the ordinance that was published in the packet. She provided the revised ordinance with the new language. Under § 98.03 Park Regulations "in the designated compact/contiguous area only." was added as a State Statute requirement to ensure the alcohol is consumed in a small area. Under § 156.093 D17 two sentences were added "The mobile food vendor shall apply for a liquor license from the city. The mobile food vendor must have liquor liability insurance of a least \$1,000,000 per occurrence with the city named as an additional insured including language that the vendor defends and indemnifies the city for claims against the city arising from alcohol sales."

Westover said if the sales or consumption become problematic in the future, staff can reverse the amended language to prohibit sale and consumption during city events.

Boese asked where sales would occur, Westover said at City Park the current vendors set up on the trail near the amphitheater, a part of the grassy area to the north could be partitioned off. If this happens at the Third Thursday events or Customer Appreciation a different area would be barricaded.

Morin expressed concerns of people bringing their own alcohol to events, Westover said this would be specific to City sponsored events, the ordinance states alcohol must be purchased from the mobile vendor and must be consumed in the designated area only. If there are violations, police will be called to enforce the ordinance.

Liddy asked if the license required would be permanent or renewable, Westover felt it would be a temporary license for events. Liddy asked if the license held by the Cambridge Bar and Grill would transfer to the food truck, or would they need a temporary license, Westover was unsure but noted those questions have been asked and would be answered as the process continues, and license requests would be presented to Council for approval. Liddy asked if § 156.093 D17 should be amended to specify a temporary license would be needed, Westover suggested adding an amendment stating staff would check with the City Attorney to be sure all language is correct.

Public Hearing

Boese opened the public hearing at 7:48 pm

No one approached to comment

Boese closed the public hearing at 7:49 pm

Ziebarth motioned, seconded by Liddy, to recommend approval of the Ordinance pending City Attorney approval. All voted aye, no nays. Motion carried.

Other Business/Miscellaneous

Ziebarth reported on Thursday some Councilmembers were going to be working with legislation to speak on issues related to a variety of topics, including middle housing and apartments. Westover said the State is proposing that all cities within the State of Minnesota allow two homes per lot, and if two are energy efficient and two are affordable there can be up to six homes per lot. No more than a 4,000 square foot lot can be required, so up to six homes would be allowed on a 4,000 square foot

lot. If other restrictions are met, there can be up to eight homes per lot. This is very concerning for the City of Cambridge. Parking regulations are being change to allow one parking space per unit for apartment buildings, not requiring garages, allowing apartment buildings in any zoning district, and stating they can be 150 feet taller than the tallest building in a one-mile radius or 50 feet taller than current regulations allow. Ziebarth noted this has been moving very quickly without much input.

Westover said Winter Fest was held on February 24th, the weather was warmer than last year but windy. There was no snow, but the event featured a chain saw carver and horse carriage rides. The dog sled team was there but could not run due to the lack of snow. Attendance was high, around approximately 500-600 people came out to the event. The City is looking forward to growing Winter Fest in 2025.

Adjournment of Planning Commission Meeting

Being no further business before the Commission, Morin moved, seconded by Redfield, to adjourn the regular meeting at 7:59 pm. All voted aye, no nays. Motion carried unanimously.

Jessica Kluck, Chair
Cambridge Planning Commissioner

ATTEST:

Marcia Westover
City Planner

PUBLIC HEARING...INTERIM USE PERMIT...KEEPING OF FOWL...1919 Jefferson St S.

Overview

The request is from Heidi Lusk, 1919 Jefferson St S, to keep chickens and ducks at the property through an Interim Use Permit (IUP). The request is to keep up to six (6) chickens on the property, the maximum allowed by City Code. Properties with less than three (3) acres are allowed up to six (6) chickens. The property is approximately 0.30 Acres.

In addition, a run 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 run and the animals are allowed to free range on the property. The applicant has provided a site plan of the coop & run combination which staff feel sufficiently meets Code requirements. The coop must meet the required setbacks as identified for accessory structures. The coop as shown will need to be 10' from the side property line and 30' from any adjacent residential dwellings.

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.

