

# CITY OF ROCKVILLE

City Hall      229 Broadway Street East      PO Box 93      Rockville, MN 56369

## Planning/Zoning Commission Meeting

**Tuesday, August 1, 2017 - 6:00 p.m.**

### AGENDA

1. **Roll Call**
2. **Approval Of Agenda/Amendments**
3. **Approval Of July 11, 2017 Meeting Minutes**
4. **Lot Combination – Mathew and Joy Doke**
5. **Lot Combination – Darwin Voigt dba MAR-DAR LLC**
6. **I-2 Commercial Building Site Plan – Capital Granite**
7. **July Building Permits**
8. **Other Business**
  - a) Next Meeting Tuesday September 5, 2017, 6:00 P.M.
9. **Adjournment**

\*This agenda has been prepared to provide information regarding an upcoming meeting of the Rockville City Planning Commission. This document does not claim to be complete and is subject to change.

**MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING HELD  
Tuesday, July 11th 2017, 6:00 p.m. – Rockville City Hall**

**Item 1) Roll Call** - The meeting was called to order by Chair Bill Becker. Roll call was taken and the following members were present: Brian Herberg and Jerry Tippelt.

Absent: Dave Meyer and Tom Molitor

Staff present: City Administrator, Martin Bode.

Others present were various members of the public.

**Item 2) Approval of Agenda/Amendments**

Becker requested to add:

8) *Koshiol Administrative Plat*

***Motion by Herberg, second by Tippelt, to approve the agenda with the amendment. Motion carried unanimously.***

**Item 3) Approval of June 6, 2017 Meeting Minutes**

***Motion by Tippelt, second by Herberg, to approve the June 6, 2017 meeting minutes as presented. Motion carried unanimously.***

**Item 4) Public Hearing – Clement Kremers – Rezone AG-40 to Rural Residential**

**STAFF REPORT**

Re: Re-zoning Request  
PIN: 76.41641.0700  
Owner: Clement J. Kremers  
Property Address: 22267 88<sup>th</sup> Avenue, Rockville MN 56301

Re-Zoning Requested:

1. Request to re-zone 20 acre +/-parcel from A-40 to RR

Purpose of Request:

1. To allow a qualified minor subdivision

Relevant Information:

1. Property contains 20 acres +/-
2. 10 notices of public hearing were sent out
3. This property is zoned A-40
4. Future Land Use Map – A-40
5. Not prime farmland per Stearns County Environmental Services

Recommendation:

1. Consider Approval

***Motion by Herberg, second by Becker, to close the Public Hearing at 6:05 p.m.***

***Motion by Herberg, second by Tippelt, to approve Clement Kremers - Rezone from AG-40 to Rural Residential. Motion carried unanimously.***

**Item 5) Qualified Minor Subdivision – Clement Kremers**

**STAFF REPORT**

Re: Qualified Minor Subdivision  
PIN: 76.41641.0700  
Owner: Clement J. Kremers  
Property Address: 22267 88<sup>th</sup> Avenue, Rockville MN 56301

Request to split off 7 acres +/- of a 20 acre +/- parcel.

Relevant Information:

1. Original property contains 20 acres +/-
2. Split off north 7 +/- acres
3. Prior to this application an Administrative Plat had been applied for, granted and recorded. Purpose was to correct both the north and south boundary lines.
4. Prior to this application a request to rezone from A-40 to RR was applied for
5. Future Land Use Map – A-40
6. Not prime farmland per Stearns County Environmental Services
7. Purpose is for building purposes
8. QMS do not require a public hearing but does require Planning Commission and Council Approval

Recommendation:

1. Consider Approval

***Motion by Herberg, second by Tippelt, to approve the Qualified Minor Subdivision – Clement Kremers. Motion carried unanimously.***

**Item 6) Acknowledge Administrative Plat – Kremers Parcel, Schaefer Parcel & Lichy Parcel**

**CERTIFICATE OF COMPLIANCE**

Owners: Clement J. Kremers Trust, 22267 88<sup>th</sup> Avenue, Rockville MN  
AND: Douglas F. Lichy Trust and Linda A. Lichy Trust, 22197 88<sup>th</sup> Avenue, Rockville MN  
AND: Daniel J. Schaefer, Melvin P. Schaefer, Connie J. Petermeier, Kathleen M. Grabowski, Sharon Pippo, Rebecca St. John 22409 88<sup>th</sup> Avenue, Rockville MN

The request is to correct boundary lines between the two neighbors.

The Rockville City Zoning Administrator has reviewed this request and found it to be in compliance with the standards set forth in the City of Rockville. The Application for Administrative Plat is approved and the Certificate of Compliance may be recorded. Acknowledged by the Rockville Planning Commission and Rockville City Council.

(Clement J. Kremers Trust) Parcel I.D. No. 76.41641.0700, Section 23, Township 123, Range 029

(Douglas F. Lichy Trust and Linda A. Lichy Trust) Parcel I.D. No. 76.41641.0800, Section 23, Township 123, Range 029

(Daniel J. Schaefer, Melvin P. Schaefer, Connie J. Petermeier, Kathleen M. Grabowski, Sharon Pippo, Rebecca St. John) Parcel I.D. No. 76.41641.0500, Section 23, Township 123, Range 029

## EXISTING LEGAL DESCRIPTIONS

### Schaefer Parcel:

The North Half of the Northeast Quarter of the Southwest Quarter (N1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

### Kremers Parcel:

The South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

### Lichy Parcel:

The Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

## LEGAL DESCRIPTIONS OF TRACTS TO BE CONVEYED AS PART OF BOUNDARY LINE ADJUSTMENT

### Tract A

(From Kremers to Schaefer)

That part of the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said S1/2 NE1/4 SW1/4; thence easterly to a point on the east line of said S1/2 NE1/4 SW1/4 distant 21.52 feet southerly of the northeast corner of said S1/2 NE1/4 SW1/4, as measured along said east line thereof.

### Tract B

(From Lichy to Kremers)

That part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said SE1/4 SW1/4; thence easterly to a point on the east line of said SE1/4 SW1/4 distant 26.00 feet southerly of the northeast corner of said SE1/4 SW1/4, as measured along said east line thereof.

## LEGAL DESCRIPTIONS POST BOUNDARY LINE ADJUSTMENT

### Schaefer Parcel:

The North Half of the Northeast Quarter of the Southwest Quarter (N1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

Together with that part of the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said S1/2 NE1/4 SW1/4; thence easterly to a point on the east line of said S1/2 NE1/4 SW1/4 distant 21.52 feet southerly of the northeast corner of said S1/2 NE1/4 SW1/4, as measured along said east line thereof.

### Kremers Parcel:

The South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

Together with that part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said SE1/4 SW1/4; thence easterly to a point on the east line of said SE1/4 SW1/4 distant 26.00 feet southerly of the northeast corner of said SE1/4 SW1/4, as measured along said east line thereof.

