

**CITY OF LINDSTROM
ZONING AND LAND USE REQUEST**

Date of Application: 11/19/21 Fee Amount: \$200
(Please Print)

Owner's Name: TRUST OF MARLIN & BEATRICE NELSON Don Nelson
Phone #: 651-503-7749

Email Address: dsnelson823@gmail.com

Address: 12841 325TH ST. LINDSTROM, MN. 55045

Location of the Property: CHISAGO LAKES TOWNSHIP (NORTH)

Legal Description of the Property: SEE ATTACHED DRAWING

Reason for Request: TO SPLIT INHERITED FAMILY FARM BETWEEN (2)
SURVIVING BROTHERS

Sketch of Property and Structure to be drawn on the back of this form or attached. Please indicate the following:

- Location of proposed building
 - Existing location of existing buildings
 - Setbacks and distances from buildings and property lines
 - Distances from neighboring property and buildings
 - Additional helpful information
- NO EXISTING OR PROPOSED
STRUCTURES
- NO WELLS OR SEPTIC SYSTEMS

Per M.S. 71.462, an applicant may request that the City provide a written, nonbinding estimate of the anticipated consulting fees to be charged to the applicant based on information available at the time of application. If an estimate is requested, the application shall not be deemed complete until the City has:

1. Provided an estimate to the applicant;
2. Received the required application fees as specified by the City;
3. Received a signed acceptance of the fee estimate from the applicant; and

4. Received a signed statement that the applicant has not relied on the estimate of fees in its decision to proceed with the final application from the applicant.

I do not wish to receive an estimate of the anticipated consulting fees to be charged for this application.

I request that the City provide an estimate of the anticipated consulting fees to be charged for this application.

Signature of Applicant: Donald S. Nelson Date: 11/19/21

Amount Paid: \$ 200.00 Receipt: 27096

EXHIBIT A
Legal Description

~~PARCEL 1:~~

~~Condominium Apartment Unit No. 102 in Waters Edge Condominium, Condominium No. 1, Chisago County, Minnesota;~~

~~Subject to easements, covenants and restrictions of record, if any.~~

~~PARCEL 2:~~

~~Condominium Garage Unit No. 24 in Waters Edge Condominium, Condominium No. 1, Chisago County, Minnesota;~~

~~Subject to easements, covenants and restrictions of record, if any.~~

PARCEL 3:

Lot Six (6) of Section Twenty (20), Township Thirty-four (34), Range Twenty (20).

PARCEL 4:

The North Half of the Southwest Quarter (N1/2 SW1/4) of Section Twenty-one (21), Township Thirty-four (34), Range Twenty (20);

All that part of the Northwest Quarter of the Southeast Quarter (NW1/4 of SE1/4) of Section Twenty-one (21), Township Thirty-four (34), Range Twenty (20), lying westerly of the centerline of Public Highway No. 20; EXCEPT that tract conveyed to Gustaf Wiberg as described in Book 1 of Deeds on page 638 in the office of the Register of Deeds in and for said Chisago County.

PARCEL 5:

Part of Lot Two (2), Section Twenty-one (21), Township Thirty-four (34) North, Range Twenty (20) West, described as follows, to-wit: Beginning at the northeast corner of said Lot 2, Section 21, Township 34 North, Range Twenty (20) West; thence West along the North line of said Lot 2 a distance of 700 feet; thence south parallel with the east line of said Lot 2 and 700 feet distant west therefrom, a distance of 1306 feet, more or less, to the south line of said Lot 2; thence east along the south line of said Lot 2, a distance of 700 feet to the southeast corner thereof; thence north along the east line of said Lot 2, a distance of 1306 feet, more or less, to the place of beginning, containing 21 acres of land, more or less.

PARCEL 6:

Government Lot Two (2), Section Twenty-one (21), Township Thirty-four (34), Range Twenty (20), excepting therefrom the Easterly 700 feet thereof.

(Continued on following page)

PARCEL 7:

7 70

The South Half of the Southeast Quarter of the Northwest Quarter (S1/2 of SE1/4 of NW1/4) of Section Twenty-one (21), Township Thirty-four (34), Range Twenty (20), EXCEPT the South 330 feet of the East 660 feet thereof.

