

**City of East Bethel**  
**Planning Commission Agenda**  
**7:00 PM**  
**Tuesday, September 27, 2016**



## **Agenda**

	<u><b>Item</b></u>
7:00 PM	<b>1.0 Call to Order</b>
7:02 PM    pg. 1	<b>2.0 Adopt Agenda</b>
7:03 PM    pg. 2-6	<b>3.0 Approval of Meeting Minutes</b> August 23, 2016 – Regular Meeting
7:05 PM    pg. 7-13	<b>4.0 Proposed Predator Residency Restriction Ordinance/Public Hearing</b>
7:30 PM    pg. 14-19	<b>5.0 Viking Preserve Final Plat</b> A request by Shaw Trucking for approval of a Final Plat/Planned Unit Development for a residential development known as Viking Preserve. PID#’s 30-33-23-14-0008, 30-33-23-14-0005, 29-33-23-23-0008
7:40 PM	<b>6.0 Comprehensive Plan update</b>
7:50 PM	<b>7.0 City Council</b>
7:50 PM	<b>8.0 Other Business</b>
8:00 PM	<b>9.0 Adjournment</b>



incorporated 10-12 Best Practices already, so it is most likely at Step #2.

Mr. Terry asked how much work this will be for City staff. Ms. Winter said she believes this program is doable and would like to implement it. She would also like to implement it into site plan reviews or development reviews. The Greenstep Cities program can be an addition to the City’s Comp Plan.

Mr. Terry stated he is not sure this program applies to East Bethel nor does he think it applies to what is occurring in East Bethel. It was stated that this program is for residents and cities alike. Ms. Winter noted that City Council asked this item to come back before the Planning Commission for more information. Mr. Cornicelli said he sees the merit of this program in the long run. Mr. Balfany agreed with Mr. Cornicelli’s statement. Chair Plaisance thought this could be used as a tool to make decisions and as an opportunity to connect with other cities. Mr. Terry said there are a number of items/practices on the checklist which will have to be adopted which means more work; he doesn’t see the need for this program at this time.

**Mr. Balfany moved and Mr. Cornicelli seconded to recommend to the City Council that the City of East Bethel participate in the Greenstep Program.**

Mr. Terry said it makes sense for infrastructure and industries, and largely paved areas to have this program in place, but not East Bethel. Mr. Balfany said he is looking at growth – this is a good practice to have in place prior to growth. Chair Plaisance noted that the City decides how to and what to implement.

**Motion carried 5-1.**

5. Viking Preserve, Preliminary Plat/Public Hearing

Revised Preliminary Plat Viking Preserve Planned Unit Development, Zoning R1, R2, and CC.  
 Developer: Shaw Trucking  
 Location: Southern Boundary – Viking Blvd NE (CSAH 22), Western Boundary – Jackson St., Northern Boundary - Taylor St./City owned property, Eastern Boundary – private property  
 Proposal: 48 single family lots in a Planned Unit Development  
 Zoning: R1 (single family), R2 (one and two family), and CC (City Center)

The Preliminary Plat for Viking Preserve, a single family residential Planned Unit Development was originally approved by the City Council on December 4, 2013. Since that time there have been modifications to the Plat due to comments received from the Army Corps of Engineers regarding wetland modification and other outside agencies. On March 25, 2014, the Planning Commission did review a Revised Preliminary plat and recommended approval to the City Council. The City has met with the Developer several times and the Developer has never formally requested that the Final Plat be approved. The City Council did however approve a Memorandum of Understanding with the Developer on April 1, 2015 and that MOU allowed the Developer to complete grading and lot correction for the eventual Viking Preserve plat. The Developer is now interested in proceeding forth with the REVISED Preliminary Plat for Viking Preserve. Due to the lag time, a new public hearing is required for this development. As indicated as part of the review process several outside agencies

submit their comments and the City works with the Developer to incorporate those changes into the Final Plat and as part of the Developers Agreement. Any permits that are required from outside agencies, such as stormwater permitting, access permits, etc. are the responsibility of the Developer. Based on previous comments, the proposed Plat has been revised as follows:

- This layout provides 48 single family lots. Original project had 60 lots.
- Developer is proposing to stop the street construction for Taylor Street just beyond our intersection with 193rd Lane. This greatly reduces their wetland issue, as we believe we can fall under 1/2 acre of impact. Developer no longer proposing any future homes beyond the proposed Lot 25, so public access will not be necessary.
- There may be space to create a small berm along the south side of Block 1 along Viking Boulevard, otherwise buffer to Viking Boulevard will be 193rd Lane and future plantings.
- Proposed ponding areas are indicated.
- Developer will continue to provide Outlot C as a buffer and recognize the need to preserve existing trees.
- Developer proposing to dedicate the additional 15 feet of right of way, to satisfy Anoka County Highway Department.
- Sidewalks and trail planned in the development
- Park dedication fee will be required

Preliminary Plat maps were reviewed. This development will be connected to city sewer and water. The wetlands on the east side of the property have been addressed and the developer will provide a tree preservation plan; developer's plan is to save as many trees as possible.



