



CITY OF ROCKVILLE

P.O. Box 93 • 229 Broadway Street East • Rockville, Minnesota 56369

(320) 251-5836 • FAX (320) 240-9620

www.rockvillecity.org

NOTICE OF PUBLIC HEARING CITY OF ROCKVILLE

Notice is hereby given that the Rockville Planning Commission will hold a public hearing on **Tuesday, March 10, 2015 at approximately 6:00 p.m. at Rockville City Hall – 229 Broadway Street East** to consider the request of James & Elizabeth Althaus and Charles & Cheryl Unger to subdivide their property. The addresses of the property are: 25264 & 24984 Haywood Road with legal descriptions of: 25.16A of W2 SE4; Beg 640.54' W of SE corner SW4SE4 – NE to SE Corner – N1893.78' – S60DW 577.95' TH SW'ly – S – SE'ly & S'ly 1658.28' to Beg. Sec 6 Township 123 Range 029 AND 19.5A (E) Beg NE Corner of NW4NE4 – W640.54' – S 1330.65' E638.71' – N 1326.12' to PO Sec 7 Township 123 Range 029

The request is to approve both a preliminary and final plat to be known as Haywood Estates – Lots 1 through 5, Block 1.

All persons attending the hearing and wishing to address the Planning Commission will have an opportunity to do so. Those not able to be present at this meeting should submit their opinions in writing to the Rockville City Administrator/Clerk, P.O. Box 93, Rockville, MN, 56369 prior to the hearing, or be present at the public hearing.

Verena M. Weber-CMC
Administrator/Clerk

Publish 02/24/15
Cold Spring Record

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To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, room 326-w, Whitten Building, 1400 Independence Ave, SW, Washington, D.C. 20250-9410 or call (202) 720-5964 (voice & tdd). USDA is an equal opportunity provider and employer.

Althaus Unger Pre & Final Plat.2015.wd.doc

ROCKVILLE CITY COUNCIL

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(320) 266-0377 CELL

COUNCILORS

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(320) 253-8191 HOME

DON SIMON
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DUANE WILLENBRING
(320) 293-8732 CELL

CITY STAFF

RENA WEBER
CITY ADMINISTRATOR/CLERK
rweber@rockvillecity.org

JUDY NEU
FINANCE/BILLING/
ADMINISTRATIVE ASSISTANT

MANDY LAIS
RECEPTIONIST/
ADMINISTRATIVE ASSISTANT

NICK WALDBILLIG
PUBLIC WORKS DIRECTOR
250-2601 CELL

HAYWOOD ESTATES

KNOW ALL PERSONS BY THESE PRESENTS: That James F. Althaus and Elizabeth Althaus, husband and wife, owners of the following described property, situated in the City of Rockville, County of Stearns, State of Minnesota, described as follows to-wit:

That part of the West Half of the Southeast Quarter of Section 6, Township 123, Range 29, Stearns County, Minnesota, described as follows: Commencing at the northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 6; thence North 89 degrees 23 minutes 57 seconds East on an assumed bearing along the north line of said Southwest Quarter of the Southeast Quarter, 266.87 feet; thence North 60 degrees 34 minutes 14 seconds East 577.95 feet to the East line of said West Half of the Southeast Quarter; thence South 01 degrees 01 minutes 06 seconds East, along said East line 1893.78 feet to the southeast corner of said West Half of the Southeast Quarter; thence South 89 degrees 43 minutes 34 seconds West, along the South line of said West Half of the Southeast Quarter 640.54 feet; thence North 00 degrees 16 minutes 20 seconds East 167.18 feet; thence Northwesterly and Northwesterly 375.56 feet, along a tangential curve concave to the West, having a radius of 1556.23 feet and a central angle of 13 degrees 49 minutes 37 seconds; thence North 13 degrees 33 minutes 17 seconds West, tangent to said curve 100.00 feet; thence Northwesterly, Northerly and Northeasterly 239.71 feet, along a tangential curve concave to the East, having a radius of 517.05 feet and a central angle of 26 degrees 33 minutes 48 seconds; thence North 13 degrees 00 minutes 31 seconds East, tangent to the last described curve 775.93 feet to the point of beginning.

