

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
NOVEMBER 12, 2024
7:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

An opportunity for members of the public to address the Planning Commission on items not on the current Agenda. Items requiring Planning Commission action may be deferred to staff for research and future Planning Commission Agendas if appropriate. You will be limited to two (2) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak.

APPROVAL OF MINUTES:

1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for October 22, 2024.

SCHEDULED PUBLIC HEARINGS:

2. Preliminary & Final Plats: D-24-003, – "Vollrath Jensen Addition"
Location: 24989 Heath Avenue
Applicant: Comfort Lake Forest Lake Watershed District – Mike Kinney
Owner: Andrea & Joe Jensen
Property ID Number: 21.10703.00

NEW BUSINESS:

OLD BUSINESS:

COMMUNICATIONS:

UPDATES:

The City Council approved the Adult Use Cannabis Ordinance without changes.

ADJOURN

UPCOMING:

December 10th - Dairy Queen Site Plan & Conditional Use Permit.

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
OCTOBER 22, 2024
7:00PM**

CALL TO ORDER:

Planning Commission Vice-Chair West called the Regular Meeting of the Wyoming Planning Commission for October 22, 2024 to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Planning Commission were present: Katie West, Dan Iverson, Mark Holl, and Chris Ortwerth

ABSENT: Mark Lobermeier

Also Present: Fred Weck Zoning Administrator and Council Liaison Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for October 8, 2024

Commissioner Iverson noted a change needed on page 2 to correct that he had been the one to ask the question related to hazardous waste, and not Commissioner Holl.

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR OCTOBER 8, 2024, AS AMENDED.

<i>Voting Aye:</i>	<i>West, Holl, Ortwerth, and Iverson</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>Lobermeier</i>

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS:

2. Cannabis Ordinance Review

Zoning Administrator Weck noted that he had made the changes discussed by the Planning

Commission at their last meeting.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER ORTWERTH, TO RECOMMEND APPROVAL OR ORDINANCE NO. 2024-01, AN ORDINANCE AMENDING THE CITY OF WYOMING CODE OF ORDINANCES, CHAPTER 12, BUSINESSES; CREATING ARTICLE VII, ESTABLISHING REGULATIONS FOR CANNABIS BUSINESSES AND AMENDING CHAPTER 40, ARTICLE IV, DEFINITION OF TERMS; ARTICLE VI, DIVISIONS 2 & 9-13 AMENDING ZONING DISTRICT ALLOWED USES FOR LICENSED CANNABIS BUSINESSES.

Voting Aye: West, Holl, Ortwerth, and Iverson

Voting Nay: None

Abstain: None

Absent: Lobermeier

COMMUNICATIONS:

UPDATES:

Zoning Administrator Weck noted that the next meeting would be held on November 12, 2024 and would include a Preliminary and Final Plat of a subdivision being done by the Forest Lake/Comfort Lake Watershed District.

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER ORTWERTH, TO ADJOURN THE OCTOBER 22, 2024 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:04 PM.

Voting Aye: West, Holl, Ortwerth, and Iverson

Voting Nay: None

Abstain: None

Absent: Lobermeier

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE:	11/12/2024
FROM:	Kim Lindquist, City Planner Fred Weck
RE:	Preliminary Plat and Final Plat Applications
APPLICANT:	Mike Kinney
PROPERTY OWNER:	Andrea & Joe Jenson
PROPERTY:	24989 Heath Ave 21.10703.00
FILE NO.:	D-24-003

OVERVIEW

Mike Kinney representing the Comfort Lake Forest Lake Watershed District is requesting review and approval of both a Preliminary and Final Plat to subdivide the parcel at 24989 Heath Ave into two properties along Heath Avenue. The applicant had previously received rezoning approval to change the zoning from Agriculture to R-1 Residential and also brought a sketch plan review before the Commission and Council.

The existing parcel is 5.2 acres, and the future split would create a residential parcel (Lot1, Block 1) at 2.13 acres and a 2.59-acre Outlot A, with .31 acres being dedicated for Heath Avenue. The two lots, as proposed, meet all R-1 standards required for the preliminary plat. Because Lot 1 Block 1 is already developed, and meets all required setbacks, there are no concerns about the requested preliminary and final plat. Outlot A is being created to assist in upgrading stormwater quality within the watershed and no development will occur on the site.