Planning Commission Action

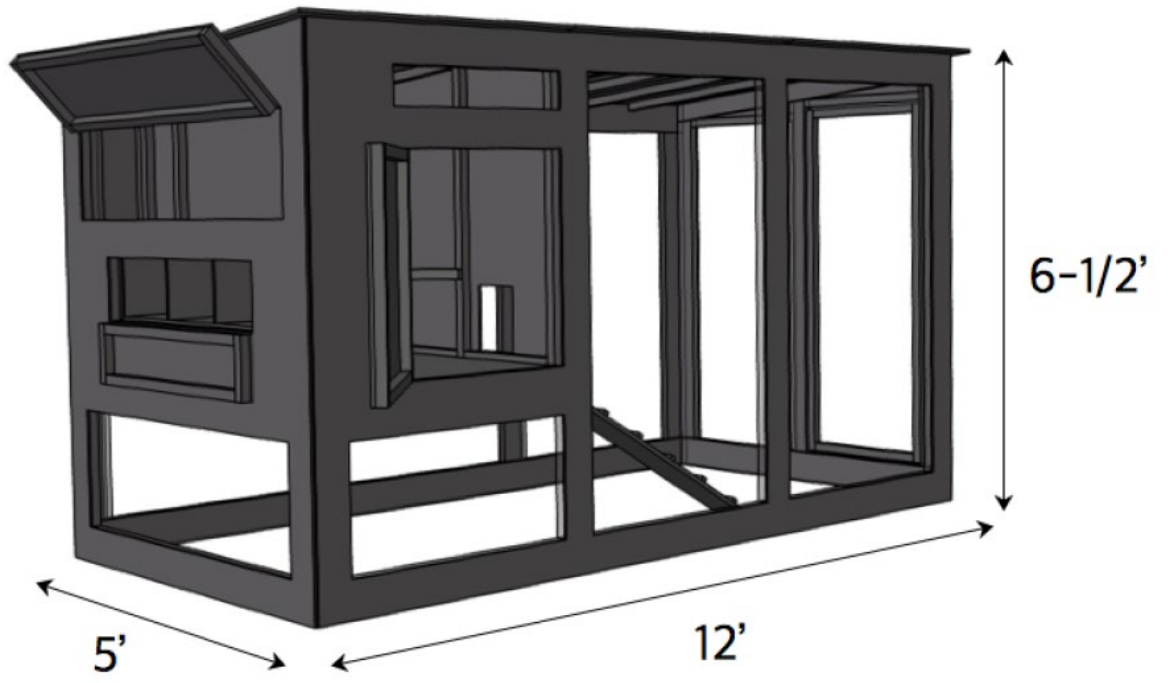
Motion to approve the draft Resolution as presented to allow an Interim Use Permit for two (2) years to allow up to six (6) chickens on the property as long as the conditions listed can be met.