And that Charles M. Unger and Cheryl M. Unger, husband and wife, owners of the following described property, situated in the County of Stearns, State of Minnesota, described as follows to-wit:

That part of the Northwest Quarter of the Northeast Quarter of Section 7, Township 123, Range 29, Stearns County, Minnesota, which lies Easterly of the following described line: Commencing at the Northeast corner of said Northwest Quarter of the Northeast Quarter; thence South 89 degrees 43 minutes 34 seconds West on an assumed bearing along the North line of said Northwest Quarter of the Northeast Quarter 640.54 feet to the point of beginning of the line to be described; thence South 01 degrees 07 minutes 17 seconds West to the South line of said Northwest Quarter of the Northeast Quarter and said line there terminating.

have caused the same to be surveyed and platted as HAYWOOD ESTATES and do hereby donate and dedicate to the public for public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said James F. Althaus and Elizabeth Althaus, husband and wife, have hereunto set their hands this ____ day of _____, 20__.

James F. Althaus Elizabeth Althaus

STATE OF _____
 COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by James F. Althaus and Elizabeth Althaus.

(Notary Signature) _____ (Notary Printed Name) _____
 NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
 MY COMMISSION EXPIRES: _____

And Charles M. Unger and Cheryl M. Unger, husband and wife, have hereunto set their hands this ____ day of _____, 20__.

Charles M. Unger Cheryl M. Unger

STATE OF _____
 COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Charles M. Unger and Cheryl M. Unger.

(Notary Signature) _____ (Notary Printed Name) _____

NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
 MY COMMISSION EXPIRES: _____

I, Daniel M. Kron, hereby certify that I have surveyed and platted the property described on this plat as HAYWOOD ESTATES, that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands (as defined in MN Statute 505.01 subd.3) or public ways to be designated other than shown.

Daniel M. Kron, Professional Land Surveyor
 Minnesota Registration No. 42621

STATE OF MINNESOTA
 COUNTY OF _____
 The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Daniel M. Kron, Professional Land Surveyor, Minnesota Registration No. 42621.

(Notary Signature) _____ (Notary Printed Name) _____

NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
 MY COMMISSION EXPIRES: _____

City of Rockville Planning Commission
 Approved by the Planning Commission of the City of Rockville this ____ day of _____, 20__.

Chairman _____ Secretary _____

City Council of Rockville
 Approved by the City Council of Rockville this ____ day of _____, 20__.

Mayor _____ Clerk _____

This plat was examined by me and recommended for approval on the ____ day of _____, 20__.

Stearns County Surveyor
 Minnesota Registration No. _____

I hereby certify that the taxes on the land described herein are paid for the year 20__, and all years prior to the year 20__ and transfer entered.
 Date: _____

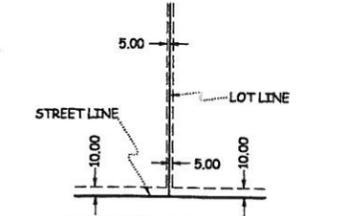
Stearns County Auditor/Treasurer Deputy Auditor/Treasurer

Tax Parcel Number _____

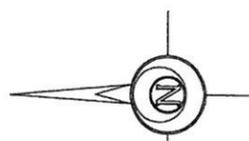
I hereby certify that this instrument was filed for record in the Office of the County Recorder in and for Stearns County, Minnesota on this ____ day of _____, 20__, at ____ o'clock ____ M., as Document No. _____; in plat cabinet No. _____.

Stearns County Recorder Deputy Recorder

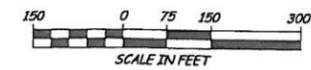
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	66.00	110.83	98.26	N 20°29'21" W	96°12'52"
C2	66.00	48.32	47.25	N 48°35'39" E	41°57'06"
C3	66.00	29.74	29.49	N 82°28'43" E	25°49'02"



