

PUBLIC NOTICE

Notice is hereby given that the Planning Commission of Inver Grove Heights will meet on **TUESDAY, AUGUST 17, 2021 at 7:00 p.m.** in the City Council Chambers, located at 8150 Barbara Avenue, Inver Grove Heights, MN to consider the request for **RON CLARK CONSTRUCTION - CASE NO. 21-50S.** This request involves property located at 5590 Babcock Trail, identified as PID No's: 20-03210-75-040, 20-03310-51-020, & 20-03310-50-050.

The request consists of:

- A final plat for a two-lot subdivision to be known as Babcock Crossing and any variances related thereto.

All written and oral statements will be considered at the public hearing and all those desiring to be heard will be heard at the public hearing utilizing the methods listed on the Planning Commission Agenda for that date.

Plans are available for public review at the City Hall offices during normal business hours and on the City of Inver Grove Heights website (<https://www.ighmn.gov/1248/Public-Notices>) If you have questions on the request, please call the Planning Department at 651-450-2545.

PUBLISH ON SUNDAY, **August 1, 2021**

Rebecca Kiernan, City Clerk

BABCOCK CROSSING

KNOW ALL PERSONS BY THESE PRESENTS: That CrossRoads United Methodist Church of Lakeville, a Minnesota nonprofit corporation, fee owner of the following described property:

That part of the Northwest Quarter of the Southwest Quarter of Section 33, Township 28, Range 22, Dakota County, Minnesota described as follows:
Beginning at the southwest corner of the North 381.00 feet of said Northwest Quarter of the Southwest Quarter of Section 33; thence easterly, along the south line of said North 381.00 feet of the Northwest Quarter of the Southwest Quarter of Section 33, a distance of 384.78 feet; thence southerly, parallel with the west line of said Northwest Quarter of the Southwest Quarter of Section 33, a distance of 411.01 feet to the north line of the South 220.00 feet of the North 1012.00 feet of said Northwest Quarter of the Southwest Quarter of Section 33; thence westerly along said north line a distance of 384.78 feet to the west line of said Northwest Quarter of the Southwest Quarter of Section 33; thence northerly along said west line to the point of beginning and there terminating.

Which lies northerly and westerly of the following described line:
Commencing at the southwest corner of the North 381.00 feet of said Northwest Quarter of the Southwest Quarter of Section 33; thence easterly along the south line of said North 381.00 feet of the Northwest Quarter of the Southwest Quarter of Section 33, a distance of 384.78 feet; thence southerly, parallel with the west line of said Northwest Quarter of the Southwest Quarter of Section 33, a distance of 411.01 feet to the north line of the South 220.00 feet of the North 1012.00 feet of said Northwest Quarter of the Southwest Quarter of Section 33, and said line there terminating.

AND
That part of the Southeast Quarter of Section 32, Township 28, Range 22, Dakota County, Minnesota described as follows:
Beginning at the southeast corner of the North 396.00 feet of said Southeast Quarter of Section 32; thence westerly along the south line of said North 396.00 feet of the Southeast Quarter of Section 32, a distance of 165.00 feet; thence southerly, parallel with the east line of said Southeast Quarter of Section 32, a distance of 264.00 feet; thence southwesterly, deflecting to the right 12 degrees 57 minutes 55 seconds, a distance of 135.32 feet to the south line of the North 792.00 feet of said Southeast Quarter of Section 32; thence easterly along said south line, a distance of 195.36 feet to said east line of the Southeast Quarter of Section 32; thence northerly along said east line to the point of beginning and there terminating.

AND
That part of the Southeast Quarter of Section 32, Township 28, Range 22, Dakota County, Minnesota, which lies southerly of the North 792.00 feet thereof, and which lies northeasterly of a curve concave to the southwest having a radius of 1091.74 feet. Said curve passes through a point on the easterly line of said Southeast Quarter of Section 32 distant 29.25 feet southerly of the southeast corner of said North 792.00 feet of the Southeast Quarter of Section 32, and passes through a point on the south line of said North 792.00 feet of the Southeast Quarter of Section 32 distant 39.45 feet westerly of said southeast corner of the North 792.00 feet of the Southeast Quarter of Section 32.