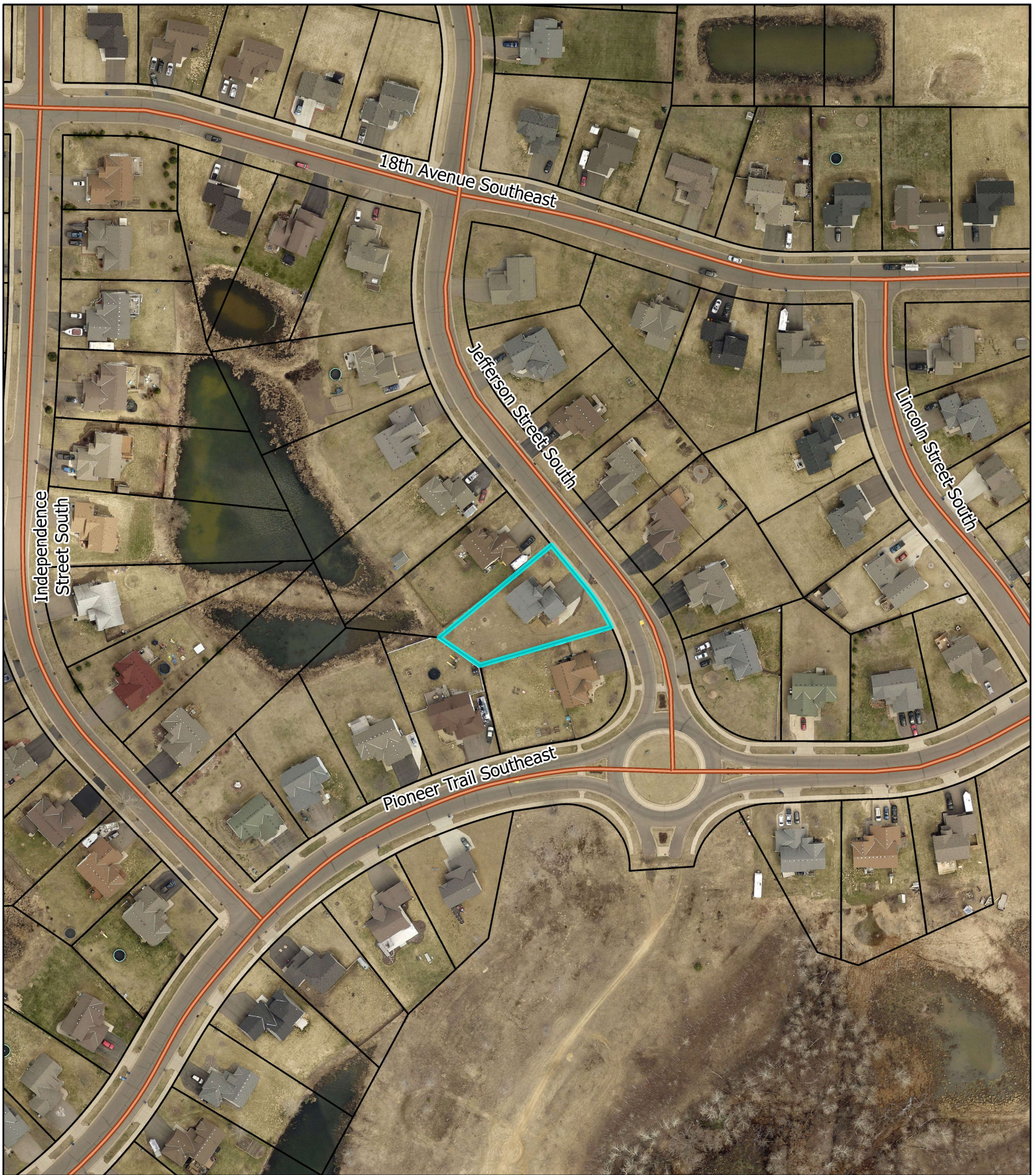
Conditions:

1. The Interim Use Permit is non-transferrable and only issued to Heidi Lusk, 1919 Jefferson St S.
2. The Interim Use Permit shall expire on April 15th, 2026.
3. Section 156.067 Keeping of Fowl of the City Code must be met at all times, including but not limited to:
 - a. leg banding is required and serial numbers must be submitted to City.
 - b. no roosters shall be kept on the property
 - c. no sale of eggs
 - d. the coop/pen must match the principal structure as close as possible

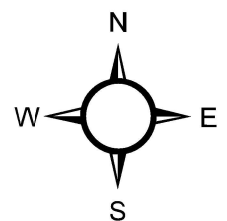
Attachments

1. Coop Plan
2. Location Map
3. Draft Resolution





Chicken IUP request
Heidi Lusk
1919 Jefferson St S



Resolution No. R24-027

*RESOLUTION APPROVING AN INTERIM USE PERMIT
TO ALLOW THE KEEPING OF FOWL
1919 JEFFERSON ST S.*

WHEREAS, Heidi Lusk, 1919 Jefferson St S, Cambridge, MN, 55008, representative of the property located at:

Lot 9, Block 9, Yerigan Farms, Isanti County, Minnesota

has applied for an Interim Use Permit to allow the keeping of Chickens and Ducks on the property; 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 2nd day of April, 2024, following proper notice, held a public hearing to review the Interim Use Permit request; and

WHEREAS, the Planning Commission recommended approval of the Interim Use Permit as long as the conditions are met; and

WHEREAS, the City Council, on the 15th day of April, 2024, reviewed the Planning Commission's recommendation and the information prepared by the Planning Agency of the City and found that the Interim Use for the keeping of certain fowl is reasonable and compatible with the City's Comprehensive Plan and Zoning code.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the Interim Use Permit to allow an Interim Use Permit for two (2) years to allow up to six (6) chickens on the property as long as the conditions listed can be met.