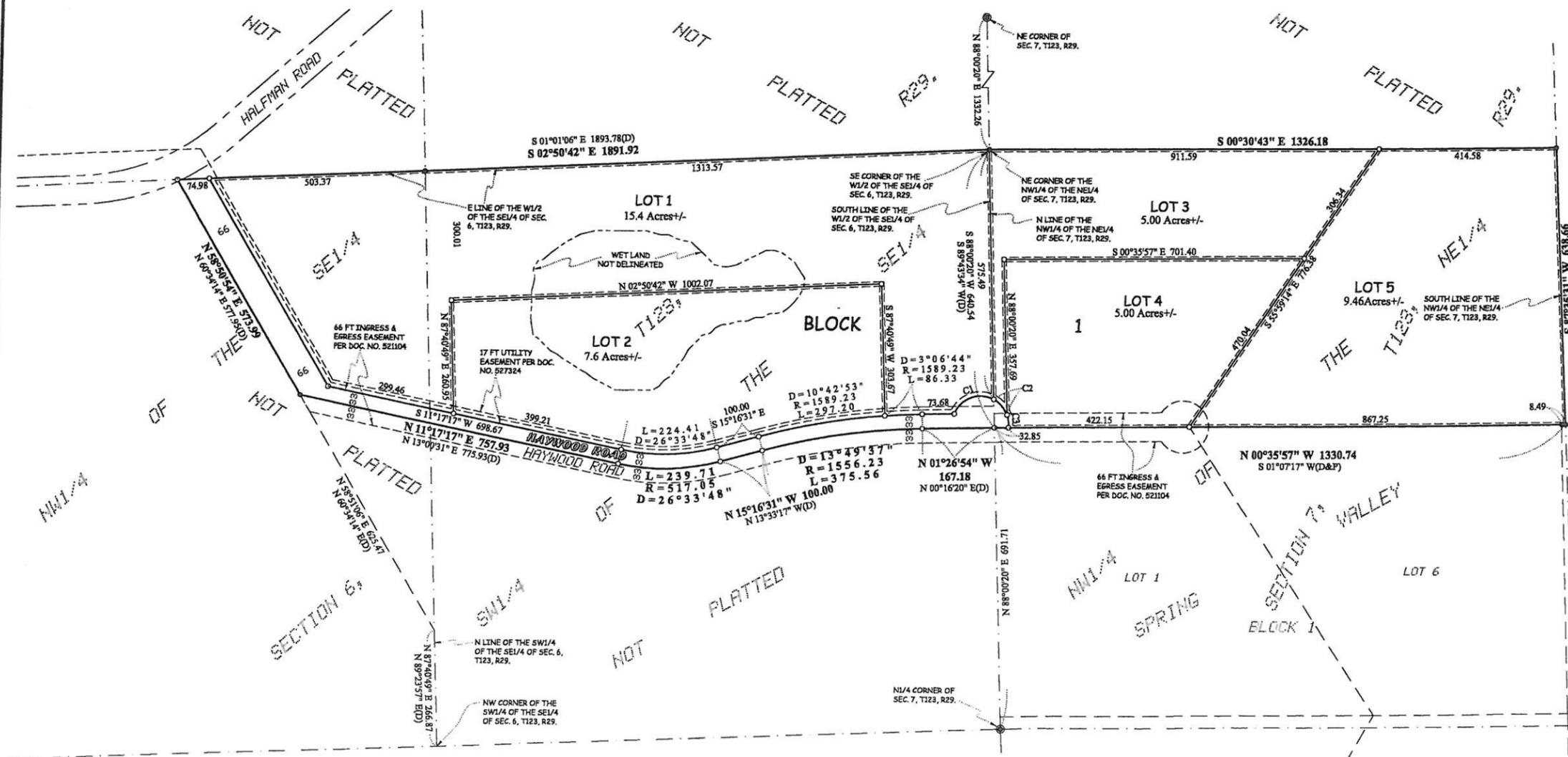
DRAINAGE AND UTILITY EASEMENTS
 DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: BEING 5 FEET IN WIDTH, ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES, UNLESS OTHERWISE SHOWN.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE NW1/4 OF THE NE1/4 OF SEC. 7, T123, R29 ASSUMED TO BEAR NORTH 88°00'20" EAST



- Legend
- INDICATES IRON MONUMENT FOUND
 - INDICATES IRON MONUMENT PLACED WITH REGISTRATION NO. 42621 INSERTED THEREIN
 - ⊙ INDICATES STEARNS COUNTY CAST IRON MONUMENT



PRELIMINARY PLAT OF:
HAYWOOD ESTATES

LEGAL DESCRIPTIONS

TRACT A
(Per Client)