AND
That part of the Southeast Quarter of Section 32, Township 28, Range 22, Dakota County, Minnesota lying southerly of the North 396.00 feet thereof, and which lies westerly of hereinafter described "Line 1", and which lies easterly of hereinafter described "Line 2", and which lies northeasterly of a curve concave to the southwest having a radius of 1091.74 feet. Said curve passes through a point on the easterly line of said Southeast Quarter of Section 32 distant 29.25 feet southerly of the southeast corner of the North 792.00 feet of said Southeast Quarter of Section 32, and passes through a point on the south line of said North 792.00 feet of the Southeast Quarter of Section 32 distant 39.45 feet westerly of said southeast corner of the North 792.00 feet of the Southeast Quarter of Section 32.

"Line 1" is described as commencing at the southeast corner of the North 396.00 feet of said Southeast Quarter of Section 32; thence westerly along the south line of said North 396.00 feet of the Southeast Quarter of Section 32, a distance of 165.00 feet to the point of beginning of the line to be described; thence southerly, parallel with the east line of said Southeast Quarter of Section 32, a distance of 264.00 feet; thence southwesterly, deflecting to the right 12 degrees 57 minutes 55 seconds, a distance of 50.84 feet to its intersection with the first above described curve and said line there terminating.

"Line 2" is described as commencing at the southeast corner of the North 396.00 feet of said Southeast Quarter of Section 32; thence westerly along the south line of said North 396.00 feet of the Southeast Quarter of Section 32, a distance of 176.30 feet to the point of beginning of the line to be described; thence southerly, deflecting to the left 85 degrees 41 minutes 29 seconds, a distance of 128.00 feet; thence southerly for 171.29 feet along a tangential curve concave to the west, having a radius of 1465.39 feet, and a central angle of 6 degrees 41 minutes 51 seconds to its intersection with the first above described curve and said line there terminating.

Has caused the same to be surveyed and platted as BABCOCK CROSSING and does hereby dedicate to the public, for public use, the public way and the drainage and utility easements as created by this plat.

In witness whereof said CrossRoads United Methodist Church of Lakeville, a Minnesota nonprofit corporation,

has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

CROSSROADS UNITED METHODIST CHURCH OF LAKEVILLE

By: _____ Its _____

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____.

By: _____ of CrossRoads United Methodist Church of Lakeville, a Minnesota nonprofit corporation, on behalf of the corporation.

My Commission Expires: _____

Notary Public, Signature _____ Notary Printed Name _____

Notary Public _____ County, _____

SURVEYORS CERTIFICATE

I Rory L. Synstellen, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Rory L. Synstellen, Land Surveyor
Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Rory L. Synstellen, a Licensed Land Surveyor.

My Commission Expires: _____

Notary Public, Signature _____ Notary Printed Name _____

Notary Public _____ County, _____

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the _____ day of _____, 20____, the Board of Commissioners of Dakota County, Minnesota approved this plat of BABCOCK CROSSING and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____ Attest: _____

Chair, County Board

CITY COUNCIL OF INVER GROVE HEIGHTS, COUNTY OF DAKOTA, STATE OF MINNESOTA

This plat was approved by the City Council of Inver Grove Heights, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and hereby certifies compliance with all the requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor By: _____ City Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By: _____

Todd B. Tollefson, Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subdivision 9, taxes payable in the year _____ on real estate hereinbefore described, have been paid. Also pursuant to

Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered on this _____ day of _____, 20____.

