

**CITY OF LINDSTROM
SUBDIVISION REQUEST IN
EXTRATERRITORIAL REVIEW AREA**

Date of Application: 11/19/21 Fee Amount: \$250.00 +\$500 Escrow + \$50.00 per lot

(Please Print)

Owner's Name: TRUST OF MARVIN & BEATRICE NELSON Phone #: 651-503-7749 DON NELSON

Owner's Email Address: dsnelson823@gmail.com

Owner's Address: 12841 325TH ST. LINDSTROM, MN 55045

NO ADDRESS / NO STRUCTURES

Street Location of the Property: FRONTAGE ON N. LAKES TRAIL & 325TH ST

Legal Description of the Property: SEE ATTACHED DRAWING

Number of acres: 183 ACRES

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

A survey, or other submittal as approved by Staff, shall be submitted that shows existing and proposed property lines, natural features, existing structures, septic locations, etc. NO EXISTING OR PROPOSED STRUCTURES NO WELLS OR SEPTIC SYSTEMS
Per Minn. Stat. 471.462, 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. Wula Date: 11/19/21

Amount Paid: \$ 850.00 Receipt # 27096

Subdivision Regulations in the Extraterritorial Area

The City of Lindstrom has established its review and approval authority for subdivisions which occur within close proximity to its City limits. These regulations were enacted in order to ensure that subdivisions which occur today do not prevent the future extension of municipal water and sewer services, as well as to protect the general welfare and facilitate the adequate provision of transportation, stormwater drainage, and other public services. All subdivisions requested after November 28, 2020, that are located within the designated review areas, are required to be approved by the City of Lindstrom. In addition, subdivisions will need to be reviewed by Chisago County prior to any subdivision or for the issuance of a building permit to ensure that zoning regulations for the property are met. Consultation with both agencies is recommended as early in the process as possible to ensure requirements of the County Zoning Ordinance and the City Subdivision Ordinance are understood. While applicants are advised to review the City's complete subdivision regulations online, the following provides an overview of the City's requirements in the extraterritorial area.

- 1) Area A
 - i Properties that are more than 1,000 feet from a designated public water shall have a maximum lot size of 12,000 square feet.
 - ii Properties that are within 1,000 feet of a designated public water shall be limited in lot area and lot width based on the lot type and lake type as identified in the tables below.

Maximum Lot Size and Lot Width

Type of Lake	Non-riparian		Riparian	
	Lot Area	Lot Width	Lot Area	Lot Width
General Development	15,000	125	18,000	125
Recreational Development	18,000	125	25,000	125
Natural Environment	25,000	150	50,000	150

Public Water Designation

General Development Lakes	Recreational Development Lakes	Natural Environment Lakes
North Center Lake	Kroon Lake	Boos Lake
South Center Lake		Linn Lake
Chisago Lake		Ogren Lake
North Lindstrom Lake		Swamp Lake
South Lindstrom Lake		Sunrise Lake
Wallmark Lake		Unnamed #13-15

2) Area B - Properties within Area B shall have a minimum lot size of 10 acres and the ratio of lot frontage to lot depth shall be no more than 1 to 4.

Review Process for Proposed Subdivisions

Following submittal of a complete subdivision application, the Zoning Administrator shall determine whether the request is a minor subdivision or a major subdivision. A minor subdivision, one which creates three or fewer parcels and does not require other land use or subdivision approvals, can be approved administratively. If a subdivision is not a minor subdivision then it shall be a major subdivision and shall require a public hearing and consideration by the Planning Commission and the City Council.

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 76

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.