Except that part of the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said S1/2 NE1/4 SW1/4; thence easterly to a point on the east line of said S1/2 NE1/4 SW1/4 distant 21.52 feet southerly of the northeast corner of said S1/2 NE1/4 SW1/4, as measured along said east line thereof.

Lichy Parcel:

The Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

Except that part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said SE1/4 SW1/4; thence easterly to a point on the east line of said SE1/4 SW1/4 distant 26.00 feet southerly of the northeast corner of said SE1/4 SW1/4, as measured along said east line thereof.

***Motion by Herberg, second by Becker, to acknowledge the Administrative Plat (correct boundary lines) – Kremers Parcel, Schaefer Parcel & Lichy Parcel. Motion carried unanimously.***

### **Item 7) Public Hearing – Keller Variance Application**

#### **STAFF REPORT**

Re: Variance Request

Owner: Allen and Julie Keller

Property Address: 25479 Pleasant Road

Legal Description: Parcel ID# 76.42140.0009, Lot 010 of Pleasant Beach, Section-Township-Range 01-123-029

Zoning District: R-1 Single Family Residential, Shoreland

Variance Requested:

A Variance to setback requirement of a non-conforming lot in an R-1 Shoreland District, to construct a 12' x 20' addition to the East end of the existing home, said addition will encroach 4 feet into the 10 foot side yard setbacks

Section 17, Subsection 6, 5 Setbacks,

B. Side Yard Setback. The side yard setback must be at least ten (10) feet, except that the side yard setback on corner lots must be at least fifteen (15) feet.

Relevant Information:

1. This property is located in the Pleasant Lake Shoreland District
2. This is a riparian lot
3. Lot is a legal non-conforming
4. Current structure is 4 feet inside the 10 foot side yard setback
5. Variance to construct a 12 x 20 addition that would be 4 feet inside the 10 foot side yard setback requirement
6. 14 notices of public hearing were sent out.

Recommendation:

1. Consider Approval with condition that property survey pins are visible or a new survey is completed.

Al Keller, 2521 19th Street North, St. Cloud and property owner of 25479 Pleasant Road, explained the reasons for the addition.

***Motion by Herberg, second by Tippelt, to close the Public Hearing at 6:15 p.m.***

Planning Commission members held a brief discussion and made the following "Findings of Fact"

1. The variance is in harmony with the purposes and intent of the ordinance.
2. The variance is consistent with the comprehensive plan.
3. The variance puts the property to use in a reasonable manner.
4. There are no unique circumstances to the property not created by the landowner.
5. The variance will maintain the essential character of the locality.

***Motion by Becker, second by Herberg, to approve the Keller Variance Request. Motion carried unanimously.***

**Item 8) Other Business**

- a. Koshiol Administrative Plat

**STAFF REPORT**

Re: Administrative Plat

Re: (Koshiol) Parcel I.D. No. 76.41642.0300, Section 24, Township 123, Range 029

AND: (Maus) Parcel I.D. No. 76.41642.0400, Section 24, Township 123, Range 029

Owners: Paul J. Koshiol Rev. Trust & Susan T. Koshiol Rev. Trust, 7089 Ahles Road, St. Cloud MN 56301

AND: Rita Maus and Roland Henry Maus Disclaimer Trust, 21977 County Road 141, Kimball MN 55353

Request:

Paul Koshiol wants to straighten out a property line issue with their neighbor, Rita Maus.

Relevant Information:

1. Property is zoned Ag-40
2. Property being transferred is less than 40 acres
3. This split does not require a public hearing since they are re-aligning property lines and not creating more than two lots

Recommendation:

Approve

Planning Commission members reviewed the Administrative Plat and held a brief discussion.

***Motion by Herberg, second by Tippelt, to acknowledge the Koshiol/Maus Administrative Plat Staff Report. Motion carried unanimously.***

- b. Next meeting Tuesday, August 1, 2017 at 6:00 p.m.

**Item 9) Adjournment**

***ADJOURNMENT – Motion by Herberg, second by Becker, to adjourn the meeting at 6:28 p.m. Motion carried unanimously.***

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**Martin M. Bode**  
**Zoning Administrator**

## STAFF REPORT

August 1, 2017

Rockville Planning Commission; City Council

Re: Combining Lots Request  
Owners: Mathew and Joy Doke  
Property Address: 11253 Hubert Lane

PIN: 76.42189.0011,  
PIN: 76.42189.0012,  
PIN: 76.42189.0030,  
PIN: 76.42189.0031,

Combine Two (2) Adjacent Riparian Lot(s) with associated back lots:

1. PIN: 76.42189.0011, Legal Description: Lot 012, Block 001 of Stearns County Boundary Comm Plat 1
2. PIN: 76.42189.0012, Legal Description: Lot 013, Block 001 of Stearns County Boundary Comm Plat 1
3. PIN: 76.42189.0030, Legal Description: Lot 014, Block 002 of Stearns County Boundary Comm Plat 1
4. PIN: 76.42189.0031, Legal Description: Lot 015, Block 002 of Stearns County Boundary Comm Plat 1

Relevant Information:

1. This property is located in a R-1 Shoreland District, Grand Lake
2. Both lots are each 50 feet +/- front footage
3. No Public Hearing Required, no notices sent out

Recommendations:

Consider Approval

Submitted by:  
Martin M. Bode  
Zoning Administrator

Doke Lot Combination 08.01.17

**CITY OF ROCKVILLE, MINNESOTA  
APPLICATION FOR COMBINING 2 LOTS  
(Attachment to a contiguous lot)  
FEE: \$100.00**

**PLEASE NOTE: ANY COSTS (i.e. LEGAL, ENGINEERING, ADMINISTRATIVE, ETC) INCURRED OVER AND ABOVE THE APPLICATION FEE ARE THE RESPONSIBILITY OF THE PETITIONER)**

Date Application Submitted: 7-18-17  
Parcels that you want combined # 76.42189.0011 # 76.42189.0012  
76.42189.0030 # 76.42189.0031

Location: Section 23 Township 123 Range 029

Legal Description Lot 12 Blk 001 Stearns Co Boundary Comm PL 1  
Lot 14 Blk 2, Lot 13 Blk 1, Lot 15 Blk 2

Detailed Description of the request and why it is being made: Combine 2 50 ft  
lake front lots into 1 along with  
2 related lots across the road.

Land is presently zoned R-1 Total Amount of land involved: Acres 4 parcels

Owners Name Matt + Joy Doke Phone 320-260-9711  
First Name Last Name

Address 11253 Hubert Ln Email: mattjoydoke@gmail.com  
Cold Spring, MN

**The following must be submitted with the combine lots:**

- Proof of ownership (copy of tax statements or deeds)
- Vicinity map (with surrounding property owners and roads identified)
- Required fee as noted above

[Signature] Date July 18, 2017  
Signature of owner

Complete Application Date \_\_\_\_\_

R# \_\_\_\_\_ Combine Lots Fee Check # Cash Date 7-18-17 101.46300.34103 \$100.00 Permit # \_\_\_\_\_



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- [Layers](#)
- [Draw/](#)
- [Measure](#)
- [Legend](#)
- [Login](#)

**From:** MattJoy Doke <mattjoydoke@gmail.com>  
**Sent:** Tuesday, July 18, 2017 11:35 AM  
**To:** mbode@rockvillecity.org  
**Cc:** Matt Doke  
**Subject:** Lot Combination - DOKE

Marty,

Thank you for your time to discuss combining our 4 lots.

