

**CITY OF CREDIT RIVER
SCOTT COUNTY, MINNESOTA
RESOLUTION NO. 2022-_____**

**A RESOLUTION APPROVING A PRELIMINARY AND FINAL PLAT FOR A
DEVELOPMENT KNOWN AS FOX ESTATE**

WHEREAS, the City of Credit River is a Minnesota Municipal Corporation, duly organized and authorized to conduct its affairs under the laws of the State of Minnesota; and

WHEREAS, Green Mavericks LLC, (the “Developer”) is the owner of certain real property located in the City of Credit River, State of Minnesota, legally described on Exhibit A (the “Subject Property”); and

WHEREAS, the Developer has requested approval of a preliminary and final plat so as to allow the Developer to plat the Subject Property into one lot as shown on a final plat for a development entitled Hunt Addition, the most recent revision of said plat and plans updated April 21, 2022 (unless otherwise noted) were prepared by Probe Engineering Company, Inc. and containing the following sheets:

- a. Preliminary Plat
- b. Final Plat

(the “Site Plans”); and

WHEREAS, the City Council has considered the proposed Preliminary and Final Plat and it makes the following findings of fact:

- 1. The proposed Final Plat is consistent with the approved Preliminary Plat; and
- 2. The Final Plat prepared by Rehder and Associates, Inc. is attached hereto as “Exhibit B”.

NOW, THEREFORE, be it resolved that the Preliminary and Final Plat for FOX ESTATE prepared by Rehder and Associates, Inc. is approved subject to the following conditions:

- 1. A title commitment shall be provided for the review of the City Attorney prior to recording of the final plat.
- 2. The Developer must reimburse the City for all costs incurred by the City and its consultants in relation to review of the proposed development plans, inspection of improvements, and the preparation of the Developer’s Agreement if one is needed.
- 3. Utility lines are required to be placed underground at the sole expense of the developer.

4. The Developer shall be responsible for obtaining and complying with all necessary permits from any other governmental agencies.
5. The Developer may not commence construction of any improvements on the Subject Property until the Final Plat and Development Agreement (if needed) have been recorded.
6. Park dedication is required for this plat, and will be calculated at the time of recording of the Final Plat.
7. The approval of the preliminary plat shall terminate if either a final plat has not been approved or a Developer's Agreement has not been entered into between the City and Developer in the timeframe as required by the Subdivision Ordinance.
8. Additional conditions as determined necessary by the City Planner, City Engineer, and City Attorney as review of the project progresses and is completed.

Adopted and approved by the City Council of the City of Credit River on a vote of ____ ayes and ____ nays effective on the 3rd day of October, 2022.

Approved:

Chris Kostik, Mayor

Attested:

Karen Donovan, City Clerk

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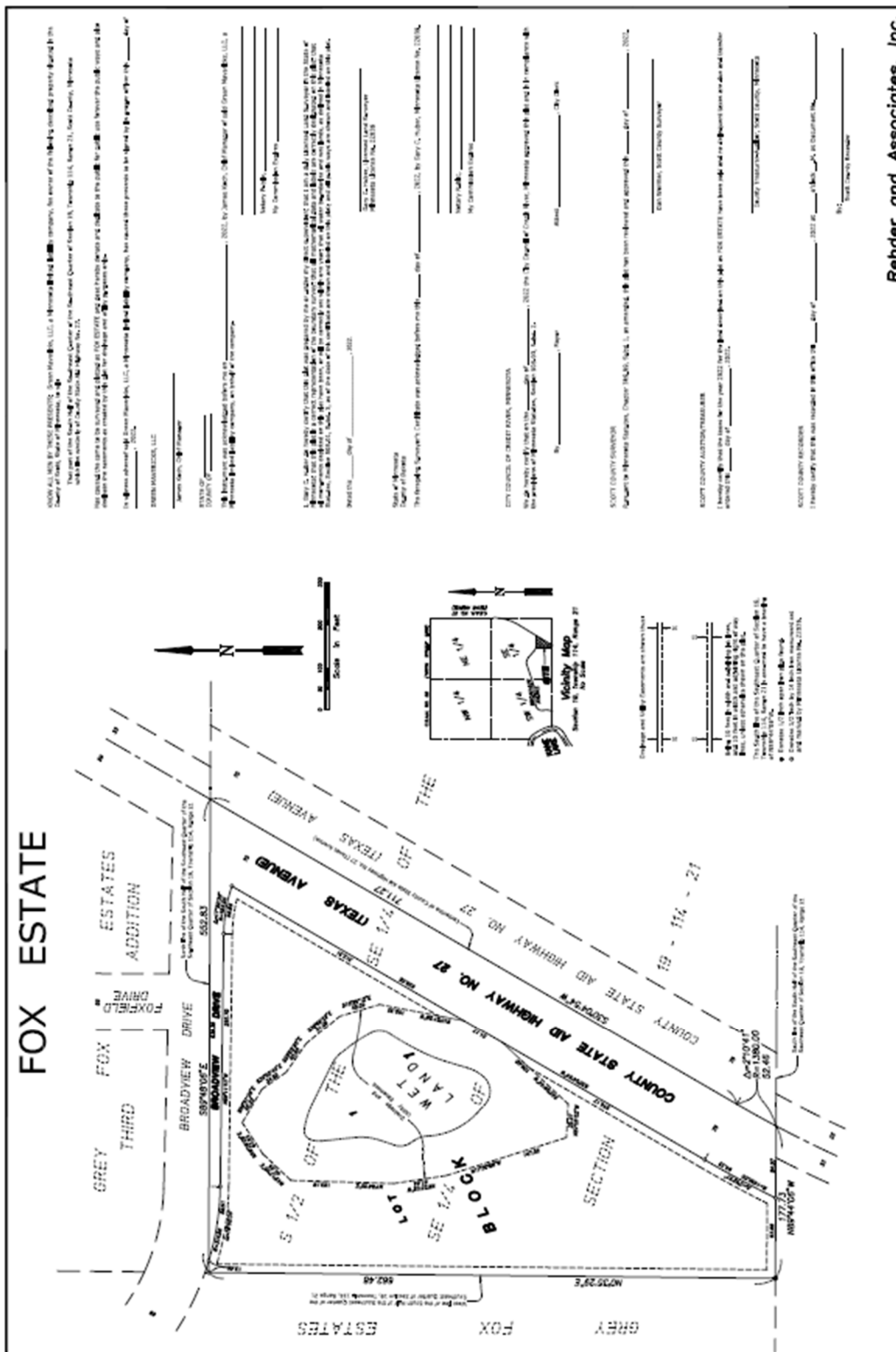
EXHIBIT A

Legal Description

That part of the South Half of the Southeast Quarter of the Southeast Quarter of Section 19, Township 114, Range 21, Scott County, Minnesota which lies westerly of County State Aid Highway No. 27.

EXHIBIT B

Final Plat



KNOW ALL MEN BY THESE PRESENTS, that [Name] of the County of [County], State of [State], do hereby certify that the above described land is the property of the [Name], and that the same is being offered for sale by public auction to the highest bidder, and that the same is being offered for sale by public auction to the highest bidder, and that the same is being offered for sale by public auction to the highest bidder.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office at [City], State of [State], this [Day] day of [Month], 2021.

Notary Public

The foregoing is a true and correct copy of the original plat as filed with the County Clerk of the County of [County], State of [State], on this [Day] day of [Month], 2021, and the same is being offered for sale by public auction to the highest bidder, and that the same is being offered for sale by public auction to the highest bidder.

CITY OF [City], STATE OF [State]
I, [Name], Mayor of the City of [City], State of [State], do hereby certify that the above described land is the property of the [Name], and that the same is being offered for sale by public auction to the highest bidder, and that the same is being offered for sale by public auction to the highest bidder.

COUNTY OF [County], STATE OF [State]
I, [Name], County Clerk of the County of [County], State of [State], do hereby certify that the above described land is the property of the [Name], and that the same is being offered for sale by public auction to the highest bidder, and that the same is being offered for sale by public auction to the highest bidder.

NOTARY PUBLIC
I, [Name], Notary Public for the State of [State], do hereby certify that the above described land is the property of the [Name], and that the same is being offered for sale by public auction to the highest bidder, and that the same is being offered for sale by public auction to the highest bidder.

Rehder and Associates, Inc.
[Address]