Conditions:

1. The Interim Use Permit is non-transferrable and only issued to Heidi Lusk, 1919 Jefferson St S.
2. The Interim Use Permit shall expire on April 15th, 2026.
3. Section 156.067 Keeping of Chickens and Ducks of the City Code must be met at all times, including but not limited to:
 - a. leg banding is required and serial numbers must be submitted to City.
 - b. no roosters shall be kept on the property
 - c. no sale of eggs
 - d. the coop/pen must match the principal structure as close as possible

Adopted by the Cambridge City Council this 15th day of April, 2024.

ATTEST:

James A. Godfrey, Mayor

Evan C. Vogel, City Administrator

Prepared by: Marcia Westover, Community Development Director

Request

The request by LGI Homes, 2850 Cutters Grove Ave., Anoka, MN 55303, to request a final plat of Cambridge Cove 2nd Addition. 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

In August 2021, the Planning Commission reviewed and City Council approved the preliminary plat. In June 2022, the final plat of Phase I was approved. Phase I included 108 lots. The streets in Phase I have been constructed and 28 building permits have been issued with several homes about ready for Certificates of Occupancy to be issued.

LGI Homes is now presenting the final plat for Phase II that is consistent with the approved preliminary plat. The final plat includes the remaining 98 lots to complete the 206 total lot subdivision. This phase will include patio homes and standard single-family homes.

Parkland and Area Charges

The remainder of parkland dedication, area charges, and any other charges will be determined through a Development Contract for Phase II. Completion of the Development Contract is a condition of approval.

Traffic Review

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 required 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 all of which have been done.

Staff Recommendation

Staff recommends approval of the final plat. Minimal site review continues and staff comments are a condition of approval.

Planning Commission Action

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

1. The vacation of the existing drainage & utility easement over Outlot A needs to be recorded as part of the platting process.
2. Enter into a Development Agreement with the City for public infrastructure, area charges, parkland dedication requirements, etc.

Attachments

1. Draft Resolution
2. Final Plat

Resolution No. R24-028

**RESOLUTION APPROVING A FINAL PLAT
CAMBRIDGE COVE 2ND ADDITION
(PIN: 15.322.1090)**

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

Outlot A, Cambridge Cove, 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 2nd day of April, 2024, 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:

1. The vacation of the existing drainage & utility easement over Outlot A needs to be recorded as part of the platting process.
2. Enter into a Development Agreement with the City for public infrastructure, area charges, parkland dedication requirements, etc.

WHEREAS, the City Council, on the 15th day of April, 2024, held a regular meeting and discussed this request.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Cambridge, Minnesota, approves the Final Plat of Cambridge Cove 2nd Addition as long as the conditions listed above are met.

Adopted by the Cambridge City Council

This 15th day of April, 2024

James A. Godfrey, Mayor

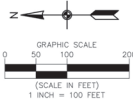
ATTEST:

Evan C. Vogel, City Administrator

CAMBRIDGE COVE 2ND ADDITION

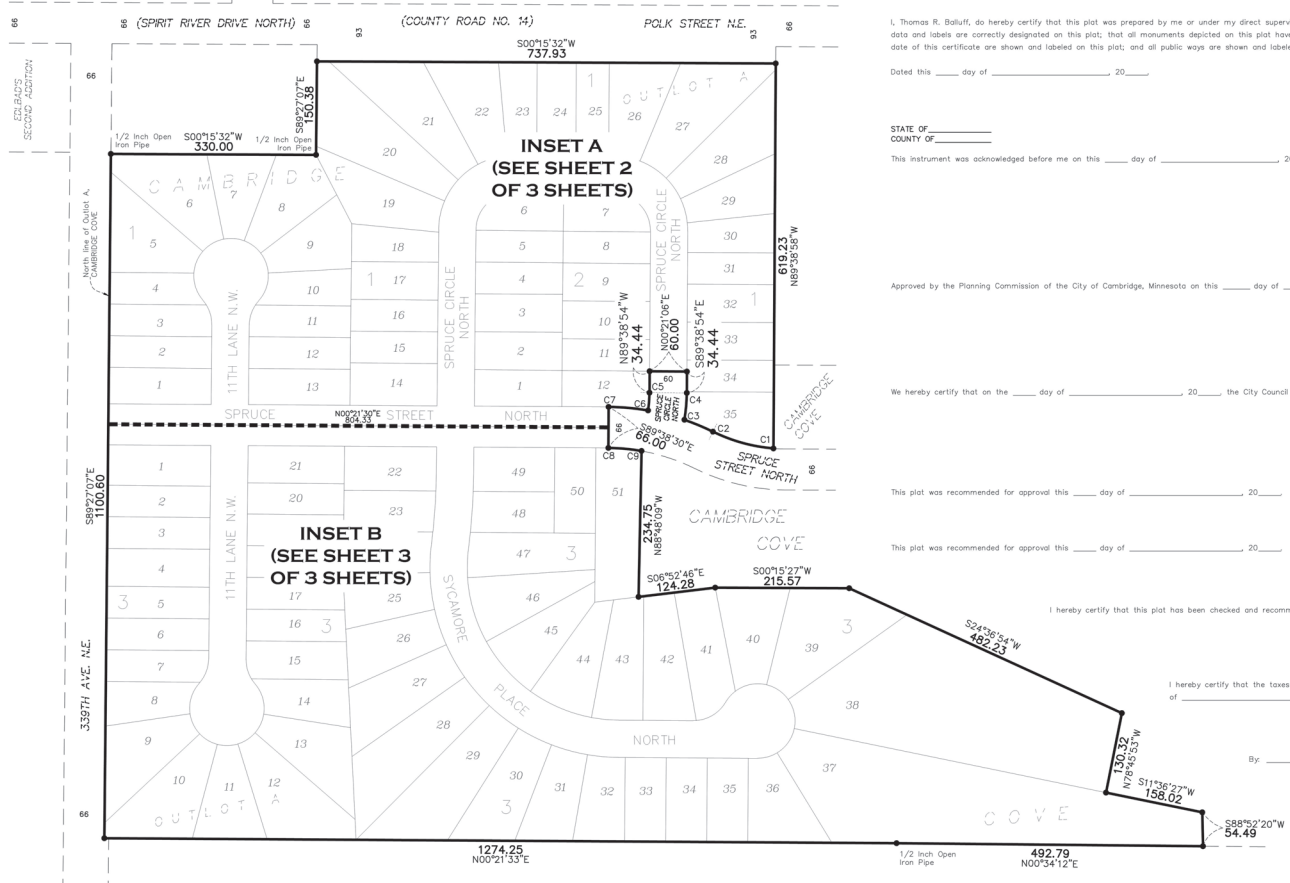
CITY OF CAMBRIDGE
COUNTY OF ISANTI
SEC. 30, TWP. 36, RGE. 23

| RIGHT OF WAY CURVE DATA | | | | | |
|-------------------------|--------|--------|---------------|--------------|---------------|
| CURVE | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH | CENTRAL ANGLE |
| C1 TO C2 | 101.57 | 267.00 | N15°29'11"E | 100.96 | 21°47'46" |
| C2 TO C3 | 49.75 | 383.00 | N22°39'47"E | 49.72 | 07°26'35" |
| C3 TO C4 | 43.40 | 263.58 | S84°55'51"E | 43.38 | 09°29'06" |
| C5 TO C6 | 28.65 | 203.58 | N85°37'02"W | 28.62 | 08°03'44" |
| C6 TO C7 | 53.90 | 383.00 | N05°09'08"E | 53.83 | 09°33'36" |
| C8 TO C9 | 53.75 | 317.00 | N05°12'58"E | 53.69 | 09°42'56" |



• Denotes Found Iron Monument marked with license number 40361 unless otherwise noted

For the purposes of this plot, the North line of Outlot A, CAMBRIDGE COVE is assumed to have a bearing of South 89 degrees 27 minutes 07 seconds East



KNOW ALL PERSONS BY THESE PRESENTS: That LGI Homes-Minnesota, LLC, a Minnesota limited liability company, owner, of the following described property situated in the County of Isanti, State of Minnesota, to wit:
Outlot A, CAMBRIDGE COVE, Isanti County, Minnesota

Has caused the same to be surveyed and plotted as CAMBRIDGE COVE 2ND ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plot.

In witness whereof said LGI Homes-Minnesota, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

LGI Homes-Minnesota, LLC

Joy Roos, as _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Joy Roos, as _____ of LGI Homes-Minnesota, LLC, a Minnesota limited liability company, on behalf of said company.