ALSO EXCEPT that part described as follows:

Commencing at the Southeast corner of the South Half of the Southeast Quarter of the Northwest Quarter, thence North 89 degrees 51 minutes 06 seconds West, assumed bearing along the south line of the South Half of the Southeast Quarter of the Northwest Quarter, a distance of 660.10 feet, thence North 1 degree 09 minutes 35 seconds East, a distance of 330.05 feet to the point of beginning of the parcel to be described, thence North 84 degrees 36 minutes 57 seconds East, a distance of 231.75 feet; thence South 86 degrees 52 minutes 25 seconds East, a distance of 430.02 feet to the east line of the South Half of the Southeast Quarter of the Northwest Quarter; thence North 1 degree 09 minutes 35 seconds east, a distance of 320.50 feet to the north line of the South Half of the Southeast Quarter of the Northwest Quarter, thence North 89 degrees 55 minutes 16 seconds West, along said north line, a distance of 750.00 feet, thence South 14 degrees 37 minutes 14 seconds East, a distance of 330.45 feet to the point of beginning.

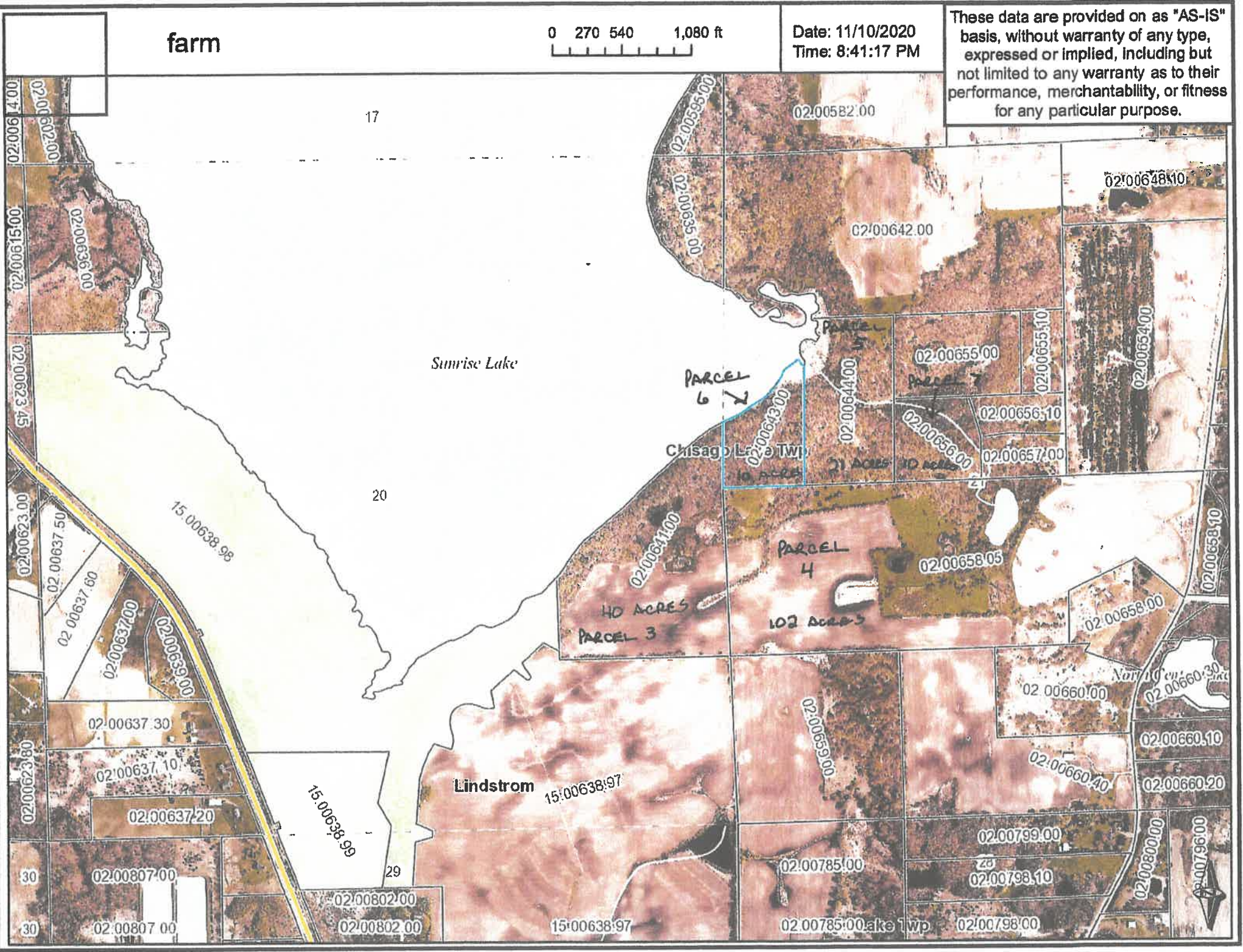
Subject to easements, covenants and restrictions of record.

farm

0 270 540 1,080 ft

Date: 11/10/2020
Time: 8:41:17 PM

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.