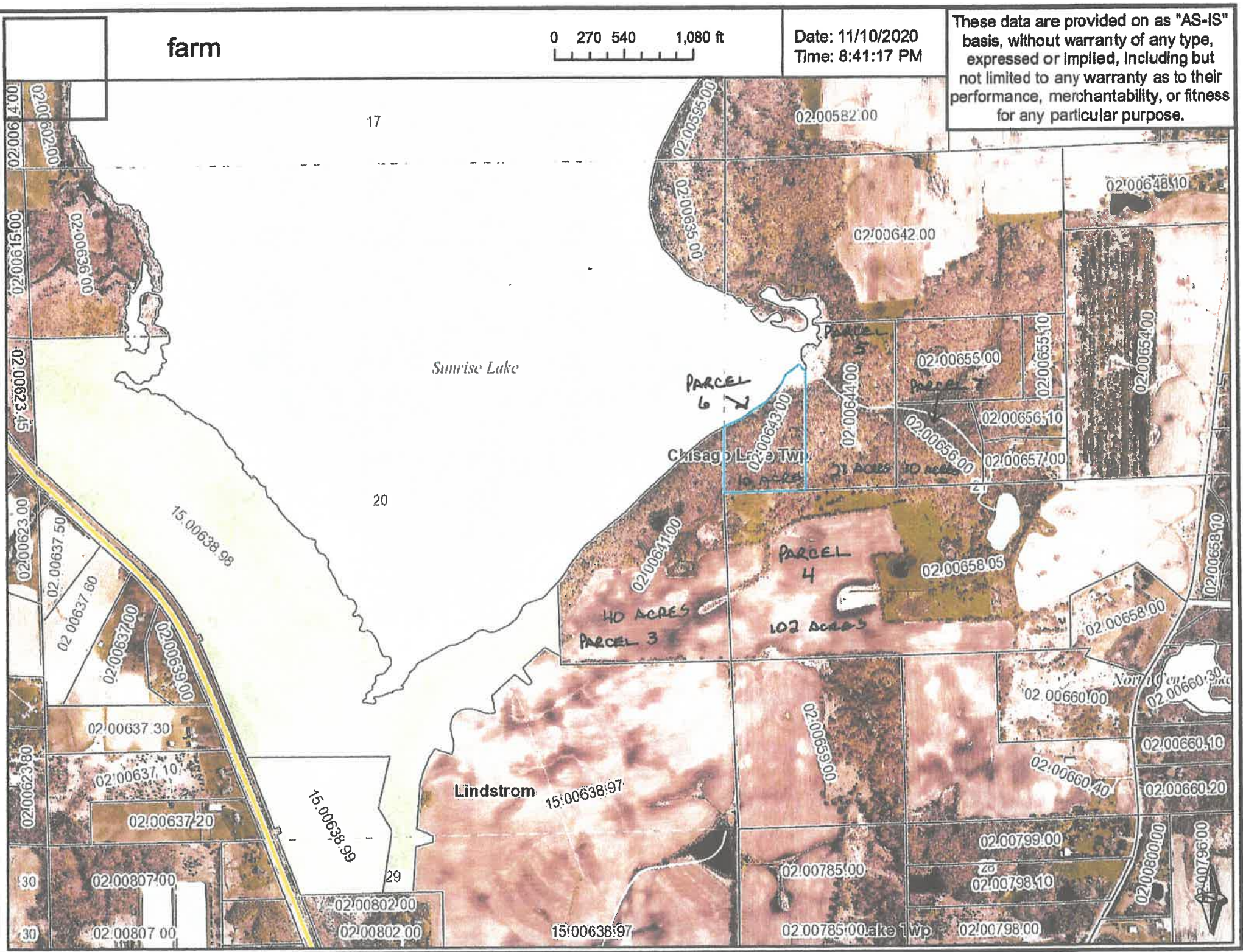
Subject to easements, covenants and restrictions of record.

farm

0 270 540 1,080 ft

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

These data are provided on as "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:

PARCELA

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 500.00 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.