That part of the West Half of the Southeast Quarter of Section 6, Township 123, Range 29, Stearns County, Minnesota, described as follows: Commencing at the northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 6; thence North 89 degrees 23 minutes 57 seconds East on an assumed bearing along the north line of said Southwest Quarter of the Southeast Quarter, 266.87 feet; thence North 60 degrees 34 minutes 14 seconds East 625.47 feet to the point of beginning of the line to be described; thence continue North 60 degrees 34 minutes 14 seconds East 577.95 feet to the East line of said West Half of the Southeast Quarter; thence South 01 degrees 01 minutes 06 seconds East, along said East line 1893.78 feet to the southeast corner of said West Half of the Southeast Quarter; thence South 89 degrees 43 minutes 34 seconds West, along the South line of said West Half of the Southeast Quarter 640.54 feet; thence North 00 degrees 16 minutes 20 seconds East 167.18 feet; thence Northerly and Northwesterly 375.56 feet, along a tangential curve concave to the West, having a radius of 1556.23 feet and a central angle of 13 degrees 49 minutes 37 seconds; thence North 13 degrees 33 minutes 17 seconds West, tangent to said curve 100.00 feet; thence Northwesterly, Northerly and Northeasterly 239.71 feet, along a tangential curve concave to the East, having a radius of 517.05 feet and a central angle of 26 degrees 33 minutes 48 seconds; thence North 13 degrees 00 minutes 31 seconds East, tangent to the last described curve 775.93 feet to the point of beginning.

TRACT B
(Per Client)

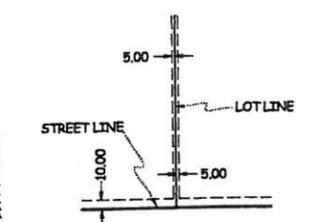
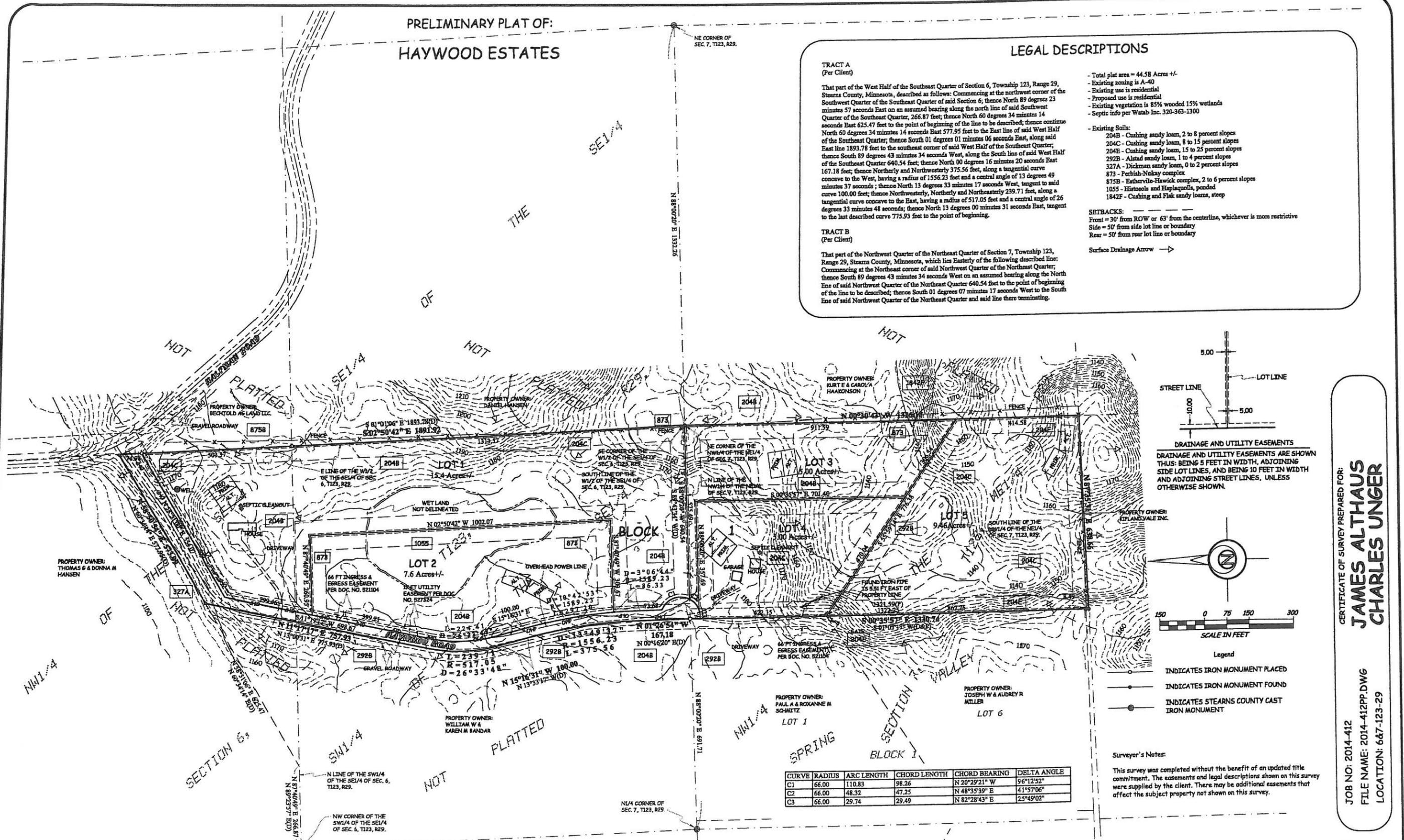
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- Total plat area = 44.58 Acres +/-
- Existing zoning is A-40
- Existing use is residential
- Proposed use is residential
- Existing vegetation is 85% wooded 15% wetlands
- Septic info per Watab Inc. 320-363-1300