SKETCH AND DESCRIPTION

PROPOSED DESCRIPTIONS:

PARCEL A

The South 966.00 feet of Government Lot 6, Section 20, Township 34, Range 20, Chisago County, Minnesota.
AND

The South 966.16 feet of the Northwest Quarter of the Southwest Quarter of Section 21, Township 34, Range 20, Chisago County, Minnesota.
AND

The South 509.00 feet of the Northeast Quarter of the Southwest Quarter of said Section 21, together with the West 115 feet of the North 466.16 feet of the South 966.16 feet of said Northeast Quarter of the Southwest Quarter.
AND

That part of the Northwest Quarter of the Southeast Quarter of said Section 21, described as follows: Beginning at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 0 degrees 42 minutes 16 seconds West, assumed bearing, along the west line of said Northwest Quarter of the Southeast Quarter, 420.00 feet; thence North 64 degrees 17 minutes 44 seconds East, 580.00 feet to the point of beginning; thence return South 64 degrees 17 minutes 44 seconds West, 580.00 feet to said west line; thence North 00 degrees 42 minutes 16 seconds West, 80.07 feet; thence North 88 degrees 21 minutes 43 seconds East, 34.00 feet; thence North 64 degrees 17 minutes 44 seconds East, 784.84 feet; thence South 50 degrees 42 minutes 16 seconds East, 302 feet more or less to the centerline of North Lakes Trail; thence southerly along said centerline to the intersection with a line bearing South 50 degrees 42 minutes 16 seconds East from said point of beginning; thence North 50 degrees 42 minutes 16 seconds West, 494 feet more or less to the point of beginning. EXCEPTING THEREFROM that tract conveyed to Gustaf Wiberg as described in Book 1 of Deeds, Page 638 in the office of the Register of Deeds, said Chisago County.

PARCEL B

That part of Government Lot 6, Section 20, Township 34, Range 20, Chisago County, Minnesota lying northerly of the South 966.00 feet thereof.
AND

Government Lot 2, Section 21, Township 34, Range 20, Chisago County, Minnesota.
AND

That part of the Northwest Quarter of the Southwest Quarter said Section 21, lying northerly of the South 966.16 feet thereof.
AND

That part of the Northwest Quarter of the Southeast Quarter, said Section 21, lying westerly of the centerline of North Lakes Trail (County Road No. 20), and lying northerly of the following described line:

Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 0 degrees 42 minutes 16 seconds West, assumed bearing, along the west line of said Northwest Quarter of the Southeast Quarter, 500.07 feet to the point of beginning of the line to be described; thence North 88 degrees 21 minutes 43 seconds East, 34.00 feet; thence North 64 degrees 17 minutes 44 seconds East, 784.84 feet; thence South 50 degrees 42 minutes 16 seconds East, 302 feet more or less to said centerline and said line there terminating. EXCEPTING THEREFROM that tract conveyed to Gustaf Wiberg as described in Book 1 of Deeds, Page 638 in the office of the Register of Deeds, said Chisago County.
AND

The Northeast Quarter of the Southwest Quarter of said Section 21, EXCEPTING THEREFROM the South 500.00 feet thereof, ALSO EXCEPTING the West 115.00 feet of the North 466.16 feet of the South 966.16 feet of said Northeast Quarter of the Southwest Quarter thereof.
AND

The South Half of the Southeast Quarter of the Northwest Quarter of said Section 21, EXCEPTING THEREFROM that part described as follows: Beginning at the southeast corner of said South Half of the Southeast Quarter of the Northwest Quarter; thence North 89 degrees 51 minutes 06 seconds West, assumed bearing along the south line of said South Half of the Southeast Quarter of the Northwest Quarter, 660.10 feet; thence North 01 degree 09 minutes 35 seconds East, 330.05 feet; thence North 84 degrees 36 minutes 57 seconds East, 231.75 feet; thence South 86 degrees 52 minutes 25 seconds East, 430.02 feet to the East line of said South Half of the Southeast Quarter of the Northwest Quarter; thence South 01 degree 09 minutes 35 seconds West along said East line, 330.05 feet to the point of beginning. ALSO EXCEPT that part of said South Half of the Southeast Quarter of the Northwest Quarter described as follows:

Commencing at the southeast corner of said South Half of the Southeast Quarter of the Northwest Quarter; thence North 89 degrees 51 minutes 06 seconds West, assumed bearing along the south line of said South Half of the Southeast Quarter of the Northwest Quarter, 660.10 feet; thence North 01 degree 09 minutes 35 seconds East, 330.05 feet to the point of beginning; thence North 84 degrees 36 minutes 57 seconds East, 231.75 feet; thence South 86 degrees 52 minutes 25 seconds East, 430.02 feet to the east line of said South Half of the Southeast Quarter of the Northwest Quarter; thence North 01 degree 09 minutes 35 seconds East, 320.50 feet to the north line of said South Half of the Southeast Quarter of the Northwest Quarter; thence North 89 degrees 55 minutes 16 seconds West, along said north line, 750.00 feet; thence South 14 degrees 37 minutes 14 seconds East, 330.45 feet to the point of beginning.

SURVEY NOTES

- Subject Property PID No. 02.00641.00, 02.00643.00, 02.00644.00, 02.00656.00 and 02.00658.05. The physical address of the property is 12841 325th. Street, Lindstrom, MN. 55045
- The bearing system is based on the Chisago County coordinate system NAD83 (1996 Adjustment)
- Based on a previous 1988, Hult & Assoc. survey and Warranty Deed No. 624524, we believe the current Quit Claim Deed No. 571182 has not been updated after PID 02.00658.00 was conveyed away.
- Based on a previous 1989, Hult & Assoc. survey, and Warranty Deed No. 217955, we believe the current Quit Claim Deed No. 571182 has not been updated after PID 02.00657.00 was conveyed away.
- There has been no field work conducted for this Sketch and Description.

EXISTING DESCRIPTION:

(Quit Claim Deed No. A-571182)

Lot Six (6) of Section Twenty (20), Township Thirty-four (34), Range Twenty (20).
AND

The North Half of the Southwest Quarter (N1/2 SW 1/4) of Section Twenty-one (21), Township Thirty-four (34), Range Twenty (20).
AND

All that part of the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4) of Section Twenty-one (21), Township Thirty-four (34), Range Twenty (20), lying westerly of the centerline of Public Highway No. 20; EXCEPT that tract conveyed to Gustaf Wiberg as described in Book 1 of Deeds on page 638 in the office of the Register of Deeds in and for said Chisago County.

AND

Part of Lot Two (2), Section Twenty-one (21), Township Thirty-four (34) North, Range Twenty (20) West, described as follows, to-wit: Beginning at the northeast corner of said Lot 2, Section 21, Township 34 North, Range Twenty (20) West; thence West along the North line of said Lot 2 a distance of 700 feet; thence south parallel with the east line of said Lot 2 and 700 feet distant west therefrom, a distance of 1306 feet, more or less, to the south line of said Lot 2; thence east along the south line of said Lot 2, a distance of 700 feet to the southeast corner thereof; thence north along the east line of said Lot 2, a distance of 1306 feet, more or less, to the place of beginning, containing 21 acres of land, more or less.

AND

Government Lot Two (2), Section Twenty-one (21), Township Thirty-four (34), Range Twenty (20), excepting therefrom the Easterly 700 feet thereof.

AND

The South Half of the Southeast Quarter of the Northwest Quarter (S1/2 of SE 1/4 of NW 1/4) of Section Twenty-one (21), Township thirty-four (34), Range Twenty (20), EXCEPT the South 330 feet of the East 660 feet thereof.