We are requesting combining 2 - 50 foot (+ or -) lots to combine and make 1 - 100 foot (+ or -) lot to streamline the management of the property.

The 4 lots that we are requesting to combine are -

76.42189.0011  
76.42189.0012  
76.42189.0030  
76.42189.0031

The address is 11253 Hubert Lane, Rockville, MN.

Please let me know if you have any questions.

Thank you,

Joy Doke  
320-260-9711

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**RANDY R. SCHREIFELS**  
Stearns County Auditor-Treasurer  
Administration Center Rm. 136 PO Box 728  
St. Cloud, MN 56302-0728  
Phone #: 320-656-3870  
Website: www.co.stearns.mn.us

Pin Number: 76.42189.0011  
Parties of Interest: DOKE MATTHEW J DOKE JOY M

MATTHEW J DOKE  
2221 CHELMSFORD LN  
SAINT CLOUD MN 56301-9012  
46379



# Property Tax Statement 2017

VALUES AND CLASSIFICATION <i>Sent in March 2016</i>			
Step	Taxes Payable Year:	2016	2017
1	Estimated Market Value:	\$6,200	\$6,200
	Homestead Exclusion:		
	Taxable Market Value:	\$6,200	\$6,200
	New Improvements/Expired Exclusions:		
	Property Classification:	Seasonal	Seasonal

Step	PROPOSED TAX	
2	Proposed Tax:	\$92.00

Step	PROPERTY TAX STATEMENT	
3	First-half Taxes Due May 15, 2017:	\$88.00
	Second-half Taxes:	N/A
	Total Taxes Due in 2017:	\$88.00

**REFUNDS? \$\$\$** You may be eligible for one or even two refunds to reduce your property tax.

## 2017 Property Tax Statement

**Pin Number:**  
76.42189.0011

**Property Address:**

**Property Description:**  
MUST BE SOLD WITH 76.42189.030  
SubdivisionName STEARNS CO  
BOUNDARY COMM PL 1 Lot 012 Block  
001 SubdivisionCd 76030 Section 21  
Township 123 Range 029

**Special Assessment Breakdown**

**Special Assessment Total**      **\$0.00**

Taxes Payable Year:		2016	2017
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Your property taxes before credits	\$86.00	\$88.00
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$0.00	\$0.00
	B. Other Credits	\$0.00	\$0.00
	<b>5. Property taxes after credits</b>	<b>\$86.00</b>	<b>\$88.00</b>
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$31.92	\$33.18
	7. City/Township ROCKVILLE CITY	\$29.09	\$30.01
	8. State General Tax	\$5.29	\$5.21
	9. School District ISD 0750 ROCORI		
	A. Voter approved levies	\$9.40	\$9.52
	B. Other local levies	\$9.46	\$9.27
	10. Special Taxing Districts		
	HRA	\$0.25	\$0.24
	Watershed	\$0.49	\$0.50
	Regional Rail Authority	\$0.10	\$0.07
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
<b>12. Total Property tax before special assessments</b>	<b>\$86.00</b>	<b>\$88.00</b>	
<b>13. Special Assessments on Your Property</b> See Left for Breakdown of Special Assessments			
Special Assessment Totals		\$0.00	\$0.00
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>		<b>\$86.00</b>	<b>\$88.00</b>



Detach this stub and return with your second half payment.  
**2nd Half Payment Stub - Payable 2017**



Total Property Tax for 2017      \$88.00  
**2nd Half Tax Amount**      \$0.00  
Penalty \_\_\_\_\_  
**2nd Half Total Amount Due** \_\_\_\_\_

PIN: 76.42189.0011  
**BILL NUMBER:** 2115623  
**TAXPAYER:** MATTHEW J DOKE  
2221 CHELMSFORD LN  
SAINT CLOUD MN 56301-9012

Paid By \_\_\_\_\_

**MAKE CHECKS PAYABLE TO:**  
Randy R. Schreifels  
Stearns County Auditor-Treasurer  
PO Box 728  
St Cloud, MN 56302-0728



Your canceled check is your receipt.

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**RANDY R. SCHREIFELS**  
Stearns County Auditor-Treasurer  
Administration Center Rm 136 PO Box 728  
St. Cloud, MN 56302-0728  
Phone #: 320-656-3870  
Website: www.co.stearns.mn.us

Pin Number: 76.42189.0012

Parties of Interest: DOKE MATTHEW J DOKE JOY M

MATTHEW J DOKE  
2221 CHELMSFORD LN  
SAINT CLOUD MN 56301-9012

45168



# Property Tax Statement 2017

VALUES AND CLASSIFICATION <i>Sent in March 2016</i>			
Step	Taxes Payable Year:	2016	2017
1	Estimated Market Value:	\$5,000	\$5,000
	Homestead Exclusion:		
	Taxable Market Value:	\$5,000	\$5,000
	New Improvements/Expired Exclusions:		
	Property Classification:	Seasonal	Seasonal

Step	PROPOSED TAX	
2	Proposed Tax:	\$80.00

Step	PROPERTY TAX STATEMENT	
3	First-half Taxes Due May 15, 2017:	\$76.00
	Second-half Taxes:	N/A
	Total Taxes Due in 2017:	\$76.00

**REFUNDS? \$\$\$** You may be eligible for one or even two refunds to reduce your property tax.

## 2017 Property Tax Statement

**Pin Number:**  
76.42189.0012

**Property Address:**  
11253 HUBERT LN  
COLD SPRING MN 56320

**Property Description:**  
MUST BE SOLD WITH 76.42189.031  
SubdivisionName STEARNS CO  
BOUNDARY COMM PL 1 Lot 013 Block  
001 SubdivisionCd 76030 Section 21  
Township 123 Range 029

**Special Assessment Breakdown**

**Special Assessment Total**                      **\$0.00**

Taxes Payable Year:		2016	2017
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Your property taxes before credits	\$76.00	\$76.00
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$0.00	\$0.00
	B. Other Credits	\$0.00	\$0.00
	<b>5. Property taxes after credits</b>	<b>\$76.00</b>	<b>\$76.00</b>
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$26.06	\$25.59
	7. City/Township ROCKVILLE CITY	\$23.47	\$24.21
	8. State General Tax	\$10.58	\$10.42
	9. School District ISD 0750 ROCORI		
	A. Voter approved levies	\$7.58	\$7.67
	B. Other local levies	\$7.64	\$7.47
	10. Special Taxing Districts		
	HRA	\$0.20	\$0.19
	Watershed	\$0.39	\$0.40
	Regional Rail Authority	\$0.08	\$0.05
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
<b>12. Total Property tax before special assessments</b>	<b>\$76.00</b>	<b>\$76.00</b>	
<b>13. Special Assessments on Your Property</b> See Left for Breakdown of Special Assessments			
Special Assessment Totals		\$0.00	\$0.00
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>		<b>\$76.00</b>	<b>\$76.00</b>



Detach this stub and return with your second half payment.  
**2nd Half Payment Stub - Payable 2017**



Total Property Tax for 2017                      \$76.00  
**2nd Half Tax Amount**                              \$0.00  
Penalty \_\_\_\_\_  
**2nd Half Total Amount Due** \_\_\_\_\_

PIN: 76.42189.0012  
**BILL NUMBER:** 2115841  
**TAXPAYER:** MATTHEW J DOKE  
2221 CHELMSFORD LN  
SAINT CLOUD MN 56301-9012

Paid By \_\_\_\_\_

**MAKE CHECKS PAYABLE TO:**  
Randy R. Schreifels  
Stearns County Auditor-Treasurer  
PO Box 728  
St Cloud, MN 56302-0728



Your canceled check is your receipt.

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**RANDY R. SCHREIFELS**  
Stearns County Auditor-Treasurer  
Administration Center Rm. 136 PO Box 728  
St. Cloud, MN 56302-0728  
Phone #: 320-656-3870  
Website: www.co.stearns.mn.us

Pin Number: 76.42189.0030

Parties of Interest: DOKE MATTHEW J DOKE JOY M

MATTHEW J DOKE  
2221 CHELMSFORD LN  
SAINT CLOUD MN 56301-9012

66607



# Property Tax Statement 2017

VALUES AND CLASSIFICATION		Sent in March 2016	
Step	Taxes Payable Year:	2016	2017
1	Estimated Market Value:	\$63,700	\$63,700
	Homestead Exclusion:		
	Taxable Market Value:	\$63,700	\$63,700
	New Improvements/Expired Exclusions:	Seasonal	Seasonal

Step	PROPOSED TAX	
2	Proposed Tax:	\$938.00

Step	PROPERTY TAX STATEMENT	
3	First-half Taxes Due May 15, 2017:	\$448.00
	Second-half Taxes Due October 16, 2017:	\$448.00
	Total Taxes Due in 2017:	\$896.00

**REFUNDS? \$\$\$** You may be eligible for one or even two refunds to reduce your property tax.

2017

**Property Tax Statement**

**Pin Number:**  
76.42189.0030

**Property Address:**

**Property Description:**  
MUST BE SOLD WITH 76.42189.011  
SubdivisionName STEARNS CO  
BOUNDARY COMM PL 1 Lot 014 Block  
002 SubdivisionCd 76030 Section 21  
Township 123 Range 029

**Special Assessment Breakdown**

**Special Assessment Total**                      **\$0.00**

Taxes Payable Year:		2016	2017
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Your property taxes before credits	\$884.00	\$896.00
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$0.00	\$0.00
	B. Other Credits	\$0.00	\$0.00
	<b>5. Property taxes after credits</b>	<b>\$884.00</b>	<b>\$896.00</b>
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$328.73	\$333.08
	7. City/Township ROCKVILLE CITY	\$298.93	\$308.46
	8. State General Tax	\$53.98	\$53.15
	9. School District ISD 0750 ROCORI		
	A. Voter approved levies	\$96.56	\$97.76
	B. Other local levies	\$97.20	\$95.28
	10. Special Taxing Districts		
	HRA	\$2.53	\$2.48
	Watershed	\$5.01	\$5.11
	Regional Rail Authority	\$1.06	\$0.68
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
<b>12. Total Property tax before special assessments</b>	<b>\$884.00</b>	<b>\$896.00</b>	
<b>13. Special Assessments on Your Property</b> See Left for Breakdown of Special Assessments			
Special Assessment Totals		\$0.00	\$0.00
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>		<b>\$884.00</b>	<b>\$896.00</b>



Detach this stub and return with your second half payment.  
**2nd Half Payment Stub - Payable 2017**  
To avoid penalty, pay on or before October 16, 2017



Total Property Tax for 2017                      \$896.00  
**2nd Half Tax Amount**                              \$448.00  
Penalty \_\_\_\_\_  
**2nd Half Total Amount Due** \_\_\_\_\_

PIN: 76.42189.0030  
**BILL NUMBER:** 2115101  
**TAXPAYER:** MATTHEW J DOKE  
2221 CHELMSFORD LN  
SAINT CLOUD MN 56301-9012

Paid By \_\_\_\_\_

**MAKE CHECKS PAYABLE TO:**  
Randy R. Schreifels  
Stearns County Auditor-Treasurer  
PO Box 728  
St Cloud, MN 56302-0728



Your canceled check is your receipt.

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**RANDY R. SCHREIFELS**  
Stearns County Auditor-Treasurer  
Administration Center Rm. 136 PO Box 728  
St. Cloud, MN 56302-0728  
Phone #: 320-656-3870  
Website: www.co.stearns.mn.us

Pin Number: 76.42189.0031

Parties of Interest: DOKE MATTHEW J DOKE JOY M

MATTHEW J DOKE  
2221 CHELMSFORD LN  
SAINT CLOUD MN 56301-9012

66605



# Property Tax Statement 2017

VALUES AND CLASSIFICATION <i>Sent in March 2016</i>			
Step	Taxes Payable Year:	2016	2017
1	Estimated Market Value:	\$127,200	\$144,300
	Homestead Exclusion:		
	Taxable Market Value:	\$127,200	\$144,300
	New Improvements/Expired Exclusions:		
	Property Classification:	Seasonal	Seasonal

Step	PROPOSED TAX	
2	Proposed Tax:	\$2,210.00

Step	PROPERTY TAX STATEMENT	
3	First-half Taxes Due May 15, 2017:	\$1,063.00
	Second-half Taxes Due October 16, 2017:	\$1,063.00
	Total Taxes Due in 2017:	\$2,126.00

**REFUNDS? \$\$\$** You may be eligible for one or even two refunds to reduce your property tax.

## 2017 Property Tax Statement

**Pin Number:**  
76.42189.0031

**Property Address:**  
11253 HUBERT LN  
COLD SPRING MN 56320

**Property Description:**  
MUST BE SOLD WITH 76.42189.012  
SubdivisionName STEARNS CO  
BOUNDARY COMM PL 1 Lot 015 Block  
002 SubdivisionCd 76030 Section 21  
Township 123 Range 029

Special Assessment Breakdown	
2017 SOLID WASTE FEE	\$10.00
<b>Special Assessment Total</b>	<b>\$10.00</b>

Taxes Payable Year:		2016	2017
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Your property taxes before credits	\$1,831.19	\$2,116.00
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$0.00	\$0.00
	B. Other Credits	\$0.00	\$0.00
	<b>5. Property taxes after credits</b>	<b>\$1,831.19</b>	<b>\$2,116.00</b>
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$657.43	\$755.48
	7. City/Township ROCKVILLE CITY	\$596.96	\$698.75
	8. State General Tax	\$172.72	\$205.74
	9. School District ISD 0750 ROCORI		
	A. Voter approved levies	\$192.81	\$221.46
	B. Other local levies	\$194.10	\$215.82
	10. Special Taxing Districts		
	HRA	\$5.05	\$5.63
	Watershed	\$10.00	\$11.59
	Regional Rail Authority	\$2.12	\$1.53
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	<b>12. Total Property tax before special assessments</b>	<b>\$1,831.19</b>	<b>\$2,116.00</b>
<b>13. Special Assessments on Your Property</b>			
See Left for Breakdown of Special Assessments			
Special Assessment Totals			
Principal	\$10.00	\$1,100.81	\$10.00
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>		<b>\$2,932.00</b>	<b>\$2,126.00</b>



Detach this stub and return with your second half payment.  
**2nd Half Payment Stub - Payable 2017**  
To avoid penalty, pay on or before October 16, 2017



Total Property Tax for 2017	\$2,126.00
<b>2nd Half Tax Amount</b>	<b>\$1,063.00</b>
Penalty	_____
<b>2nd Half Total Amount Due</b>	_____

PIN: 76.42189.0031  
BILL NUMBER: 2115852  
TAXPAYER: MATTHEW J DOKE  
2221 CHELMSFORD LN  
SAINT CLOUD MN 56301-9012

Paid By \_\_\_\_\_

**MAKE CHECKS PAYABLE TO:**  
Randy R. Schreifels  
Stearns County Auditor-Treasurer  
PO Box 728  
St Cloud, MN 56302-0728



Your canceled check is your receipt.

## STAFF REPORT

August 1, 2017

Rockville Planning Commission; City Council

Re: Combining Lots Request

Owner: Darwin Voigt dba MAR-DAR LLC

PIN: 76.42146.0804, Property Address: 861 Prairie Ct,  
Legal Description: Lot 004, Block 002 of Prairie Business Park

PIN: 76.42146.0805, Property Address: 875 Prairie Ct  
Legal Description: Lot 005, Block 002 of Prairie Business Park

Purpose of Request: To satisfy the principle structure requirement and thereby allow for outdoor storage

Relevant Information:

1. This property is located in a I-1 Zoning District
2. Per Section 22, Sub. 3,1: Open and outdoor storage when fully enclosed by fencing and screening is a permitted accessory use.
3. Per Section 22, Sub. 6, 3: In any case, the area used for such storage must be screened from view from outside the premises by a fence of one hundred percent (100%) opacity, of a minimum height of eight (8) feet, with the maximum height to be determined by the City. Under no circumstances will open or outside storage be allowed within the setback areas. Storage shall not be allowed in a truck, trailer, or similar container.
4. Since the Prairie Industrial Park was Subdivided, this is the third lot combination request:
  - a) Stickney Hills – To allow for a larger structure
  - b) Import Motors – To allow storage of junk cars
5. No Public Hearing Required, no notices sent out

IF APPROVED – STIPULATIONS:

- 1) 100% Opacity Fence
- 2) Trees-4' minimum arborvitaes or similar along the entire outside the fence area
- 3) Maintain existing drainage patterns over, under and across the property
- 4) No storage or parking of vehicles/equipment on street
- 5) Reimbursement of legal fees
- 6) Parcel may not be subdivided for 5 years and re-platting would be required.

Submitted by:  
Martin M. Bode  
Zoning Administrator

MAR-DAR Combining Lots, 2017

**CITY OF ROCKVILLE, MINNESOTA  
APPLICATION FOR COMBINING 2 LOTS  
(Attachment to a contiguous lot)  
FEE: \$100.00**

**PLEASE NOTE:** ANY COSTS (i.e. LEGAL, ENGINEERING, ADMINISTRATIVE, ETC) INCURRED OVER AND ABOVE THE APPLICATION FEE ARE THE RESPONSIBILITY OF THE PETITIONER)

Date Application Submitted: July 21, 2017

Parcels that you want combined # PID # 76.42146.0804 # PID # 76.42146.0805

Location: Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Legal Description LOT 4 BLOCK 2 PRAIRIE BUSINESS PARK  
LOT 5 BLOCK 2 PRAIRIE BUSINESS PARK

Detailed Description of the request and why it is being made: NEED ADD. LAND FOR  
THE SALE OF VEHICLES ~~AND~~ ETC.

Land is presently zoned I2 Total Amount of land involved: Acres 6.6

Owners Name MAR - DAR LLC Phone 218-765-3104  
First Name Last Name  
Address 27181 RIDGEWOOD DRIVE  
MERRIFIELD, MN 56465 Email: \_\_\_\_\_

**The following must be submitted with the combine lots:**

- Proof of ownership (copy of tax statements or deeds)
- Vicinity map (with surrounding property owners and roads identified)
- Required fee as noted above