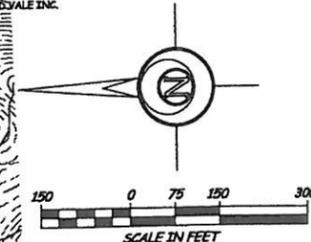
- Existing Soils:
 - 204B - Cushing sandy loam, 2 to 8 percent slopes
 - 204C - Cushing sandy loam, 8 to 15 percent slopes
 - 204E - Cushing sandy loam, 15 to 25 percent slopes
 - 292B - Alstad sandy loam, 1 to 4 percent slopes
 - 327A - Dickman sandy loam, 0 to 2 percent slopes
 - 873 - Perbish-Nokay complex
 - 875B - Etherville-Hawick complex, 2 to 6 percent slopes
 - 1055 - Hirtsoals and Haplaquolla, ponded
 - 1842F - Cushing and Flak sandy loams, steep

SETBACKS: ---
Front = 30' from ROW or 63' from the centerline, whichever is more restrictive
Side = 50' from side lot line or boundary
Rear = 50' from rear lot line or boundary

Surface Drainage Arrow →



DRAINAGE AND UTILITY EASEMENTS
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: BEING 5 FEET IN WIDTH, ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES, UNLESS OTHERWISE SHOWN.



- Legend**
- INDICATES IRON MONUMENT PLACED
 - INDICATES IRON MONUMENT FOUND
 - INDICATES STEARNS COUNTY CAST IRON MONUMENT

Surveyor's Notes:
This survey was completed without the benefit of an updated title commitment. The easements and legal descriptions shown on this survey were supplied by the client. There may be additional easements that affect the subject property not shown on this survey.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	66.00	110.83	98.26	N 20°29'21" W	96°12'52"
C2	66.00	48.32	47.25	N 48°35'39" E	41°57'06"
C3	66.00	29.74	29.49	N 82°28'43" E	25°49'02"

NOTE: THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE WITHOUT FIRST CONTACTING THE SURVEYOR WHO DEVELOPED AND MADE THIS DRAWING. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.

CERTIFICATE OF SURVEY PREPARED BY:
O'MALLEY & KRON
LAND SURVEYORS, INC.
370 CHAPEL HILL RD., SUITE 105
COLD SPRING, MN 56320
PH. 320-685-5905
FAX 320-685-3056

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE: 01-29-2015
DANIEL M. KRON
MINNESOTA REGISTRATION NO. 42621

SHEET 1 OF 1

CERTIFICATE OF SURVEY PREPARED FOR:
JAMES ALTHAUS
CHARLES UNGER
JOB NO: 2014-412
FILE NAME: 2014-412PP.DWG
LOCATION: 6&7-123-29