Public Hearing opened at 7:39 pm.

Nick Karpen, 19523 Jackson Street NE, East Bethel voiced the following questions/concerns: He lives next to Outlot C and asked what the use will be for that outlot. He has a large oak tree that hangs over lot #15 and is concerned that the developer may cut down the overhanging part. There has been excessive vibration, noise, and dust during the grading process. His concern is that this will be continuous during construction and asked what the hours are for construction. The property is zoned R2 so will only single family homes be built and at what price point?

Public Hearing closed at 7:42 pm.

Don Shaw, 18530 Buchanan Street NE, East Bethel stated Outlot C will be used for a stormwater pond. The oak tree is far enough away from any construction and will be a part of the tree preservations plan. This is a planned unit development of single family homes. Mr. Shaw is not sure of the price point of the homes, but guesstimates round \$250,000-\$350,000. He plans to sell the lots to two different builders.

Ms. Winter stated that the City follows the MPCA code for construction times, which is 7 am – 10 pm. The developer does have to abide by the stipulations

regarding dust, noise, sedimentation, etc. according to the Developers Agreement.

**Mr. Holmes moved and Mr. Terry seconded to recommend approval of the Preliminary Plat subject to the following: 1) City Engineer approval, 2) Anoka County highway department approval, 3) Approval of all requirements as outlined in Chapter 66 – Subdivisions. Motion carried.**

6. Prairie Ridge Estates, Final Plat

Background Information:

Fee Owner:	Property Location:
George J Roberts	033323220001
3626 Roble Court	Corner of Bataan St and 229th Ave NE
Eldorado CA	

Applicant:  
 Carrington Development LLC  
 Steve Strandlund  
 P O Box 169  
 Cedar MN 55011

At the regular Planning Commission meeting on July 26, 2016 and at the regular City Council meeting on August 17, 2016 the Preliminary Plat for Prairie Ridge Estates was approved. Before the Planning Commission is the Final Plat of Prairie Ridge.

All comments from City Staff, City Engineer and outside agencies have been received.



- Anoka County Highway Department sent a letter and have requested additional right of way dedication. That right of way dedication was indicated on the Preliminary Plat and is shown on the Final plat.
- Per the Park Board recommendation and as acted on by the City Council, the Developer will be required to put in a trail along Bataan St NE.
- All required documents as outlined in our Subdivision Ordinance Chapter 66 have been submitted and revised per Staff and City Engineer recommendations.

The City will pick up the additional cost for having the trail completed across existing lots next to this subdivision. Maps showing where and how the trails will connect from Booster Park to this development were viewed.

**Mr. Cornicelli moved and Mr. Balfany seconded to recommend Final Plat approval to the City Council for the proposed subdivision with the following conditions: 1. All comments from the City Engineer, City Attorney, and City Staff need to be addressed, 2. Trail to be dedicated and improved per comprehensive trail plan, and 3. Developer enter into a Developer’s Agreement with the City.** Mr. Holmes asked if residents were notified of the other trail portions. That question was not addressed, as it was not pertinent to this agenda item. **Motion carried.**

7. Ordinance Consideration This is for discussion regarding putting an ordinance in place to restrict the residency of convicted sex offenders.

Repeat predatory offenders present an extreme threat to the public safety of a community as a whole, and especially to children. Some communities have adopted Ordinances limiting where convicted sex offenders can live in an effort to further protect the safety and welfare of community residents. Attached are examples from Anoka and Andover who have recently adopted such ordinances. An article from the Association for the Treatment of Sexual Abusers (ATSA) that discusses in depth such laws was provided to Commission members.

The cities of Anoka, Andover, and St. Francis have all passed ordinances related to the residency of convicted sex offenders. The ordinance can't prevent someone from moving into the community, however, it can limit how close they can live to certain establishments, businesses, churches, parks, etc.

City staff was asked to put together an ordinance related to residency of convicted sex offenders and bring it back to the Planning Commission for a public hearing and review, and to provide a map showing what areas in East Bethel will be impacted by such an ordinance. Staff was also asked to have an Anoka County detective give a presentation on this topic at a future Planning Commission meeting.

