

City of Independence

The Independence City Code was established to protect both current and future residents from the negative impacts of improper development and to ensure a positive future for the city. The land use application review is the mechanism that allows the city to examine proposed uses to ensure compatibility with the surrounding environment, natural or otherwise. It is important to understand that a proposed use may be acceptable in some circumstances, but unacceptable in others—all applications are viewed on a case-by-case basis.

☐ Appeal

☐ Comprehensive Plan Amendment

☐ Concept Plan

☐ Conditional Use Permit

☐ Residential

☐ Commercial/Light Industrial

☐ Telecommunications

☐ Agriculture

☐ Home Occupation

☐ Non-Conforming Use

☐ Guest/Bunk House

☐ Institutional

☐ CUP Amendment

☐ Extension Request

☐ Final Plat

☐ Interim Use Permit

☐ Lot Consolidation

☒ Minor Subdivision (Survey)

☐ Lot Subdivision

☐ Lot Combination

☒ Lot Line Rearrangement

☐ Moving Buildings

☐ Preliminary Plat

☐ Rezoning

☐ Site Plan Review (Commercial)

☐ Vacation

☐ Variance

☐ Subdivision Regulations

☐ Zoning

☐ Road Frontage

☐ Zoning Text Amendment

\*Please check all that apply

Request:

03-118-24-21-0002

Site Address or Property Identification Number(s):

4675 LAKE SARAH RD

MAPLE PLAIN, MN 55359

NOTE: Minnesota State Statute 15.99 requires local governments to review an application within 15 days of its submission to determine if an application is complete and/or if additional information is needed to adequately review the subject request. **To ensure an expedited review, applicants shall schedule a pre-application meeting with the City Planner/Administrator at least one week prior to submittal.** Most applications have a review period of 60 days, with the City's ability to extend an additional 60 days if necessary due to insufficient information or schedule.

Office Use Only

500.

Application Amount

1,000.

Escrow Paid

Date Accepted by Planner

City Planner

1/21/16

Date

2323

Application Check #

2323

Escrow Check #

Accepted By

\*\*\*Note: All parties with a fee interest in the real estate must sign this application before the City will review for consideration!

**Applicant Information:**

Name: George & Linda Becker  
Address: 4675 LAKE SARAH RD  
City, State, Zip: Maple Plain, MN 55359  
Phone: 763-477-5004  
Email: \_\_\_\_\_  
Signature: George & Linda Becker

**Owner Information (if different than applicant)**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

**Checklist:** Please review the checklist that goes with the request(s) as all materials in the checklist unless waived by the City.

**Review Deadline and Timeline:** All applications must be received by the deadline according to the schedule attached hereto. Failure to submit by the date shown will result in a delay in the scheduling of the application review by Planning Commission and City Council.

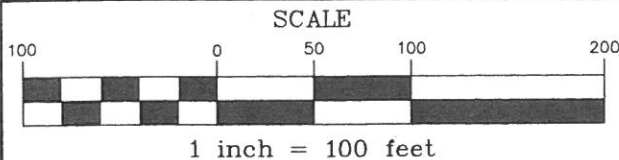
***Application for Planning Consideration Fee Statement***

The City of Independence has set forth a fee schedule for the year 2014 by City Ordinance. However, projects of large scope that include two or more requests will be required to provide a larger deposit than the resolution sets forth as set by the City Administrator. The fees collected for land use projects are collected as deposits. All invoices associated with each land employ application will be billed to the applicant within 30 days upon receipt by the City for each project. The City of Independence often utilizes consulting firms to assist in the review of projects. The consultant and City rates are shown at the bottom of this form. By signing this form, the applicant recognizes that he/she is solely responsible for any and all fees associated with the land use application from the plan review stage to the construction monitoring stage through to the release of any financial guarantee for an approved project. If a project is denied by the City Council or withdrawn by the applicant, the fees associated for the project until such denial or withdrawal, remain the applicant's responsibility.

I UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS LAND USE APPLICATION:

Applicant Signature: George E Becker  
Date: 1-21-2016

Owner Signature (if different): \_\_\_\_\_  
Date: \_\_\_\_\_

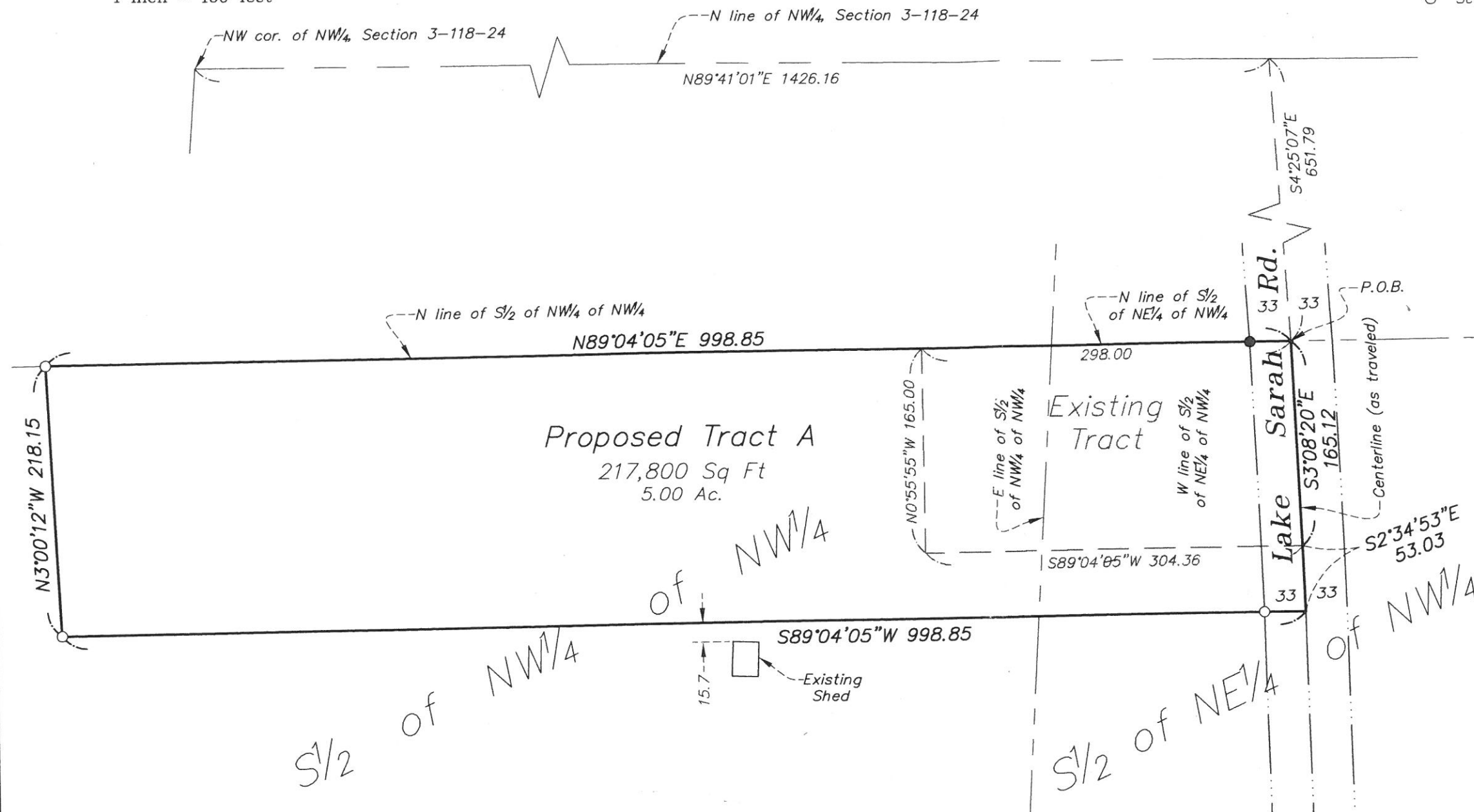


# Certificate of Survey

Prepared for: George Becker

## Legend

- Found Iron Monument
- Set Iron Monument (LS 14700)



### Existing Description (supplied by client)

All that part of the South Half of the Northeast Quarter of the Northwest Quarter of Section 3, Township 118, North Range 24, West of the 5th Principal Meridian described as follows:

Beginning at the point of intersection of the North line of South Half of Northeast Quarter of Northwest Quarter with the center line of County Road #91 running through said Section; thence West along said North line a distance of 298 feet; thence South at right angles to said North line a distance of 165 feet; thence East parallel with said North line to the intersection with the center line of said County Road #91; thence North along said center line to the point of beginning.

The description above only includes that part of the area described within the South Half of the Northeast Quarter of the Northwest Quarter of said Section 3, even though the metes and bounds calls include part of the South Half of the Northwest Quarter of the Northwest Quarter of said Section 3.

### Proposed Tract A:

All that part of the South Half of the Northeast Quarter of the Northwest Quarter and the South Half of the Northwest Quarter of the Northwest Quarter all in Section 3, Township 118, North Range 24, West of the 5th Principal Meridian described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 3; thence on an assumed bearing of North 89 degrees 41 minutes 04 seconds East, along the north line thereof, a distance of 1426.16 feet to the intersection with the center line of Lake Sarah Road; thence South 4 degrees 25 minutes 07 seconds East, along said center line, a distance of 651.79 feet to the intersection with the north line of the South Half of the Northeast Quarter of said Northwest Quarter, said point being the point of beginning of the tract to be described; thence South 3 degrees 08 minutes 20 seconds East, along said center line, a distance of 165.12 feet; thence South 2 degrees 34 minutes 53 seconds East, along said center line, a distance of 53.03 feet; thence South 89 degrees 04 minutes 05 seconds West, parallel with the north line of the South Half of the Northeast Quarter of said Northwest Quarter, a distance of 998.85 feet; thence North 3 degrees 00 minutes 12 seconds West a distance of 218.15 feet to the north line of the South Half of the Northwest Quarter of said Northwest Quarter; thence North 89 degrees 04 minutes 05 seconds East, along said north line and the easterly extension thereof, a distance of 998.85 feet to the point of beginning and there terminating.

Subject to Lake Sarah Road right of way. Subject to any and all easements of record.

Bearings based on assumed datum.

Job Number: 8102

Book/Page: LL

Survey Date: 10-21-15

Drawing Name: becker.dwg

Drawn by: KLB

Revisions:

I hereby certify that this certificate of survey 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.

*Paul B. Schoborg*  
Paul B. Schoborg

Date: Oct. 29, 2015 Registration No. 14700

**A SCHOBORG**  
**LAND SERVICES**  
**INC.**

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