Mar-Dar LLC Date July 21, 2017  
Signature of owner

Complete Application Date \_\_\_\_\_

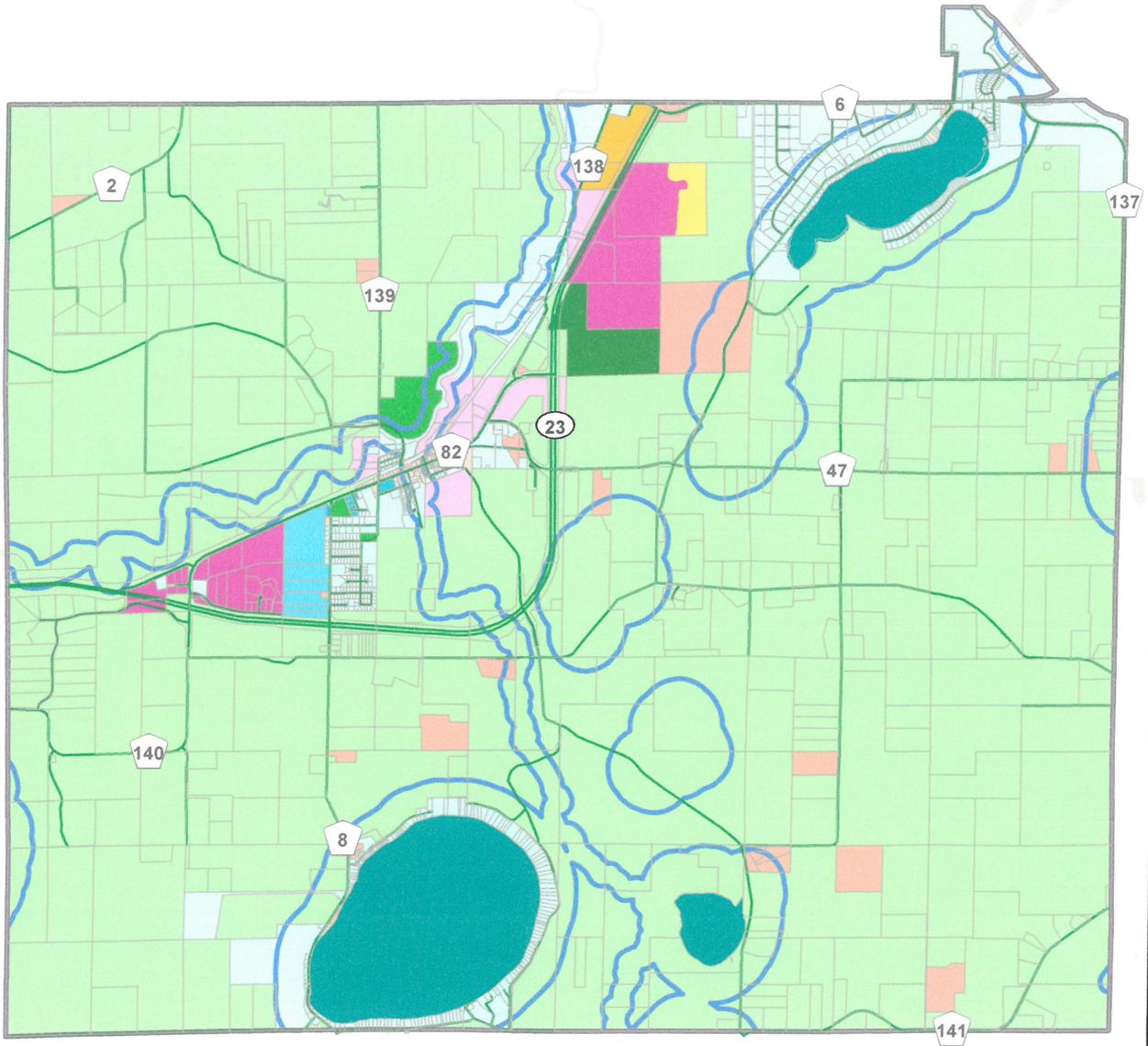
R# \_\_\_\_\_ Combine Lots Fee Check # 3145 Date 7/21/17 101.46300.34103 \$100.00 Permit # \_\_\_\_\_

**PAID**  
**JUL 21 2017**



703,051.278 167,055.340 Feet , Scale: 1 : 1,000

Path: S:\PT\Rockville\Comment\GIS\Zoning\LGIM\_Zoning\_Rockville.mxd



<b>Legend</b>	
Shoreland Management Zone	General Business B-1
<b>Zoning Description</b>	Parkland Reserve
Agricultural District A-40	General Business B-2
Adult Use (with underlying I-1 zone)	General Industrial I-1
Billboard (with underlying I-2 zone)	Limited Industrial I-2
Park / Public	Residential R-1
	Residential R-2
	Residential R-3
	Protected Lake

Copyright: ©2012 Esri, DeLorme, NAVTEQ



Project: ROCKV 000000  
 Print Date: 3/20/2014  
 Map by: msteuemagel  
 Projection: Stearns County  
 Source: Stearns County, ESRI,  
 MnDOT, MnDNR

**Zoning Map**  
 Rockville, MN

**Figure**  
 1

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

76-42147-003 Granite Tops Inc

76-42146-0815 Import Motors Inc

76-42146-0810 Master Mark Inc

76-42146-0803 J & T Partners LLC

76-42146-0809 Schueller Prop LLC

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**RANDY R. SCHREIFELS**  
Stearns County Auditor-Treasurer  
Administration Center Rm. 136 PO Box 728  
St. Cloud, MN 56302-0728  
Phone #: 320-656-3870  
Website: www.co.stearns.mn.us

Pin Number: 76.42146.0805  
Parties of Interest: MARDAR LLC

Bldg @  
Rockville E

MARDAR LLC  
27181 RIDGEWOOD DR 27208  
MERRIFIELD MN 56465-4295



# Property Tax Statement 2017

VALUES AND CLASSIFICATION <i>Sent in March 2016</i>			
Step	Taxes Payable Year:	2016	2017
1	Estimated Market Value:	\$472,900	\$473,600
	Homestead Exclusion:		
	Taxable Market Value:	\$472,900	\$473,600
	New Improvements/Expired Exclusions:		
	Property Classification:	Comm/Ind	Comm/Ind
<b>PROPOSED TAX</b>			
2	Proposed Tax:		\$16,750.00
<b>PROPERTY TAX STATEMENT</b>			
3	First-half Taxes Due May 15, 2017:		\$8,355.00
	Second-half Taxes Due October 16, 2017:		\$8,355.00
	Total Taxes Due in 2017:		\$16,710.00

**REFUNDS? \$\$\$** You may be eligible for one or even two refunds to reduce your property tax.

**2017 Property Tax Statement**

Pin Number:  
76.42146.0805

Property Address:  
875 PRAIRIE CT  
ROCKVILLE MN 56369

Property Description:  
SubdivisionName PRAIRIE BUSINESS  
PARK Lot 005 Block 002 SubdivisionCd  
76026 Section 17 Township 123 Range  
029

Special Assessment Breakdown  
SANITARY SEWER PROJECT \$628.03

Special Assessment Total \$628.03

*1st half ck. 3136*

Taxes Payable Year:				2016	2017
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.				<input type="checkbox"/>	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.				\$0.00	\$0.00
Tax and Credits	3. Your property taxes before credits			\$16,021.97	\$16,081.97
	4. Credits that reduce your property taxes				
	A. Agricultural market value credits		\$0.00	\$0.00	\$0.00
	B. Other Credits		\$0.00	\$0.00	\$0.00
	5. Property taxes after credits			\$16,021.97	\$16,081.97
Property Tax by Jurisdiction	6. County STEARNS COUNTY		\$4,499.38	\$4,565.45	
	7. City/Township ROCKVILLE CITY		\$3,822.81	\$3,964.80	
	8. State General Tax		\$4,235.66	\$3,994.85	
	9. School District ISD 0750 ROCOR				
	A. Voter approved levies		\$1,321.09	\$1,338.58	
	B. Other local levies		\$2,025.54	\$2,105.01	
	10. Special Taxing Districts				
	HRA		\$34.56	\$34.01	
	Watershed		\$68.45	\$70.02	
	Regional Rail Authority		\$14.48	\$9.25	
	11. Non-school voter approved referenda levies		\$0.00	\$0.00	
	12. Total Property tax before special assessments			\$16,021.97	\$16,081.97
<b>13. Special Assessments on Your Property</b>					
See Left for Breakdown of Special Assessments					
Special Assessment Totals					
Interest		\$180.96	Principal	\$447.07	\$628.03
				\$628.03	\$628.03
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>				<b>\$16,650.00</b>	<b>\$16,710.00</b>