Staff does not anticipate any modifications to the plat and therefore is also recommending approval of the final plat, which is in substantial compliance with the preliminary plat.

STAFF RECOMMENDATION

Based on staff's analysis of the requests and the standards for approval, the requirements of Article III, Division 2 and Article III, Division 3, "The Preliminary Plat" and "The Final Plat", as contained in the City of Wyoming Subdivision Ordinance have been complied with. Accordingly, staff recommends approval of both with the following conditions:

1. All required local, state and/or federal permitting must be obtained.
2. Outlot A is unbuildable. Should the property owner wish to develop Outlot A in the future, it would require approval by the City Council and payment of park dedication fees and any other conditions determined appropriate by the City.

STAFF REVIEW

Comprehensive Plan and Zoning Review

The subject property is currently zoned R1 – Rural Residential I. The property is guided as Semi-Rural Neighborhood in the City of Wyoming’s Comprehensive Plan. The Zoning and surrounding uses are as follows:

Direction	Adjacent Land Use
North	Rural Residential
West	Agriculture & Rural Residential (guided Commercial)
South	Agriculture
East	Agriculture

A portion of the parcel may be located within the Shoreland Management Overlay, and it is within the Solar Energy Systems Overlay. The following table summarizes the regulations associated with the site, recognizing the existing development on Lot 1. No development will occur on Outlot A.

	R1 Zoning District	Proposed Lot 1	Proposed Outlot A
Lot Depth	200 ft.	434 ft.	435 ft.
Lot Width	200 ft.	207 ft.	212 ft.
Lot Area	1 acre (43,560 sq. ft.)	2.13 acres (total lot size)	2.59 acres (total lot size)
Min. Front Yard Setback	73 ft. from centerline of Heath Ave.	169.2 ft.	N/A
Min. Side Yard Setback (North)	10 ft. – Principal 3 ft. – Accessory 5 ft. - Driveway	40 ft. – House 116 ft. – Shed 21 ft. - Driveway	N/A
Min. Side Yard Setback (South)	10 ft. – Principal 3 ft. – Accessory	119.0 ft. – House 97ft. – Shed	N/A
Min. Rear Yard Setback	35 ft. – Principal 3 ft. – Accessory	195 ft. – House 79ft. - Shed	N/A

Roads

There are no new public roads proposed as part of this subdivision.

Drainage/Natural Resource/Wetlands

There is a wetland located in Outlot A and the plat provides a drainage and utility easement encompassing its boundaries. A buffer is also required around the wetland but does not require dedication of an easement. The Comfort Lake Forest Lake Watershed District will be proposing modifications on the Outlot to assist with water quality in the area. That is outside the scope of the plat approvals.

Utilities

Municipal sanitary sewer and watermain services are not currently available on this site, and none are proposed as part of the subdivision.

Park Dedication

Article IV of the Subdivision Ordinance sets forth the park dedication requirements. The one developable lot is already build upon and the new lot will not be developed. No park dedication is required for the plat. If Outlot A became buildable in the future, park dedication would be required for the lot.

Plat Review Standards

In accordance with Sec. 32 – 42, the following criteria shall be considered during the Plat review application process:

(a) Consistency with the design standards and other requirement of this ordinance.

The planned subdivision complies with R1-Rural Residential I lot dimensional requirements and required setbacks.

(b) Consistency with the City's Comprehensive Plan, Stormwater Management Plan, and any other development plans officially adopted by the City.

The planned subdivision is consistent with the lower-density suburban neighborhood designation of the City's Comprehensive Plan. In addition, there are no inconsistency with the City's Stormwater Management Plan or any other formally adopted plans.

(c) The physical characteristics of the site, including but not limited to topography, erosion, flooding potential, development, and major vegetation.

Outlot A which contains the wetland will not be developed.

(d) The proposed development's fiscal impact and environmental impact.

The proposed development will not have a negative fiscal or environmental impact.

(e) Whether the proposed subdivision is in conflict with applicable general and specific plans (e.g. growth management system goals and policies, capital improvement programs, ordinances).

The proposed subdivision is not in conflict with any specific or general plans adopted by the City.