By: _____

Amy A. Koethe, Director

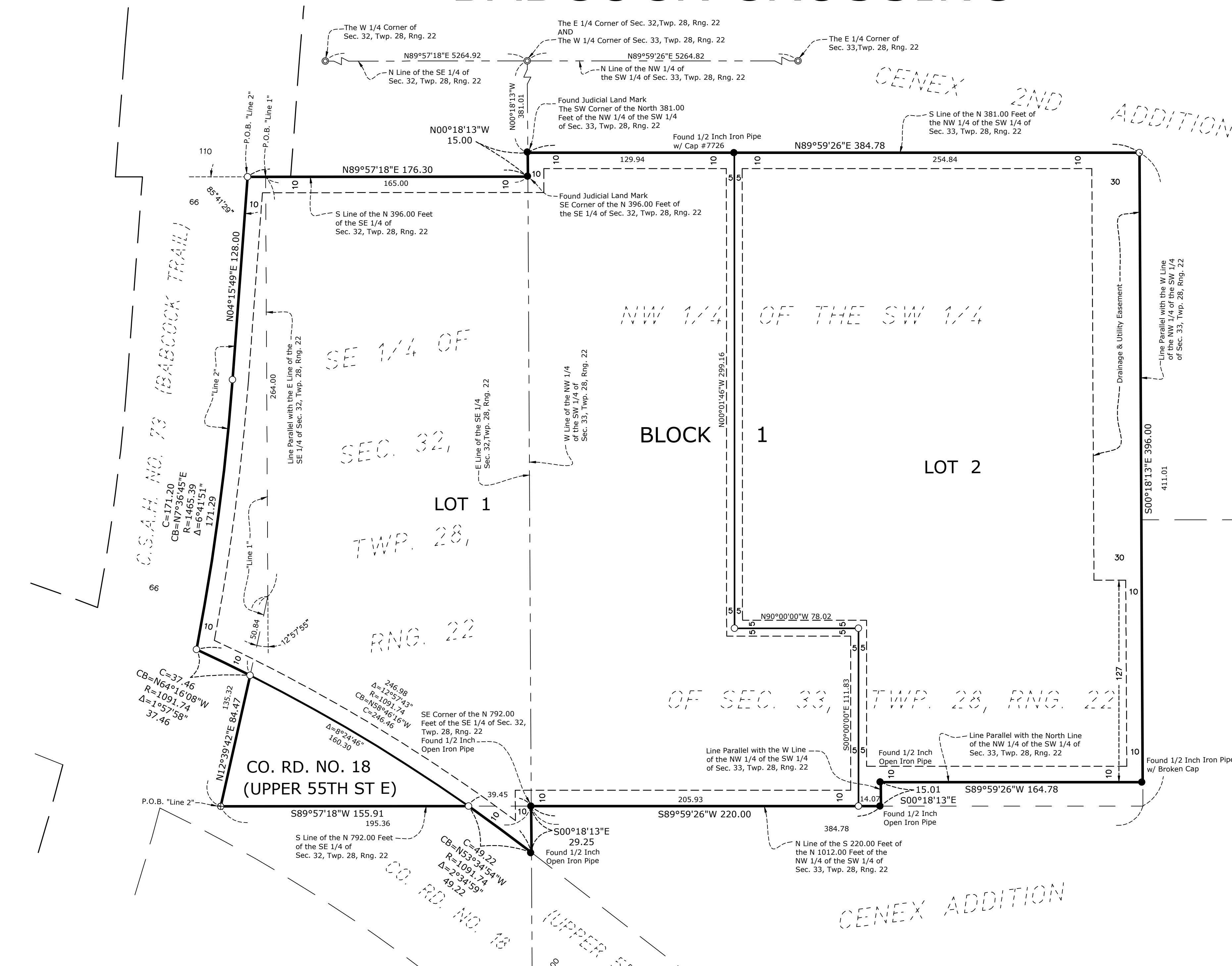
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of BABCOCK CROSSING was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock _____ M.