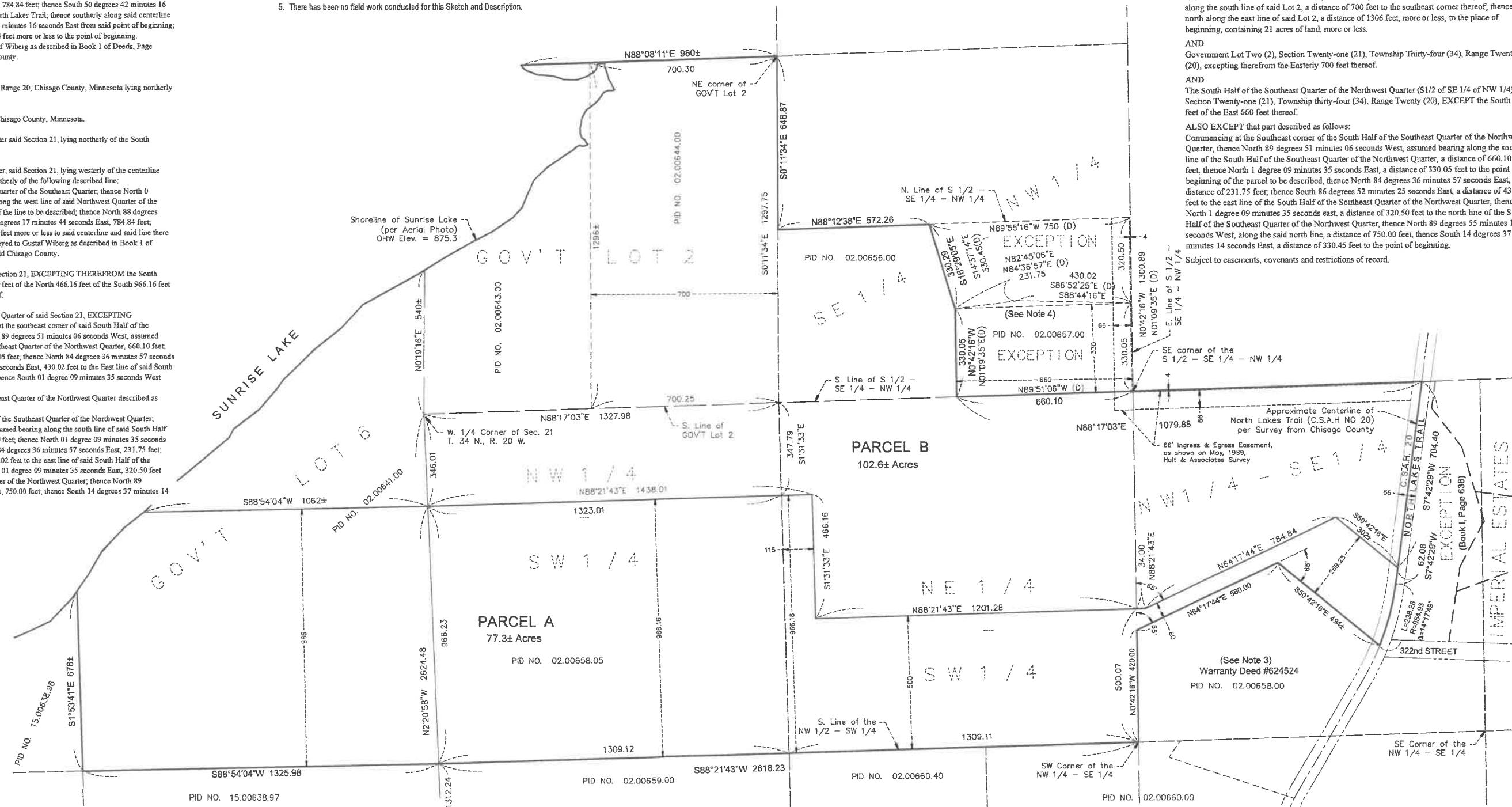
ALSO EXCEPT that part described as follows:

Commencing at the Southeast corner of the South Half of the Southeast Quarter of the Northwest Quarter, thence North 89 degrees 51 minutes 06 seconds West, assumed bearing along the south line of the South Half of the Southeast Quarter of the Northwest Quarter, a distance of 660.10 feet, thence North 1 degree 09 minutes 35 seconds East, a distance of 330.05 feet to the point of beginning of the parcel to be described, thence North 84 degrees 36 minutes 57 seconds East, a distance of 231.75 feet; thence South 86 degrees 52 minutes 25 seconds East, a distance of 430.02 feet to the east line of the South Half of the Southeast Quarter of the Northwest Quarter, thence North 1 degree 09 minutes 35 seconds East, a distance of 320.50 feet to the north line of the South Half of the Southeast Quarter of the Northwest Quarter, thence North 89 degrees 55 minutes 16 seconds West, along the said north line, a distance of 750.00 feet, thence South 14 degrees 37 minutes 14 seconds East, a distance of 330.45 feet to the point of beginning.

Subject to easements, covenants and restrictions of record.



SCALE (IN FEET)



ACREAGE:

Total Acreage of subject property: 7,839,095± Sq. Ft. or 180± Acres

PARCEL A: 3,368,516± Sq. Ft. or 77.3± Acres

PARCEL B: 4,470,579± Sq. Ft. or 102.6± Acres

S.W. Corner of Sec. 21
T. 34, R. 20

DATE:	DATE:	AMENDMENTS:	BY:	PREPARED FOR:
APRIL, 2021				DON NELSON
SCALE:				
AS SHOWN				
DRAWN BY:				
J.J.G.				
CHECKED BY:				
K.L.J.				
FILE NUMBER:	2021 - 10467			

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kelly L. Jordan
Kelly L. Jordan L.S. DATE: 6/27/2021 LIC. NO. 47588

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS