

REPORT / RECOMMENDATION



To: MAYOR AND COUNCIL

Agenda Item #: IV.H.

From: Cary Teague, Community Development Director

Action
Discussion
Information

Date: November 4, 2013

Subject: Resolution No. 2013-108 Approving a Final Plat at 5820 Brookview Avenue for AKARE Companies LLC on behalf of John Peterson.

Action Requested:

Adopt the attached resolution.

Information / Background:

On October 14, 2013, the City Council approved the Preliminary Plat. The Final Plat is the same as the approved Preliminary Plat.

ATTACHMENTS:

- Preliminary & Final Plats
- Resolution 2013-108

ELDRIDGE 6TH ADDITION

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS That AKARE Companies, LLC, a Minnesota limited liability company, fee owner of the following described property:
 Lots Six (6) and Seven (7), Block Two (2), "Fairfax, Hennepin County, Minnesota", according to the recorded plat thereof.
 Has caused the same to be surveyed and platted as ELDRIDGE 6TH ADDITION and does hereby 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 AKARE Companies, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

AKARE COMPANIES, LLC
 Robert N. Eldridge, Partner

STATE OF MINNESOTA
 COUNTY OF _____
 The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by Robert N. Eldridge, as Partner of AKARE Companies, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota
 My Commission expires _____

I, Joshua P. Schneider 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 notes are correctly ascertained on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries on 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__.

Joshua P. Schneider, Licensed Land Surveyor
 Minnesota License Number 44855

STATE OF MINNESOTA
 COUNTY OF _____
 This instrument was acknowledged before me this ____ day of _____, 20__ by Joshua P. Schneider.

Notary Public, _____ County, Minnesota
 My Commission expires _____

City Council, City of Edina, Minnesota
 This plat of ELDRIDGE 6TH ADDITION was approved and accepted by the City Council of the City of Edina, Minnesota at a regular meeting thereof held this ____ day of _____, 20__ if applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Edina, Minnesota
 By _____ Mayor By _____ Clerk

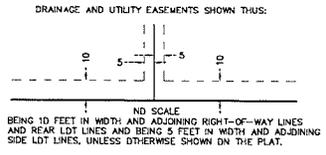
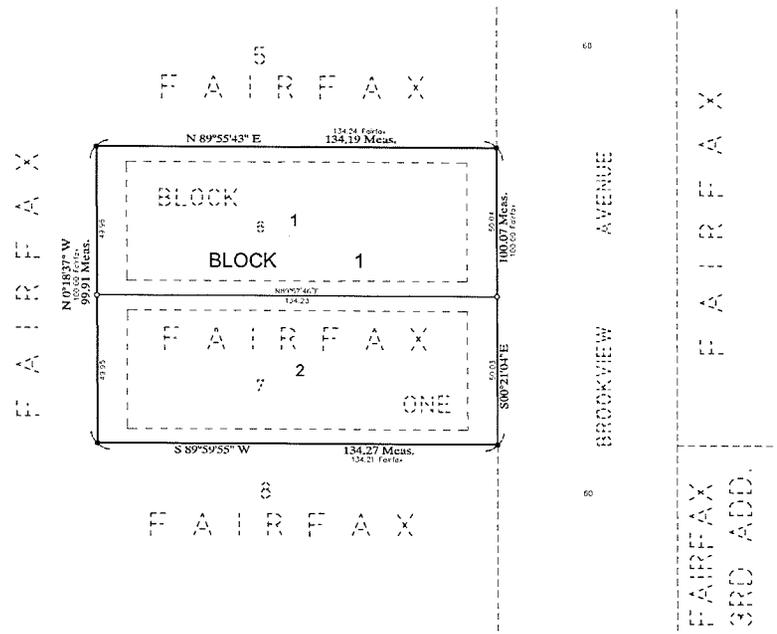
TAXPAYER SERVICES DEPARTMENT, Hennepin County, Minnesota
 I hereby certify that taxes payable in 20__ and prior years have been paid for the land described on this plat, dated this ____ day of _____, 20__.

Mark V. Chapin, County Auditor By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
 Pursuant to MN STAT. Sec. 363B.545 (1996), this plat has been approved this ____ day of _____, 20__.

Wilam P. Brown, County Surveyor By _____

COUNTY RECORDER, Hennepin County, Minnesota
 I hereby certify that the within plat of ELDRIDGE 6TH ADDITION was recorded in this office this ____ day of _____, 20__ of _____ a/clock ____ M.
 Martin McCormick, County Recorder By _____ Deputy



The North line of Lot 6, Block 1, FAIRFAX is assumed to have a bearing of North 89° 55 minutes 43 seconds East.

- Denotes monument found 1/2 inch iron pipe, unless otherwise shown.
- Denotes 1/2 inch by 14 inch iron monument set and marked by L.S. No. 44855.





**RESOLUTION NO. 2013-108
APPROVING A FINAL PLAT AT 5820 BROOKVIEW AVENUE**

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section 1. BACKGROUND.

1.01 AKARE Companies on behalf of John Peterson is requesting a Final Plat of 5820 Brookview Avenue divide the existing parcel into two lots.

1.02 The following described tract of land is requested to be divided:

Lots 6 and 7, Block 2, FAIRFAX Addition, Hennepin County, Minnesota.

1.03 The owner of the described land desires to subdivide said tract in to the following described new and separate parcels (herein called "parcels") described as follows:

Lots 1 and 2, Block 1, Eldridge 6th Addition.

1.04 The proposed subdivision received the following variances:

1. Lot width variances from 75 feet to 50 feet for each lot.
2. Lot area variances from 9,000 square feet to 6,711 square feet for each lot.

1.05 On October 14, 2013, the City Council approved the Preliminary Plat and above mentioned Variances on a Vote of 4-1.

Section 2. FINDINGS

2.01 Approval is based on the following findings:

1. The proposed Final Plat is the same as the approved Preliminary Plat.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Final Plat for the proposed subdivision of 5820 Brookview Avenue.

Approval is subject to the following Conditions:

1. The city must approve the final plat within one year of preliminary approval or receive a written application for a time extension or the preliminary approval will be void.
2. Prior to issuance of a building permit, the following items must be submitted:
 - a. Submit evidence of Minnehaha Creek Watershed District approval. The City may require revisions to the preliminary plat to meet the district's requirements.
 - b. A curb-cut permit must be obtained from the Edina Engineering department.
 - c. Utility hook-ups are subject to review of the city engineer.
 - d. Grading and drainage plans specific to any proposed house would be reviewed at the time of building permit, and shall be subject to review and approval of the city engineer. Drainage from any new home, garage or driveway would have to be directed to Brookview Avenue.
 - e. The requirements of Ordinance No. 2013-09 scheduled to go into effect on January 1, 2014 shall be applicable to the subject lots.

Adopted this ___ day of _____, 2013.

ATTEST: _____
Debra A. Mangan, City Clerk

James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of _____, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2013.

City Clerk