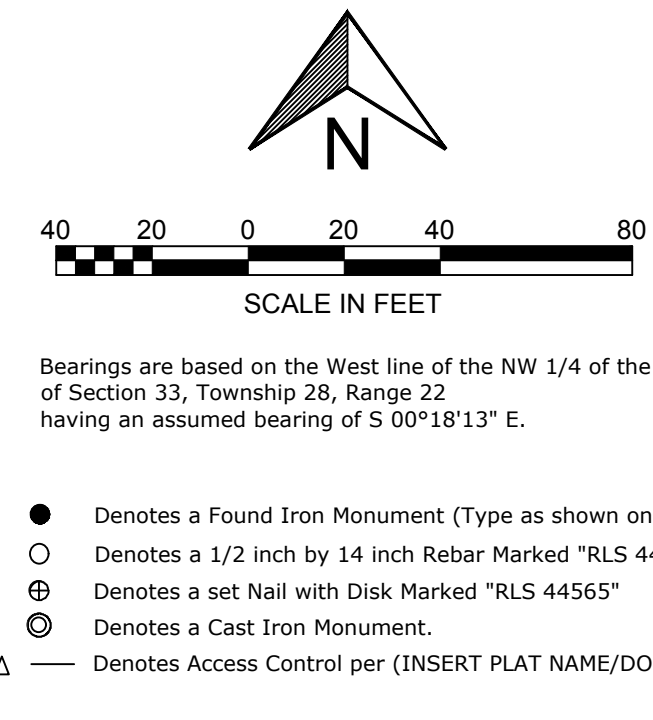
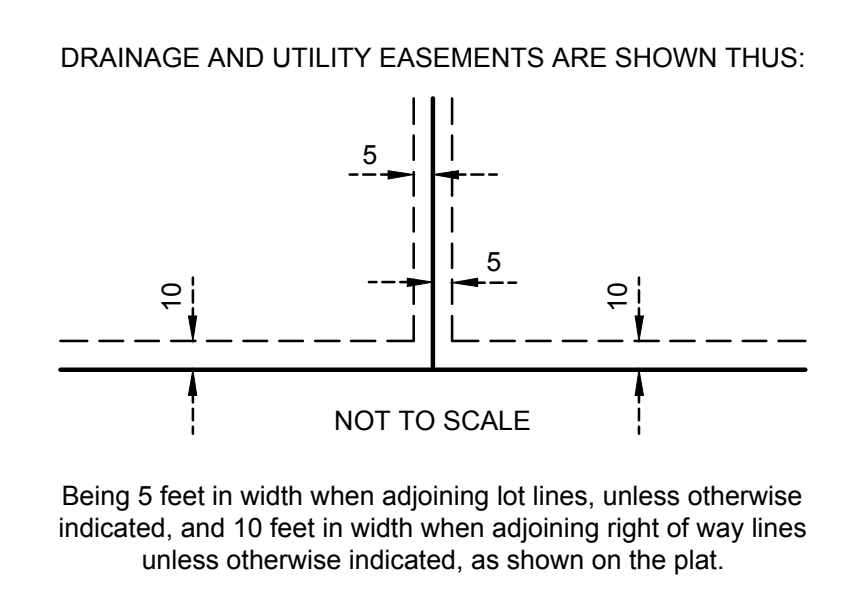
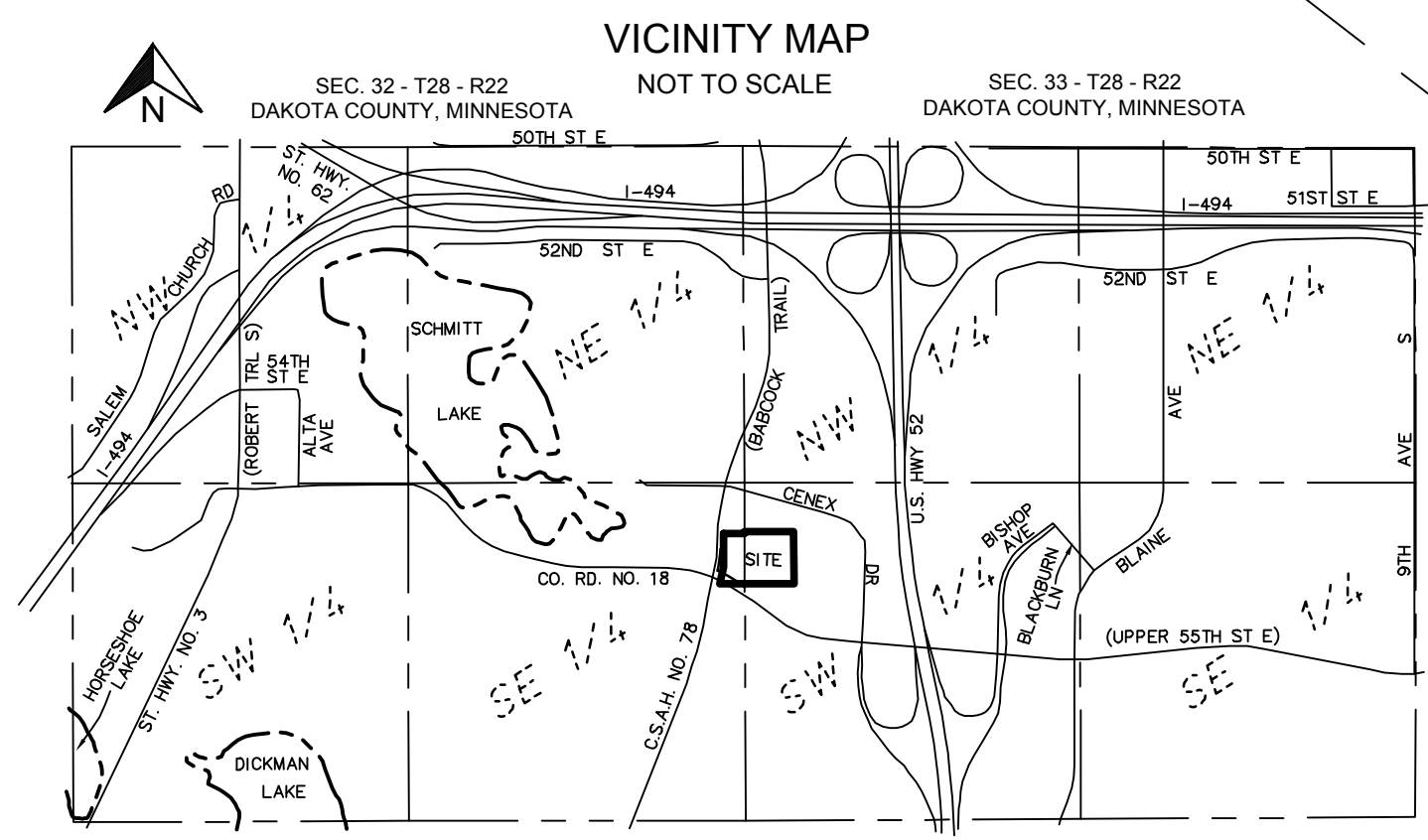
and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

By: _____

Amy A. Koethe, County Recorder



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In witness whereof said CrossRoads United Methodist Church of Lakeville, a Minnesota nonprofit corporation,
has caused these presents to be signed by its proper officer this _____ day of _____, 20____.
CROSSROADS UNITED METHODIST CHURCH OF LAKEVILLE
By: _____ Its _____
STATE OF _____, COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20____.
By: _____ of CrossRoads United Methodist Church of Lakeville, a Minnesota nonprofit corporation, on behalf of the corporation.
My Commission Expires: _____
Notary Public, Signature _____ Notary Printed Name _____
Notary Public _____ County, _____
SURVEYORS CERTIFICATE
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Dated this _____ day of _____, 20____.
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Minnesota License No. 44565
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and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.
By: _____
Amy A. Koethe, County Recorder



- Denotes a Found Iron Monument (Type as shown on plat)
- Denotes a 1/2 inch by 14 inch Rebar Marked "RLS 44565"
- ⊕ Denotes a set Nail with Disk Marked "RLS 44565"
- ⊙ Denotes a Cast Iron Monument.
- Δ — Δ — Denotes Access Control per (INSERT PLAT NAME/DOCUMENT)