8. City Council Report

City Council liaison, Tim Harrington reported the following:

- The new East Bethel Royalty was introduced to the City Council.
- WSB & Assoc. was hired to assist with the Comp Plan.
- A MASC grant has been applied for to purchase a new electrical Zamboni. No taxpayer money will be used toward this purchase.
- On October 6th, the Fire Department will have an Open House from 5-8:00 pm.
- City Council passed a Resolution proclaiming Constitution Week – Sept. 17<sup>th</sup>-23<sup>rd</sup>
- Fall recycling day will be September 17<sup>th</sup> at the East Bethel Ice Arena.

9. Other Business

Ms. Winter noted that WSB & Assoc. also provides GIS for the City of East Bethel, and that the My Sidewalk application will help with Comp Plan updates.

10. Adjournment **Mr. Balfany moved and Mr. Holmes seconded to adjourn at 8:07 pm. Motion carried.**

Respectfully submitted,

Gail Gessner, Recording Secretary  
Submitted 8/27/16



# City of East Bethel Planning Commission Agenda Information

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**Date:**

September 27, 2016

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**Agenda Item Number:**

4.0

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**Agenda Item:**

Public Hearing for the purpose of Adopting an Ordinance RESTRICTING THE RESIDENCY OF PREDATORY OFFENDERS in the City of East Bethel.

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**Requested Action:**

Recommend approval and adoption of this Ordinance.

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**Background Information:**

Repeat predatory offenders present an extreme threat to the public safety of a community as a whole, and especially to children. Some communities have adopted Ordinances limiting where convicted sex offenders can live in an effort to further protect the safety and welfare of community residents. At the last regular Planning Commission meeting there was a discussion regarding this matter and staff was directed to put together an Ordinance that limits where Predatory offenders can reside. Attached is a proposed Ordinance for your review and approval.

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**Attachments:**

- 1) Proposed Ordinance
- 2) Map of restricted areas in East Bethel
- 3) School District boundaries.

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**Fiscal Impact:**

Unknown

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**Recommendation(s):**

Recommend approval of Ordinance and forward recommendation onto City Council.

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**Planning Commission Action:**

Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

Vote Yes: \_\_\_\_\_

Vote No: \_\_\_\_\_

# PROPOSED ORDINANCE NO. XX

## AN ORDINANCE RESTRICTING THE RESIDENCY OF PREDATORY OFFENDERS

The City Council of the City of East Bethel, Minnesota ordains as follows:

### SECTION:

- 5-1-1: Findings and Purpose
- 5-1-2: Definitions
- 5-1-3: Prohibitions; Measurement of Distance; Penalties; Exceptions
- 5-1-4: Official map of prohibited locations
- 5-1-5: Restrictions Relating to Rental Property; Penalties

5-1-1: **Findings and Purpose.** Repeat predatory offenders present an extreme threat to the public safety of a community as a whole, and especially to children. Predatory offenders are likely to use physical violence and to repeat their offenses. Most predatory offenders commit many offenses, have many more victims than are ever reported, and are prosecuted for only a fraction of their crimes. This makes the cost of predatory offender victimization to society at large, while incalculable, unmistakably steep.

It is the intent of this Chapter to serve the City's compelling interest to promote, protect and improve the health, safety, and welfare of citizens of the City of East Bethel by creating areas around locations where children regularly congregate in concentrated numbers and where certain predatory offenders are prohibited from establishing temporary or permanent residence.

5-1-2: **Definitions.** For the purpose of this Chapter, the following definitions will apply unless the context or intent clearly requires a different meaning:

DAY CARE: Any facility, public or private, licensed by the State of Minnesota or Anoka County, in which care, training, supervision, habilitation or developmental guidance for children is provided on a regular basis and for periods less than 24 hours per day.

CHILD OR CHILDREN: Any person or persons under 18 years of age, or individuals under age 21 who are in foster care.

FACILITIES FOR CHILDREN: All public parks, parkways, park facilities, parkland, public or private schools, designated public school bus stops, libraries, group homes, foster homes, day care and child care facilities, public recreation centers, non-profit or commercial recreation centers, public or private playgrounds, public or commercial swimming pools, public beaches, youth centers, athletic fields used by children, crisis centers or shelters, care facilities for children's skate park or rink, movie theaters, bowling alleys, facilities for children's clubs including municipal buildings, public recreational areas and trails including conservation areas, jogging trails,

hiking trails, walking trails, bicycle trails, Offices for Child Protective Services, places of assembly, and specialized schools for children, including but not limited to, tutoring, gymnastics, dance and music schools.

**DESIGNATED PREDATORY OFFENDER:** Any person who has been categorized as a Level III predatory offender under Minnesota Statutes 244.052, a successor statute, or a similar statute from another state in which that person's risk assessment indicates a high risk of re-offense.

**LICENSED CHILD CARE FACILITY:** Any facility, center, home or institution licensed by the State of Minnesota pursuant to Minn. Stat. 245A, where children are cared for pursuant to the requirements of a license issued by the Minnesota Department of Human Services.

**PERMANENT RESIDENCE:** A place where a person abides, lodges, or resides for 14 or more consecutive days. An ownership interest by the person in such residence is not required.

**PLACE OF ASSEMBLY:** A place of assembly, synagogue, temple, mosque, or other facility that is used for prayer by persons of similar beliefs or a special purpose building that is designated or particularly adapted for the primary use of conducting, on a regular basis, religious services and associated accessory uses by a religious congregation.

**SCHOOL:** Any public or non-public educational institution providing instructional services to children, which shall include any structure, land, or facility owned, leased or used for operation of the school or school activities.

**TEMPORARY RESIDENCE:** A place where a person abides, lodges, or resides for a period of 14 or more days in the aggregate during any calendar year, and which is not the person's permanent residence, or a place where the person routinely abides, lodges, or resides for a period of four or more consecutive or nonconsecutive days in any month and which is not the person's permanent residence.

**5-1-3: Prohibitions; Measurement of Distance; Penalties; Exceptions.**

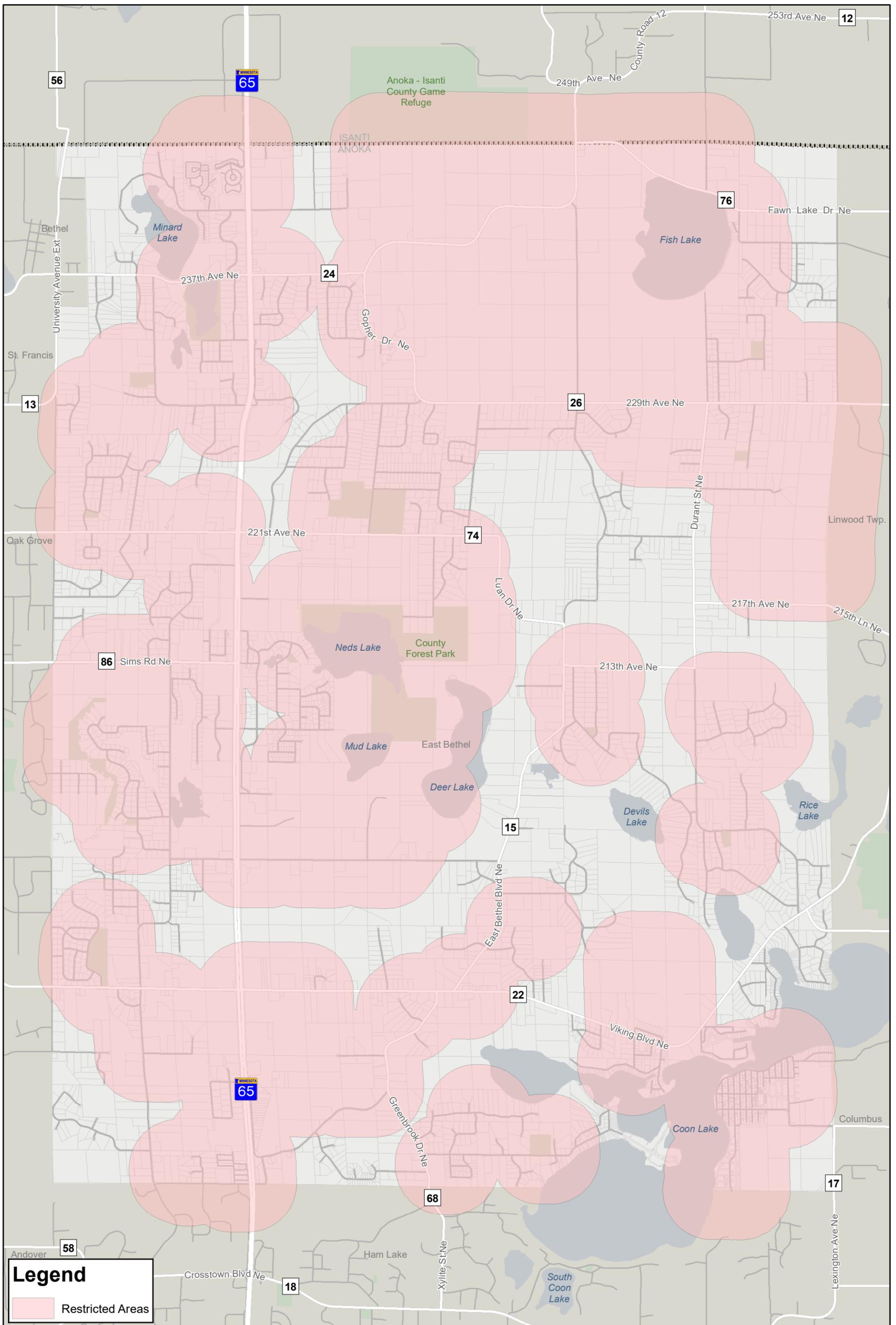
- A. Prohibited location of residence: It is unlawful for any designated predatory offender to establish a permanent residence or temporary residence within 2,000 feet of any school, day care, licensed child care facility, place of assembly, or facility for children.
- B. Prohibition present in safety zone: It is unlawful for any designated predatory offender to be present within 100 feet of any facility for children or day care facility.