(f) Whether the design or improvement of the proposed subdivision is in conflict with applicable development plans.

The proposed preliminary plat is not in conflict with any development plans.

(g) That the site is physically suitable for the proposed density of the development.

Lot 1 is already developed. The criterion is met.

(h) Whether the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage.

The design of the subdivision should not cause substantial environmental damage.

(i) Whether the design of the subdivision or the type of improvements are likely to cause serious public health problems.

The design of the subdivision should not cause serious public health problems.

(j) Whether the design of the subdivision or the type of improvements will conflict with easements of record or of easements established by judgment of a court.

The design of the subdivision should not conflict with any easement of record or easement established by judgment of a court.

In addition, per Sec. 32 – 51, the Final Plat shall substantially conform to the Preliminary Plat.

This criterion is met.

Next Steps

The City Council will review the Planning Commission's preliminary and final plat recommendations at the next regularly scheduled meeting.



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

SUBDIVISION APPLICATION: PRELIMINARY PLAT

A preliminary plat application is filed after the Planning Commission has reviewed the sketch plan application for the proposed subdivision. The application is reviewed by the Plat Review Committee and then forwarded on to the Planning Commission for a public hearing. After the public hearing the application is considered by the City Council.

Applicant(s): Name(s) Mike Kinney
Address 44 Lake St South, Ste A.
City Forest Lake State MN Zip 55025
Phone Number 651-395-5855 Email michael.kinney@clflwd.org

Owner(s) - If other than Applicant(s):
Name(s) Andrea Vollrath Jensen, Joe Jensen
Address 24989 Heath Ave N.
City Forest Lake State MN Zip 55025
Phone Number 507-993-4918 Email alvollrath1@yahoo.com

Signature of owner(s) [Signature] Date 10-3-24

Legal description of property: See attached Survey Map for current legal description.
proposed legal description: Vollrath Jensen Addition - Lot 1, Block 1 and Outlot A

Property Identification Number: R.21. 211070300
Present use of property: 100 Res 1 unit - 4BB1 - Residential Non-Homestead single unit
Proposed use of property: Residential and an outlot used by the CLFLWD for a water quality project
Present zoning of property: recently rezoned to R1

- | | |
|---|---|
| Total acreage of property: _____ | Total acreage in wetlands or floodplain: <u>0.52</u> |
| Number of proposed lots: _____ | Acreage of proposed parkland dedication: <u>N/A</u> |
| ☐ 4 full size copies of the proposed preliminary plat | ☐ 2 reduced copies (no larger than 11 X 17) |
| ☐ 1 electronic version legibly detailing all features | ☐ Environmental Assessment Worksheet, if necessary |
| ☐ A copy of proposed protective covenants, if applicable | ☐ Grading, drainage and erosion control plans |
| ☐ Septic site evaluation reports | ☐ Wetlands delineation report |
| ☐ Applications for any necessary variances, conditional use permits, or rezoning | ☐ Copies of permit application submittals to all agencies with jurisdiction over wetlands or water bodies and channels on the development site |
| ☐ List of any special assessments | |

Applicant(s) Signature: [Signature] Date Sept. 30, 2024
As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project.

A public hearing can be scheduled only after a complete application has been received.

OFFICE USE ONLY

Application # D-24-003 Date Application Received 10/4/24
Date Complete Application Received 10/30/24 120 Days 2/1/25 By: [Signature] Official
Fee: \$450.00 + \$70.00/Lot + Consultant Escrow = \$ Date Paid 10/4/24 Check # card
Consultant Escrow = \$1,000 without improvements or \$10,000 with improvements + \$500.00/lot for 30+ lots

Revised 12/09/22



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

SUBDIVISION APPLICATION: FINAL PLAT

Applicant(s): Name(s) Mike Kinney
Address 44 Lake St South, Ste A.
City Forest Lake State MN Zip 55025
Phone Number 651-395-5855 Email michael.kinney@clflwd.org

Owner(s) - if other than Applicant(s):
Name(s) Andrea Vollrath Jensen, Joe Jensen
Address 24989 Heath Ave N.
City Forest Lake State MN Zip 55025
Phone Number 507-993-4918 Email alvollrath1@yahoo.com