PARCELB

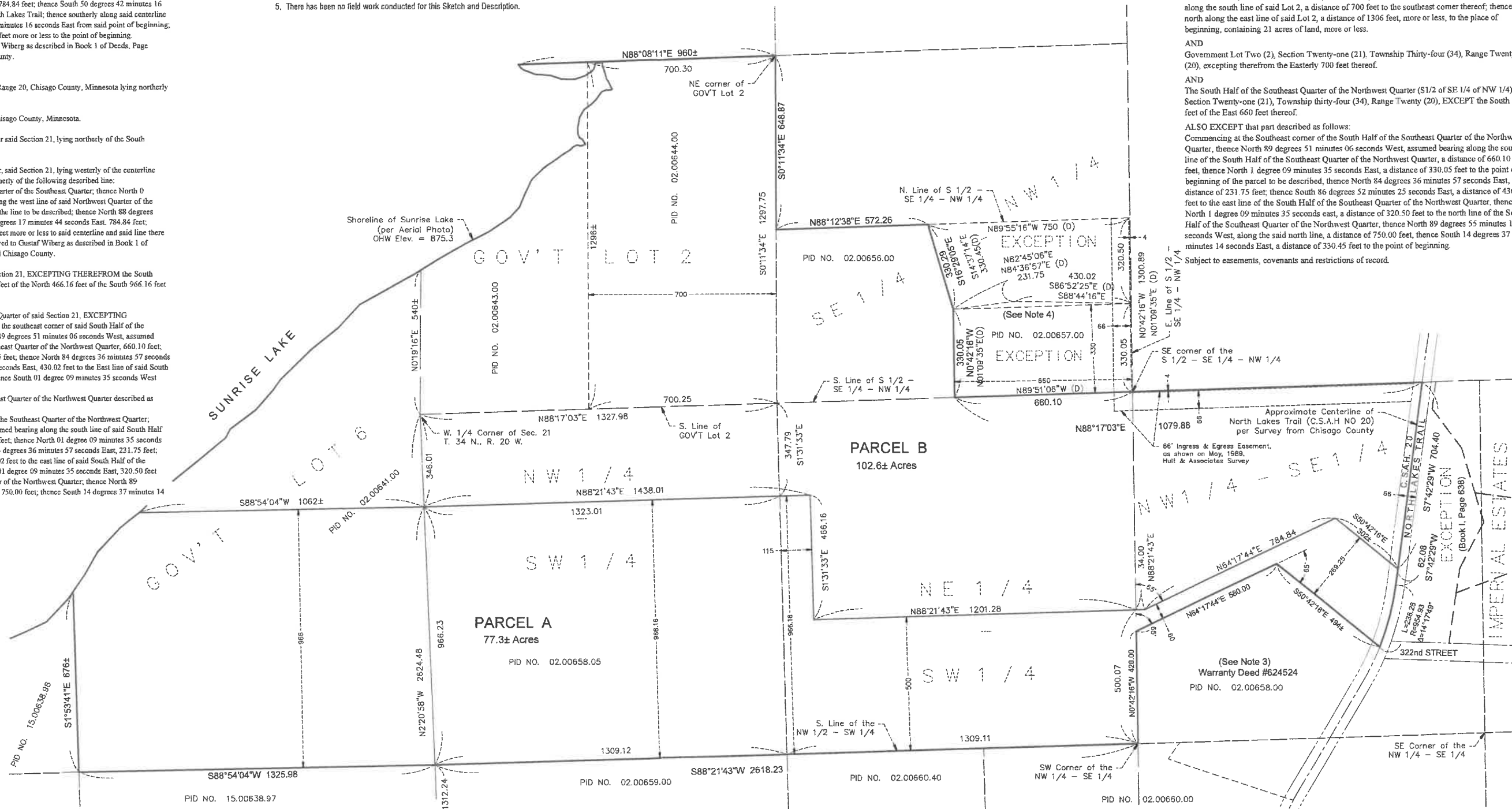
That part of Government Lot 6, Section 20, Township 34, Range 20, Chisago County, Minnesota lying northerly of the South 966.00 feet thereof.
 AND
 Government Lot 2, Section 21, Township 34, Range 20, Chisago County, Minnesota.
 AND
 That part of the Northwest Quarter of the Southwest Quarter said Section 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 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 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 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 West along said East line, 330.05 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);
 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.



ACREAGE:

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

PARCELA: 3,368,516± Sq. Ft. or 77.3± Acres
 PARCELB: 4,470,579± Sq. Ft. or 102.6± Acres

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

DATE:	APRIL, 2021	DATE:	AMENDMENTS	BY:	PREPARED FOR: DON NELSON
SCALE:	AS SHOWN				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.
DRAWN BY:	J.J.G.				<i>[Signature]</i>
CHECKED BY:	K.L.J.				Kelly L. Jordan L.S.
FILE NUMBER:	2021 - 10467				DATE: 6/27/2021 LIC. NO. 42688

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