

**RESOLUTION 2022-04**  
**City of Heidelberg Subdivision**  
**Daniel J. Sullivan & Colleen P. Sullivan**  
**512 Doherty Ave. S.E. New Prague, MN 56071**  
**File # SD-2022-01**

**Background**

The City of Heidelberg received an application for a Subdivision on April 01, 2022, to allow for the split of a 102.16-acre parcel into the following 3 Lots:

Lot 1- 2.59 Acres + 0.58 Acres R/W = 3.18 Total Acres  
Lot 2- 2.87 Acres + 0.19 Acres R/W = 3.06 Total Acres  
OUTLOT A- 93.06 Acres + 2.85 Acres = 95.91 Total Acres

**DESCRIPTION OF RECORD:**

The affected property is legally described as follows:

(PID 07.031.5300):

The North Half of the Southeast Quarter, also the North Half of the South Half of the Southeast Quarter, all in Section 31, Township 112 North, Range 23 West, Le Sueur County, Minnesota.

**EXCEPTING THEREFROM**

That part of the North Half of the Southeast Quarter and that part of the North Half of the South Half of the Southeast Quarter of Section 31, Township 112 North, Range 23 West, Le Sueur County, Minnesota, described as follows:

Commencing at the East Quarter Corner of Section 31; thence South 00 degrees 15 minutes 10 seconds West, bearings based on Le Sueur County Coordinates NAD83, 1996 Adjustment, on the east line of the Southeast Quarter, a distance of 764.11 feet to the point of beginning; thence continuing South 00 degrees 15 minutes 10 seconds West on said east line, a distance of 894.27 feet; thence North 89 degrees 41 minutes 41 seconds West, a distance of 974.44 feet; thence North 00 degrees 15 minutes 10 seconds East, a distance of 894.27 feet; thence South 89 degrees 41 minutes 41 seconds East, a distance of 974.44 feet to the point of beginning.

Have caused the same to be surveyed and platted as VANSULLI ESTATES and do hereby donate and dedicate to the public for the public use forever the public way, and also dedicate the easements as shown on this plat for drainage and utility purposes only.

**City of Heidelberg Subdivision Ordinance Requirements**

***SUBDIVISIONS***

All the requirements in Chapter 12 Section 1205.01 Preliminary Plat have been meet.

The subdivision is regarding the subdivision of land only within Heidelberg's Two-mile extra-territorial jurisdiction. Le Sueur County governs all buildable lots and permits in the 2-mile extra-territorial jurisdiction.

The subdivider submitted the application and plat to be considered. The zoning administrator emailed a copy of the plat to Le Sueur County Assistant Zoning Administrator Michelle Mettler who stated the plat looked good to her. The City Administrator prepared a report with a recommendation and copy of the plat for the City Council, which was included in the Consent Agenda Meeting Packet for April 4, 2022. There were no discrepancies, therefore council waived a hearing by accepting the plat.

Council accepted the recommendation of the zoning administrator. Doug Kilian made a motion to accept the Consent Agenda adopting the Preliminary and Final Plats. Art Kasendorf seconded the motion. Ayes- all. Opposed- none. Motion carried (4-0).

#### Section 1215 – FINAL PLATS: DATA REQUIRED

1215.01 Filing. The owner or subdivider shall submit a final plat together with any necessary supplementary information. The original and four (4) copies of the final plat shall be submitted; one of the four copies shall be on a reproducible medium and will be retained by the City.

1215.02 Data Required. The final plat shall contain the following:

A. The final plat prepared for recording purposes shall be prepared in accordance with the provisions of Minnesota Statutes and applicable City and County regulations.

**Final Plat prepared by Rory Johnson at Bolten & Menk**

B. Name of subdivision; names shall not duplicate or too closely approximate the name of any existing subdivision.

**The subdivision name is Vansulli Estates**

C. Location by section, township, range, county, and state, and including descriptive boundaries of the subdivision, based on an accurate traver angular and linear dimensions which must be mathematically close. The allowable error of closure on any portion of a final plat shall be one (1) foot in seventy-five hundred (7,500) feet.

**As described above in legal description.**

D. The location of monuments shall be shown and described on the final plat. Locations of such monuments shall be shown in reference to existing official documents or the nearest established street lines, including true angles and distances to such reference points or monuments. Permanent markers shall be placed at each corner of every block or portion of a block, points of curvature and points of tangency on street lines, and at each angle point on the boundary of the subdivision. A permanent marker shall be deemed to be a steel rod or pipe, one half (1/2) inch or larger in diameter extending at least three (3) feet below the finished grade. In situations where conditions prohibit the placing of markers in the locations prescribed above, offset markers will be permitted. The exact location of all markers shall be shown on the final plat, together with accurate interior angles, bearings, and distances. Permanent monuments shall be placed at all quarter section points within the subdivision or on its perimeter.

**Indicated**

E. Locations of lots, streets, public highways, alleys, parks, and other features with accurate dimensions in feet and decimals of feet, with the length of radii and/or arcs of all curves, and with all other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points and points of curve to lot lines.

**Indicated**

F. Boundary lines and description of boundary lines of any areas other than streets and alleys which are to be dedicated or reserved for public use.

**Have caused the same to be surveyed and platted as VANSULLI ESTATES and do hereby donate and dedicate to the public for the public use forever the public way, and also dedicate the easements as shown on this plat for drainage and utility purposes only.**

G. Lots shall be numbered clearly. If blocks are to be numbered or lettered, these shall be shown clearly in the center of the block.

**Completed**

H. Building setback lines on front and side streets with dimensions.

**County Regulated**

I. Name and address of developer and surveyor making the plat.

**Michael M. Eichers- License #46564**

J. Scale of plat (the scale to be shown graphically and in feet per inch), date and north point.

**Completed**

K. Statement indicating all easements as follows: easements for installation and maintenance of utilities and drainage facilities are reserved over, under and along the strips marked "utility easements."

**Completed**

L. Statement indicating all streets, alleys and other public areas not previously dedicated as follows: streets, alleys, and other public areas shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

**Completed**

M. Statement establishing building setback lines as follows: building setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

**County Regulated**

A. Notarized certification by owner, and by any mortgage holder of record, of the adoption of the plat and the dedication of streets and other public areas.

**Completed**

B. Notarized certification by a registered land surveyor, to the effect that the plat represents a survey made by the surveyor and that monuments and markers shown therein exist as located and that all dimension and geodetic details are correct.

**Completed**

C. Certification showing that all taxes and special assessments due on the property have been paid in full.

**Completed**

D. Space for Certificates of Approval to be filled in by the signatures of the Mayor, City Clerk and City Engineer.

**The Zoning Administrator and Mayor replaces the City Engineer.**

The form of approval by the City Council is as follows:

Approved by the City of Heidelberg, Minnesota, this fourth (fourth) day of April 2022.

Signed: *Jon A Needon*

Mayor

Attest: *Melissa Edwards Miller*

City Clerk/Zoning Administrator

The form of approval by the City Engineer is as follows:

**This Subdivision of property, while located in the City of Heidelberg's 2-Mile Extra-territorial Jurisdiction, is a matter of a single land parcel being split into three separate land parcels. The city regulates the minimum lot size. Le Sueur County has jurisdiction over buildable lots and all setbacks.**

Approved by the City Zoning Administrator, City of Heidelberg, Minnesota, this fourth day of April 2022.

Signed: *Melissa Edwards Miller*

The form of approval by County Authorities as required.