Signature of owner(s) [Signature] Date 10-3-24

Legal description of property: see attached survey map for current legal description.
Proposed legal description: Vollrath Jensen Addition - Lot 1, Block 1 and Outlot A

Property Identification Number: R.21. 211070300

Present use of property: 100 Res 1 unit - 4BB1 - Residential Non-Homestead single unit

Proposed use of property: Residential and an outlot used by the CLFLWD for a water quality project

Present zoning of property: recently rezoned to R1

Surveyor: Name E.G. Rud & Sons Phone 651-361-8200

Engineer: Name Kyle Crawford - EOR Phone 651-203-6021

Real Estate Agent: Name none Phone

This application and the following attachments must be submitted to be considered a complete application:

Total size of property: 5.04 Total acreage in wetlands or floodplain: 0.52
Number of proposed lots: 2, one is an outlot Current zoning and use of property: R1, single unit home

- | | |
|---|--|
| ☐ 4 full size copies of the final plat drawings | ☐ 2 reduced copies (no larger than 11 x 17) |
| ☐ Improvements complete & accepted | ☐ Developers Agreement |
| ☐ Performance guarantee for the improvements | ☐ Certificate of Title & Opinion |
| ☐ Soil perc tests and borings | ☐ Receipt proving that the taxes have been paid |
| ☐ Park Dedication Submitted | ☐ Legal & Engineering Fees Paid |
| ☐ Other | |
| ☐ The application fee and escrow must be paid at the time of application | |

Applicant(s) Signature: Mike Kinney Date Sept. 30, 2024
As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project.

The meeting can be scheduled only after a complete application is received.

OFFICE USE ONLY

Application # D-24-003

Date Complete Application Received 10/30/24

Fee: \$200.00 + Escrow \$1,000.00

Revised 11/15/22

Date Application Received 10/4/24

120 Days 2/1/25

Date Paid 10/4/24

By: [Signature]
Official

Check # card

PRELIMINARY PLAT OF:

VOLLRATH JENSEN ADDITION

~for~ COMFORT LAKE - FOREST LAKE
WATERSHED DISTRICT
~of~ 24989 HEATH AVENUE N.
WYOMING, MN 55025

PROPERTY DESCRIPTION

(PER WARRANTY DEED, DOCUMENT NO. A-520537)
That part of the Northwest Quarter of the Northeast Quarter and that part of the Northeast Quarter of the Northeast Quarter, both in Section 34, Township 33 North, Range 21 West, described as follows:

Commencing at the North Quarter corner of Section 34; thence easterly, along the north line of Section 34, a distance of 1055.7 feet, more or less, to the point of beginning on the centerline of an existing township road; thence continuing easterly, along the north line of Section 34, a distance of 473.6 feet, more or less, to a point distant 1529.34 feet easterly on the North Quarter corner of Section 34; thence deflecting to the right 109 degrees 59 minutes 30 seconds a distance of 568.37 feet; thence deflecting to the right 90 degrees 00 minutes 00 seconds a distance of 482 feet, mote or less, to the centerline of the existing township road; thence northeasterly, along said township road centerline, a distance of 410 feet, more or less, to the point of beginning, Chisago County, Minnesota, according to the map or plat thereof on file or of record in the office of the County Recorder in and for Chisago County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 7/11/2024.
- Bearings shown are on Chisago County datum.
- Parcel ID Number: 21.10703.00.
- Total parcel area = 219,430 sq. ft. (5.04 acres) including right-of-way.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland delineation by Comfort Lake - Forest Lake Watershed District.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊕ DENOTES CHISAGO COUNTY CAST IRON MONUMENT
- ⊞ DENOTES ELECTRICAL METER
- ⊞ DENOTES GAS METER
- ⊞ DENOTES AIR CONDITIONING UNIT
- ⊞ DENOTES STORM SEWER MANHOLE
- ⊞ DENOTES WELL
- ⊞ DENOTES SEPTIC MANHOLE
- ⊞ DENOTES EXISTING CONTOURS
- ⊞ DENOTES EXISTING SPOT ELEVATION
- ⊞ DENOTES MAILBOX
- ⊞ DENOTES POWER POLE AND OVERHEAD WIRES
- ⊞ DENOTES STORM CULVERT
- ⊞ DENOTES FENCE
- ⊞ DENOTES TREE LINE
- ⊞ DENOTES BITUMINOUS SURFACE
- ⊞ DENOTES CONCRETE SURFACE
- ⊞ DENOTES GRAVEL SURFACE
- ⊞ DENOTES EDGE OF WETLAND DELINEATION

DEVELOPMENT DATA

This parcel is currently zoned A (Agriculture) and will be rezoned to R1 (Rural Residential 1).
Per City of Wyoming Zoning Code the following standard apply to R1 Zoning District:

- Minimum Lot Area = 1 acre
- Minimum Lot Width = 200 feet
- Minimum Lot Depth = 200 feet
- Maximum Building Height = 3 stories (35 feet)

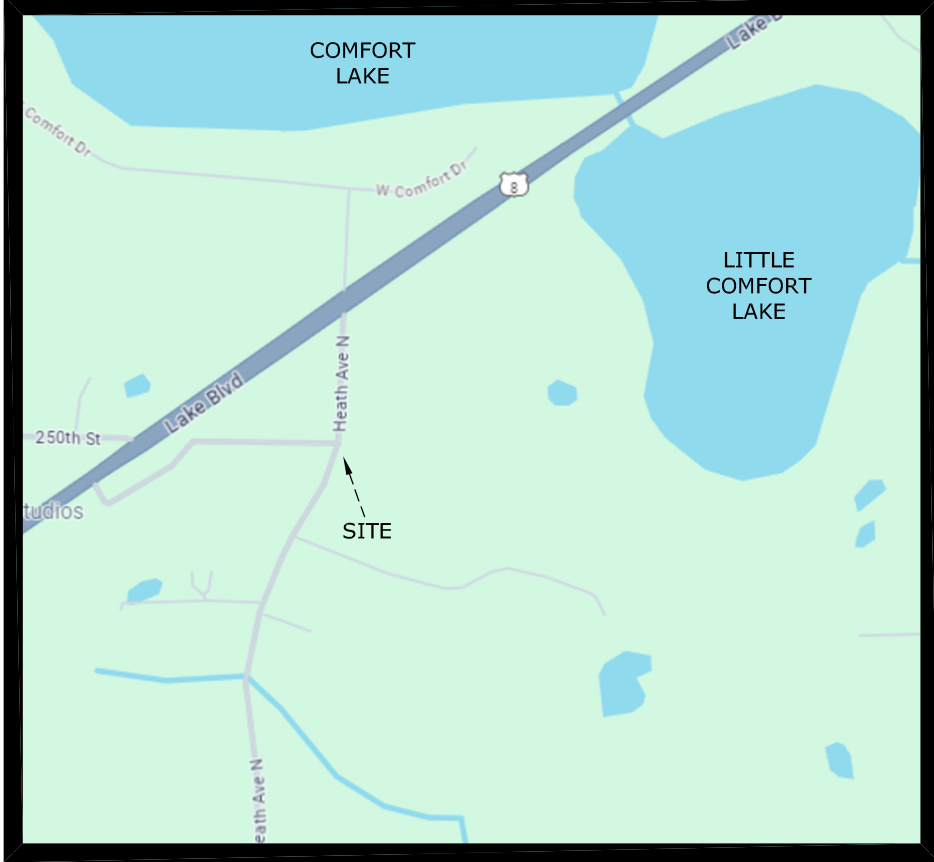
Minimum setbacks for principal structures:

- Front = 73 feet from centerline or 40 feet from right of way, whichever is more restrictive.
- Side = 10 feet
- Rear = 35 feet