(Signed)

(Printed)

Notary Public, _____
My commission expires _____

I, Thomas R. Baluff, do hereby certify that this plot was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plot is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plot; that all monuments depicted on this plot have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plot; and all public ways are shown and labeled on this plot.

Dated this ____ day of _____, 20____.

Thomas R. Baluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____ by Thomas R. Baluff, licensed land surveyor, license number 40361.

(Signed)

(Printed)

Notary Public, _____
My commission expires _____

Approved by the Planning Commission of the City of Cambridge, Minnesota on this ____ day of _____, 20____.

Chairperson _____
Secretary _____

We hereby certify that on the ____ day of _____, 20____ the City Council of Cambridge, Minnesota approved this Plot and that the conditions of Chapter 505.03, Subd. 2 have been fulfilled.

Mayor _____
Clerk _____

This plot was recommended for approval this ____ day of _____, 20____.

Cambridge City Engineer _____

This plot was recommended for approval this ____ day of _____, 20____.

Isanti County Engineer _____

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

Don E. Hansen
Isanti County Surveyor

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

Isanti County Auditor-Treasurer _____

By _____ Deputy

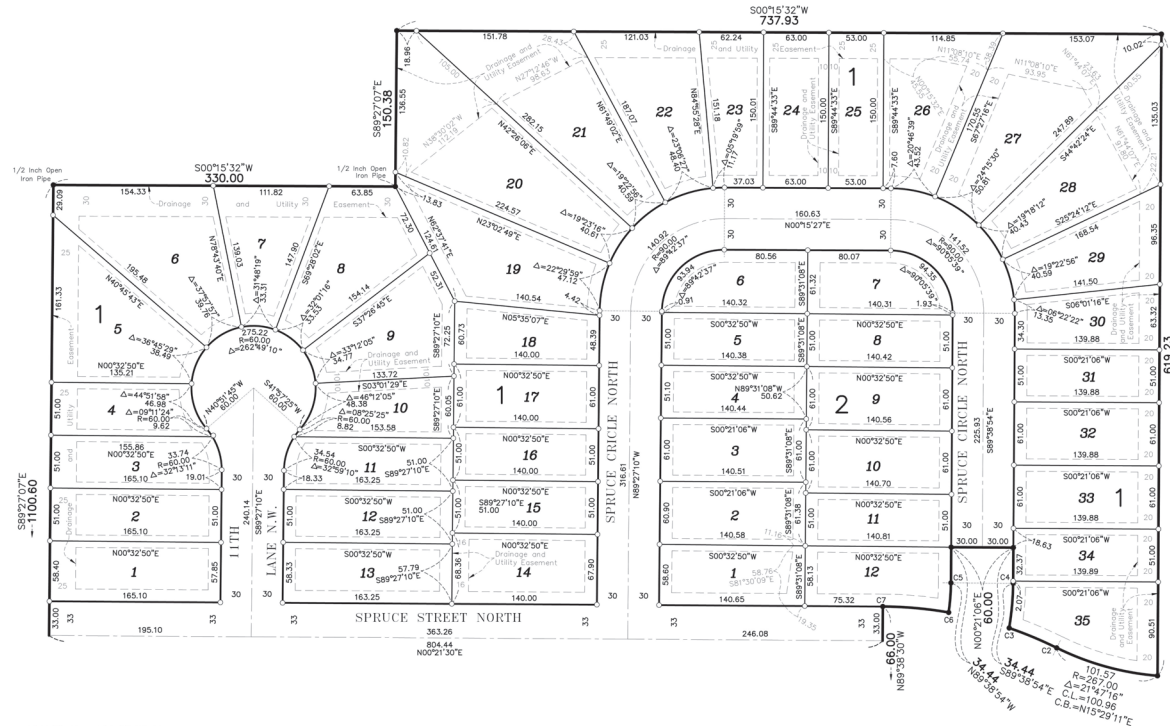
I hereby certify that this plot of CAMBRIDGE COVE 2ND ADDITION was filed in the office of the County Recorder for public record on this ____ day of _____, 20____ at ____ o'clock ____ M. and was duly recorded as Document Number _____.

County Recorder, Isanti County, Minnesota



INSET A

CAMBRIDGE COVE 2ND ADDITION

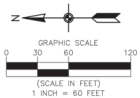


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



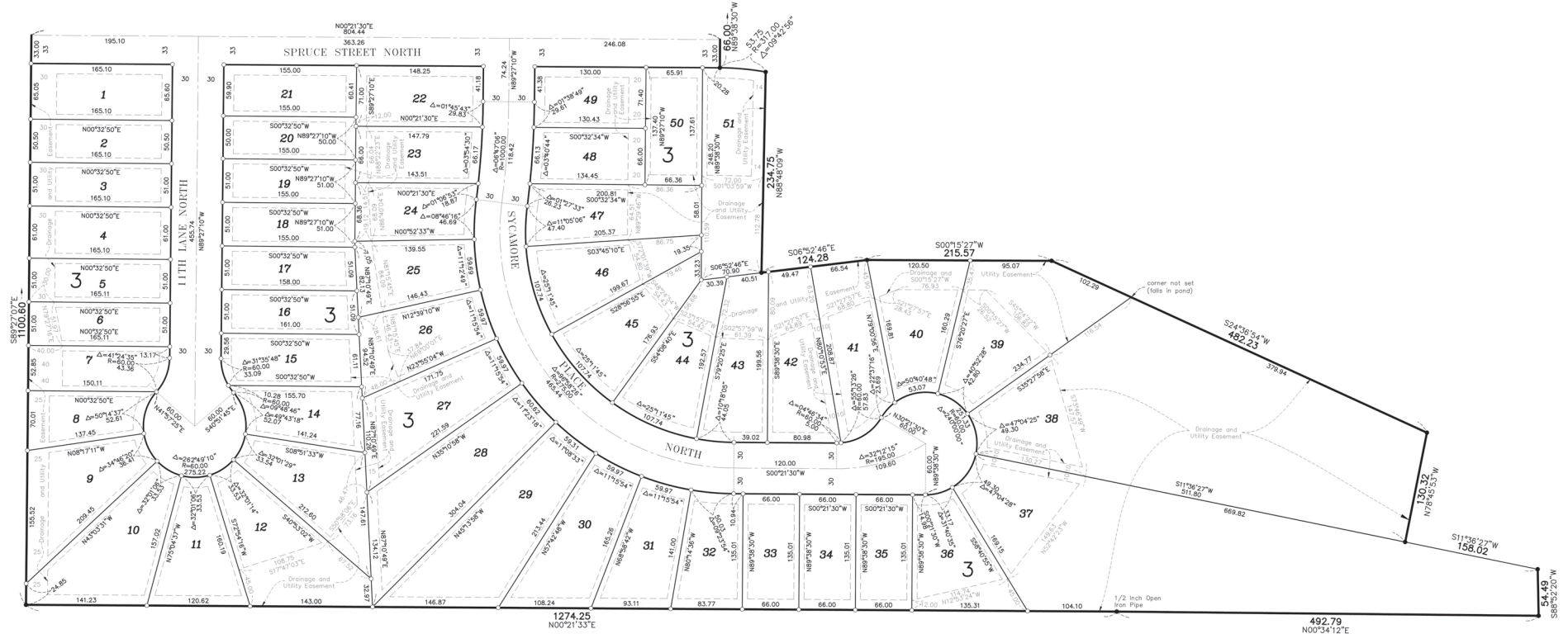
- Denotes Found Iron Monument marked with license number 40361 unless otherwise noted
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

| RIGHT OF WAY CURVE DATA | | | | | |
|-------------------------|--------|--------|---------------|--------------|---------------|
| CURVE | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH | CENTRAL ANGLE |
| C2 TO C3 | 49.75 | 383.00 | N22°39'4"E | 49.72 | 07°26'35" |
| C3 TO C4 | 43.40 | 263.58 | S84°55'51"E | 43.36 | 09°26'06" |
| C5 TO C6 | 28.65 | 203.58 | N85°37'02"W | 28.62 | 08°10'44" |
| C6 TO C7 | 63.90 | 383.00 | N05°06'18"E | 63.83 | 09°33'56" |

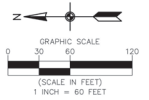


INSET B

CAMBRIDGE COVE 2ND ADDITION



Drainage and Utility Easements are shown thus:



- Denotes Found Iron Monument marked with license number 40361 unless otherwise noted
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plot and marked with license number 40361