**2**

Detach this stub and return with your second half payment.  
**2nd Half Payment Stub - Payable 2017**  
To avoid penalty, pay on or before October 16, 2017



Total Property Tax for 2017 \$16,710.00  
2nd Half Tax Amount \$8,355.00  
Penalty \_\_\_\_\_  
2nd Half Total Amount Due \_\_\_\_\_

PIN: 76.42146.0805  
BILL NUMBER: 2114526  
TAXPAYER: MARDAR LLC  
27181 RIDGEWOOD DR  
MERRIFIELD MN 56465-4295

Paid By \_\_\_\_\_

**MAKE CHECKS PAYABLE TO:**  
Randy R. Schreifels  
Stearns County Auditor-Treasurer  
PO Box 728  
St Cloud, MN 56302-0728

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**RANDY R. SCHREIFELS**  
Stearns County Auditor-Treasurer  
Administration Center Rm. 136 PO Box 728  
St. Cloud, MN 56302-0728  
Phone #: 320-656-3870  
Website: www.co.stearns.mn.us

Pin Number: 76.42146.0804  
Parties of Interest: MAR-DAR LLC

*BACK LOT  
@ Rockville*

MAR-DAR LLC  
27181 RIDGEWOOD DR 9907  
MERRIFIELD MN 56465-4295



# Property Tax Statement 2017

VALUES AND CLASSIFICATION <i>Sent in March 2016</i>			
Step	Taxes Payable Year:	2016	2017
1	Estimated Market Value:	\$202,000	\$202,000
	Homestead Exclusion:		
	Taxable Market Value:	\$0	\$202,000
	New Improvements/Expired Exclusions:		
	Property Classification:	Exempt	Comm/Ind

Step	PROPOSED TAX	
2	Proposed Tax:	N/A

Step	PROPERTY TAX STATEMENT	
3	First-half Taxes Due May 15, 2017:	\$9,101.00
	Second-half Taxes Due October 16, 2017:	\$9,101.00
	Total Taxes Due in 2017:	\$18,202.00

**REFUNDS? \$\$\$** You may be eligible for one or even two refunds to reduce your property tax.

## 2017 Property Tax Statement

**Pin Number:**  
76.42146.0804

**Property Address:**  
861 PRAIRIE CT  
ROCKVILLE MN 56369

**Property Description:**  
SubdivisionName PRAIRIE BUSINESS  
PARK Lot 004 Block 002 SubdivisionCd  
76026 Section 17 Township 123 Range  
029  
*1st half ck# 3137*

Special Assessment Breakdown	
SEWER CHARGES	\$5,391.05
WATER CHARGES	\$5,391.05
<b>Special Assessment Total</b>	<b>\$10,782.10</b>

Taxes Payable Year:		2016	2017
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Your property taxes before credits	\$0.00	\$7,419.90
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$0.00	\$0.00
	B. Other Credits	\$0.00	\$0.00
	<b>5. Property taxes after credits</b>	<b>\$0.00</b>	<b>\$7,419.90</b>
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$0.00	\$2,114.83
	7. City/Township ROCKVILLE CITY	\$0.00	\$1,836.48
	8. State General Tax	\$0.00	\$1,850.40
	9. School District ISD 0750 ROCORI		
	A. Voter approved levies	\$0.00	\$620.03
	B. Other local levies	\$0.00	\$945.68
	10. Special Taxing Districts		
	HRA	\$0.00	\$15.76
	Watershed	\$0.00	\$32.43
	Regional Rail Authority	\$0.00	\$4.29
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	<b>12. Total Property tax before special assessments</b>	<b>\$0.00</b>	<b>\$7,419.90</b>
<b>13. Special Assessments on Your Property</b> See Left for Breakdown of Special Assessments			
Special Assessment Totals			
Interest	\$1,920.00	Principal	\$8,862.10
			\$0.00
			\$10,782.10
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>		<b>\$0.00</b>	<b>\$18,202.00</b>

**2**

Detach this stub and return with your second half payment.

**2nd Half Payment Stub - Payable 2017**

To avoid penalty, pay on or before October 16, 2017

Total Property Tax for 2017 **\$18,202.00**

2nd Half Tax Amount **\$9,101.00**

Penalty \_\_\_\_\_

**2nd Half Total Amount Due** \_\_\_\_\_

PIN: 76.42146.0804  
BILL NUMBER: 2114830  
TAXPAYER: MAR-DAR LLC  
27181 RIDGEWOOD DR  
MERRIFIELD MN 56465-4295

Paid By \_\_\_\_\_

**MAKE CHECKS PAYABLE TO:**  
Randy R. Schreifels  
Stearns County Auditor-Treasurer  
PO Box 728  
St Cloud, MN 56302-0728

## **SECTION 22, I-1, Light Industrial**

### **Subdivision 3: PERMITTED ACCESSORY USES**

1. Open and outdoor storage when fully enclosed by fencing and screening

### **Subdivision 6: OPEN STORAGE**

1. **Outdoor Storage and Open Sales Prohibited.** Except as provided for in this Subdivision, outdoor storage and open sales are prohibited.
2. **Exception to Prohibition.** The following may be permitted for outdoor storage after review and approval by the Planning Commission and the City Council:
  - A. Currently licensed vehicles used by the business for transport or manufactured or serviced by the business (not including junked vehicles);
  - B. Heavy machinery mounted on wheels; and
  - C. Movable finished products mounted on wheels.
3. **Review and Approval Required for Exception to Apply.** The above exempt outdoor storage will only be permitted if approved by the City Council after review and recommendation by the Planning Commission. In any case, the area used for such storage must be screened from view from outside the premises by a fence of one hundred percent (100%) opacity, of a minimum height of eight (8) feet, with the maximum height to be determined by the City. Under no circumstances will open or outside storage be allowed within the setback areas. Storage shall not be allowed in a truck, trailer, or similar container.

**NOTE:** THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED OR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE UNLESS SPECIFICALLY STATED TO THE CONTRARY. ANY REVISIONS MADE TO THIS DRAWING UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.

**LEGAL DESCRIPTION**

(Per Client)  
 All that part of the Northwest Quarter of the Southwest Quarter of Section 3, Township 123, Range 29, Stearns County, Minnesota, which lies between the easterly right of way line of Stearns County Highway No. 138 as presently located and the westerly right of way line of Minnesota Highway No. 23 as presently located, LESS AND EXCEPT the Railroad Right of Way.

The utilities shown herein were located using the Gopher State One-Call system and verified in the field where possible. Private utility locations, such as underground sprinklers, underground service lines, etc. may not have been located. O'Malley & Kron cannot guarantee that all utility companies responded or the accuracy or completeness of the locates. Prior to digging, contact Gopher One at 1-800-252-1166 and refer to ticket number 170830078.