**E.G. RUD & SONS, INC.**
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

VICINITY MAP

PART OF SEC. 34, TWP. 33, RNG. 21



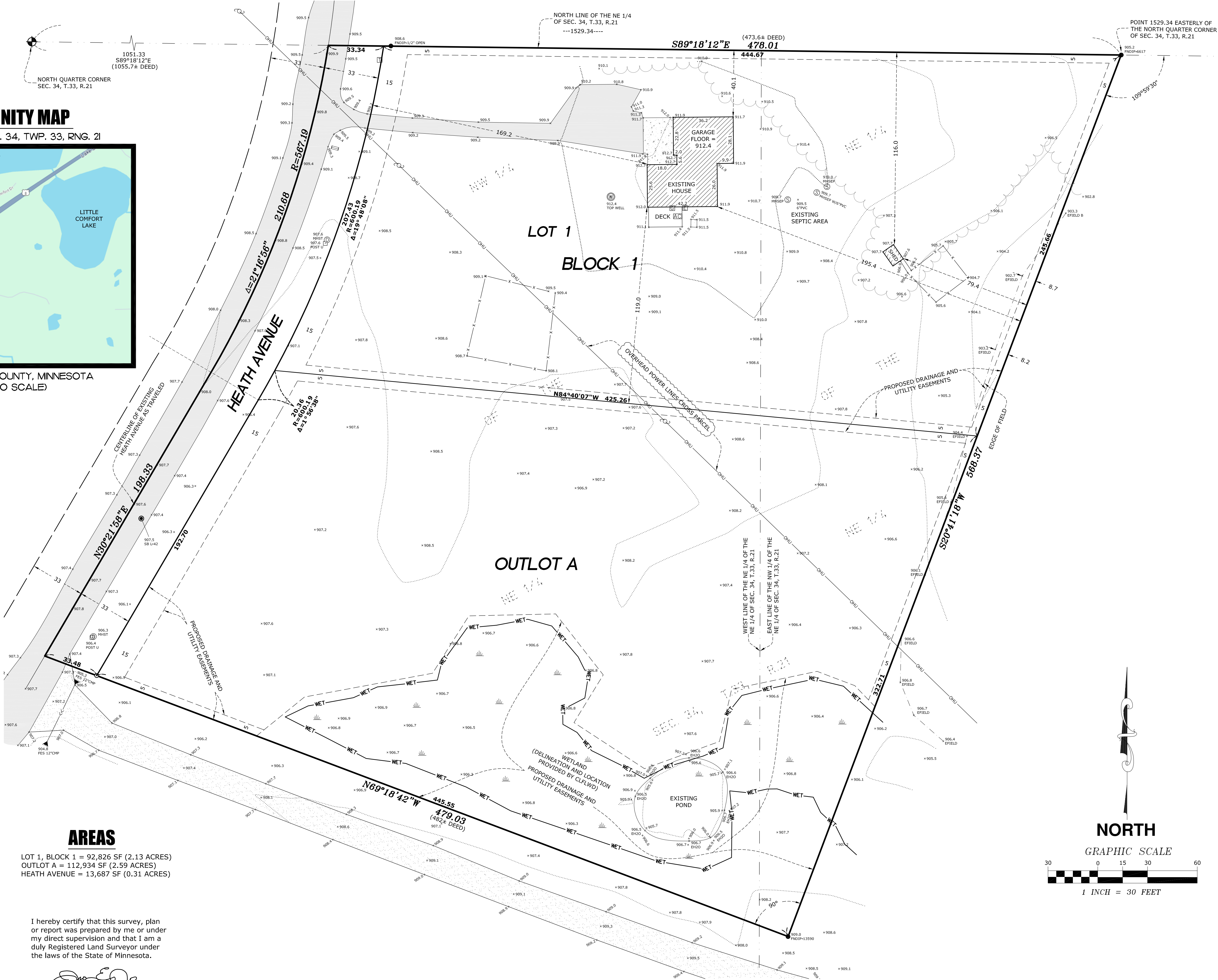
CHISAGO COUNTY, MINNESOTA
(NO SCALE)

AREAS

LOT 1, BLOCK 1 = 92,826 SF (2.13 ACRES)
OUTLOT A = 112,934 SF (2.59 ACRES)
HEATH AVENUE = 13,687 SF (0.31 ACRES)

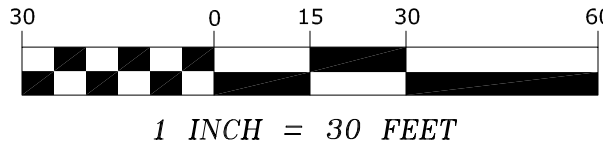
I hereby certify that this survey, plan
or report was prepared by me or under
my direct supervision and that I am a
duly Registered Land Surveyor under
the laws of the State of Minnesota.