**NOTES:**

-Current and Proposed Use of Property: Stone counter top design  
 -Typical Parking Stalls are 9'x20'

**LEGEND**

—ST—	INDICATES STORM SEWER LINE
—G—	INDICATES UNDERGROUND GAS
—E—	INDICATES UNDERGROUND ELECTRIC
—T—	INDICATES UNDERGROUND TELEPHONE
—C—	INDICATES UNDERGROUND CABLE
—F—	INDICATES UNDERGROUND FIBER OPTIC
—OP—	INDICATES OVERHEAD POWER
⊗	INDICATES POWER POLE
⊗	INDICATES GAS PEDESTAL
⊗	INDICATES ELECTRIC PEDESTAL
⊗	INDICATES CABLE PEDESTAL
⊗	INDICATES FIBER OPTIC PEDESTAL
⊕	INDICATES SEPTIC CLEANOUT
⊗	INDICATES SEPTIC MANHOLE
⊗	INDICATES DRAIN
⊗	TILE PIPE ABOVE GRADE



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.

DANIEL M. KRON  
 MINNESOTA REGISTRATION NO. 42621  
 DATE: 07-19-17

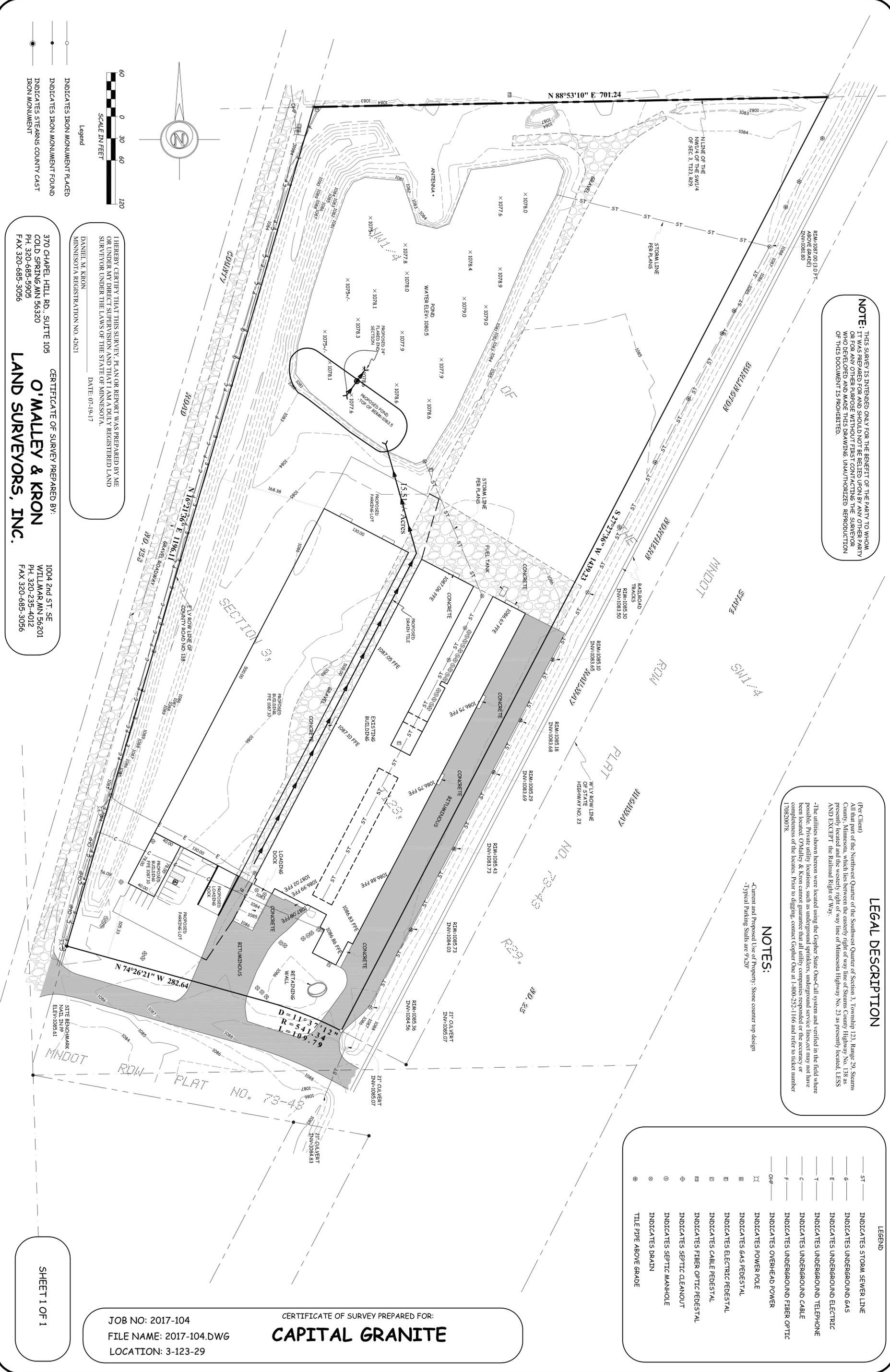
CERTIFICATE OF SURVEY PREPARED BY:  
**O'MALLEY & KRON**  
 LAND SURVEYORS, INC.

370 CHAPEL HILL RD., SUITE 105  
 COLD SPRING, MN 56320  
 PH. 320-685-5905  
 FAX 320-685-3056

1004 2ND ST. SE  
 WILLMAR, MN 56201  
 PH. 320-235-4012  
 FAX 320-685-3056

JOB NO: 2017-104  
 FILE NAME: 2017-104.DWG  
 LOCATION: 3-123-29

CERTIFICATE OF SURVEY PREPARED FOR:  
**CAPITAL GRANITE**



## BUILDING PERMITS FOR THE MONTH

76.41830.0004	Reroofing	440 Oak Street	7/5/2017	2017-00068		\$ 25.00		\$	1.00	\$	26.00
76.41603.0600	Reroofing	25772 Lake Rd	7/17/2017	2017-00069		\$ 25.00		\$	1.00	\$	26.00
76.41951.0000	Reroofing	25217 Lake Rd	7/24/2017	2017-00070		\$ 25.00		\$	1.00	\$	26.00
76.42146.0806	Plumbing	1380 Prairie Dr	7/6/17	2017-00082	\$ 3,600.00	\$ 40.00		\$	1.80	\$	41.80
76.41741.0057	Deck	529 Cypress Ct	7/1/017	2017-00083	\$ 7,500.00	\$ 50.50	\$ 32.83	\$	3.75	\$	87.08
76.41650.0600	Mechanical	21614 Co Rd 8	7/24/17	2017-00084	\$ 1,000.00	\$ 40.00		\$	0.50	\$	40.50
76.41650.0600	Plumbing	21614 Co Rd 8	7/24/17	2017-00085	\$ 22,125.00	\$ 221.25	\$ -	\$	11.06	\$	232.31
76.42140.0009	Addition	25479 Pleasant Rd	7/25/17	2017-00086	\$ 50,000.00	\$ 275.00	\$ 178.75	\$	25.00	\$	478.75