Date: 10/24/2024 License No. 41578



NORTH

GRAPHIC SCALE



BENCHMARK

MNDOT GEODETIC STATION NO. 102753
STATION NAME: HEATH
ELEVATION = 901.07 (NAVD 88 DATUM)

DRAWN BY: BAB	JOB NO: 240740PP	DATE: 8/14/2024
CHECK BY: JER	FIELD CREW: RW/MR	
1	10/24/24	REVISED PROP. D&U ESMTS
2		
3		
NO.	DATE	DESCRIPTION
		BY

KNOW ALL PERSONS BY THESE PRESENTS: That Joey Jensen and Andrea Jensen, husband and wife, owners of the following described property:

That part of the Northwest Quarter of the Northeast Quarter and that part of the Northeast Quarter of the Northeast Quarter, both in Section 34, Township 33 North, Range 21 West, described as follows:

Commencing at the North Quarter corner of Section 34; thence easterly, along the north line of Section 34, a distance of 1055.7 feet, more or less, to the point of beginning on the centerline of an existing township road; thence continuing easterly, along the north line of Section 34, a distance of 473.6 feet, more or less, to a point distant 1529.34 feet easterly of the North Quarter corner of Section 34; thence deflecting to the right 109 degrees 59 minutes 30 seconds a distance of 568.37 feet; thence deflecting to the right 90 degrees 00 minutes 00 seconds a distance of 482 feet, mote or less, to the centerline of the existing township road; thence northeasterly, along said township road centerline, a distance of 410 feet, more or less, to the point of beginning, Chisago County, Minnesota, according to the map or plat thereof on file or of record in the office of the County Recorder in and for Chisago County, Minnesota.

Have caused the same to be surveyed and platted as VOLLRATH JENSEN ADDITION and do hereby donate and dedicate to the public for public use forever the public way and drainage and utility easements as shown on this plat.

In witness whereof said Joey Jensen and Andrea Jensen, husband and wife, have hereunto set their hands this ____ day of _____, 20____.

Joey Jensen
Andrea Jensen

STATE OF MINNESOTA
COUNTY OF _____

This foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Joey Jensen and Andrea Jensen, husband and wife.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I Jason E. Rud, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat 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 plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Jason E. Rud.

Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Signed _____ Mayor

Signed _____ Clerk

This plat was approved as to form and execution this ____ day of _____, 20____.

City of Wyoming Attorney

Pursuant to Chisago County Subdivision Ordinance Number 99-2, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this ____ day of _____, 20____.

Chisago County Surveyor

No delinquent taxes and transfer entered this ____ day of _____, 20____.

Chisago County Auditor

I hereby certify that the taxes for the year ____ on the property described herein are paid this ____ day of _____, 20____.

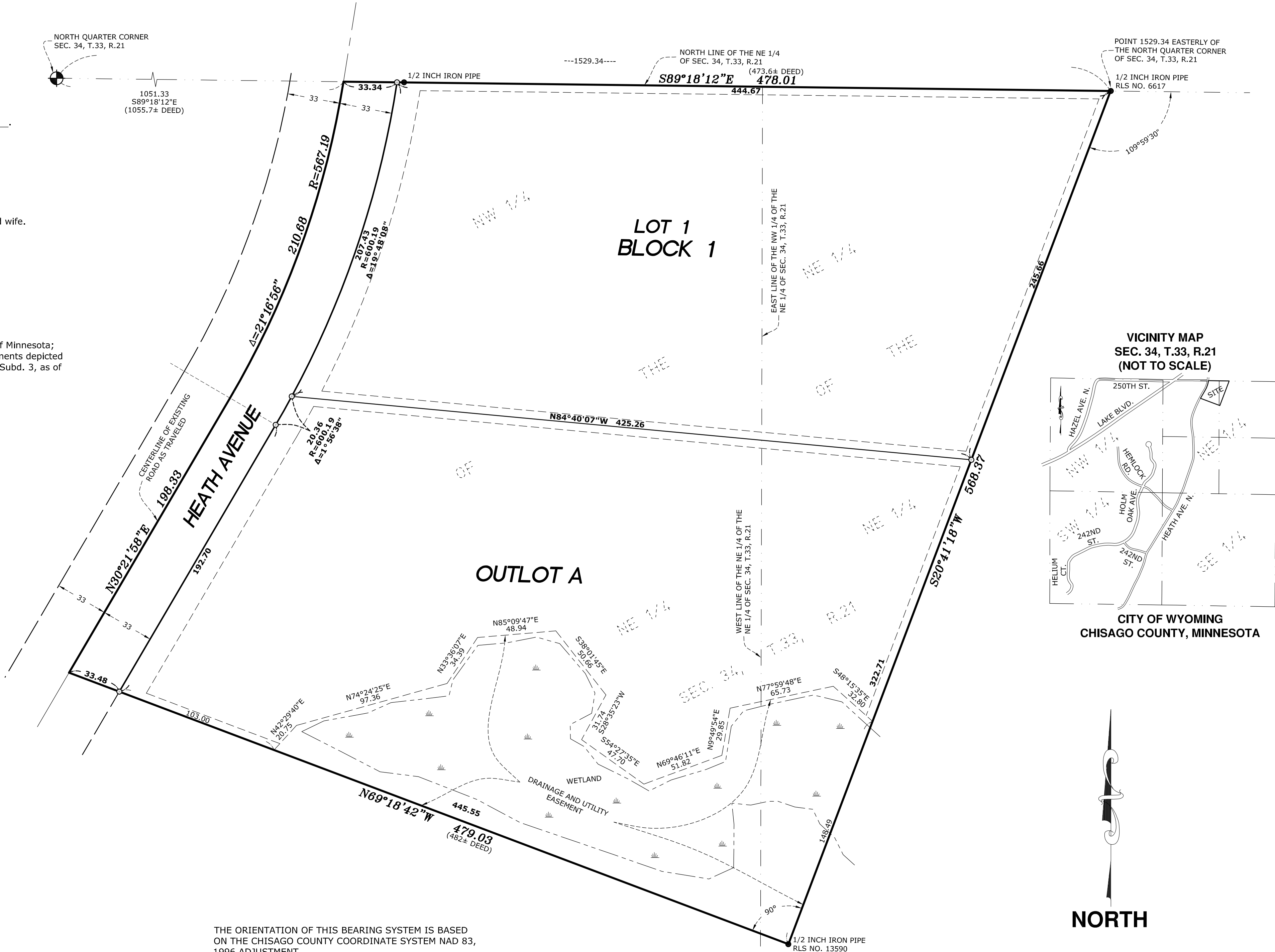
Chisago County Treasurer

Document No. _____
I hereby certify that this instrument was filed in the office of the County Recorder for record on this ____ day of _____, 20____, at ____ o'clock __.M.

Chisago County Recorder

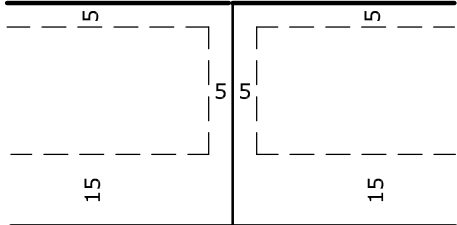


VOLLRATH JENSEN ADDITION

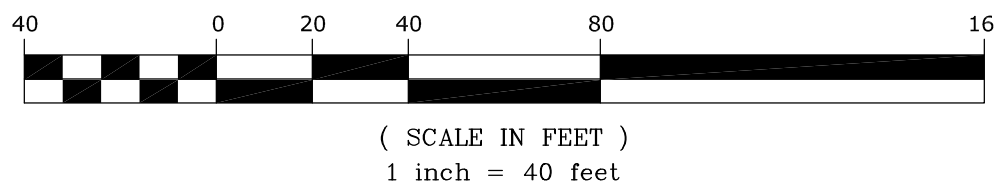


THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CHISAGO COUNTY COORDINATE SYSTEM NAD 83, 1996 ADJUSTMENT.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND 5 FEET IN WIDTH AND SIDE AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.



- DENOTES FOUND IRON MONUMENT AS LABELED,
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578, THAT WILL BE SET WITHIN ONE YEAR AFTER RECORDING OR SOONER AS SPECIFIED BY THE APPROVING LOCAL GOVERNMENT UNIT.
- ⬮ DENOTES FOUND CHISAGO COUNTY CAST IRON MONUMENT

⬮ DENOTES WETLAND EDGE AS DELINEATED BY COMFORT LAKE - FOREST LAKE WATERSHED DISTRICT.