- C. **Prohibited activity:** It is unlawful for any designated predatory offender to participate in a holiday event involving children such as distributing candy or other items to children on Halloween, wearing a Santa Claus costume on or proceeding Christmas or wearing an Easter Bunny costume on or preceding Easter. Holiday events in which the offender is the parent or guardian of the children involved, and no non-familial children are present, are exempt from this paragraph.
- D. **Measurement of distance:** For purposes of determining the minimum distance separation, the requirement shall be measured by following a straight line from the property line of the permanent residence or temporary residence to the nearest outer property line of the school, day care, licensed child care facility, place of assembly, facility for children, or park.
- E. **Violations:** A designated predatory offender who violates this Chapter shall be deemed guilty of a misdemeanor. Each day a designated predatory offender maintains a residence in violation of this Chapter constitutes a separate violation.
- F. **Exceptions:** A designated predatory offender residing within a prohibited location, as herein described, does not commit a violation of this Chapter if any of the following apply:
  1. The designated predatory offender established the permanent or temporary residence and reported and registered the residence pursuant to Minnesota Statutes Sections 243.166 and 243.167, or a successor statute, prior to \_\_\_\_\_, 2016 (*date of adoption of this ordinance*).
  2. The designated predatory offender was a minor when he/she committed the offense and was not convicted as an adult.
  3. The designated predatory offender is a minor.
  4. The school, day care, licensed child care facility, place of assembly, facility for children or park within 2,000 feet of the designated predatory offender's residence was opened after the designated predatory offender established their permanent or temporary residence, and reported and registered the residence pursuant to Minnesota Statutes, Sections 243.166 and 243.167, or a successor statute.
  5. The residence is also the primary residence of the designated predatory offender's parents, grandparents, siblings or spouse.
  6. The residence is a property purchased, leased, or contracted with and licensed by the Minnesota Department of Corrections prior to \_\_\_\_\_ (*date of adoption of this ordinance*).

5-1-4: **Official map of prohibited locations.** The City Administrator, or designee, shall maintain an official map showing prohibited locations of residences as defined by this Chapter. The City Administrator, or designee, shall review annually, and if appropriate, update the map to reflect any changes in the prohibited locations. The map shall not be deemed conclusive or all-encompassing since some prohibited locations change from time to time including, but not limited to, other places where children are known to congregate.

- A. It is unlawful for a property owner to let or rent any place, structure, or part thereof, trailer or other conveyance, with the knowledge that it will be used as a permanent or temporary residence by any person prohibited from establishing such permanent or temporary residence pursuant to this Chapter if such place, structure, or part thereof, trailer or other conveyance, is located within a prohibited location as set forth in Section 5-1-4 above.
- B. A property owner violating Section 5-1-5 (A) above shall be guilty of a petty misdemeanor. Each day a property owner violates Section 5-1-5 (A) above constitutes a separate violation.
- C. If a property owner discovers or is informed that a tenant is a designated predatory offender after signing a lease or otherwise agreeing to let the designated predatory offender reside on the property, the owner or property manager may evict the offender without further liability to the offender.
- D. Violation of Section 5-1-5 may be cause to suspend or revoke the property owner's rental license.

5-1-6: **Severability.** Should any section, subdivision, clause, or other provision of this chapter be held invalid by any court of competent jurisdiction, such decision shall not affect the validity of this Title as a whole, or of any part thereof, other than the part held to be invalid.



**Legend**

Restricted Areas

**Predator Residency Restriction  
City of East Bethel, MN**



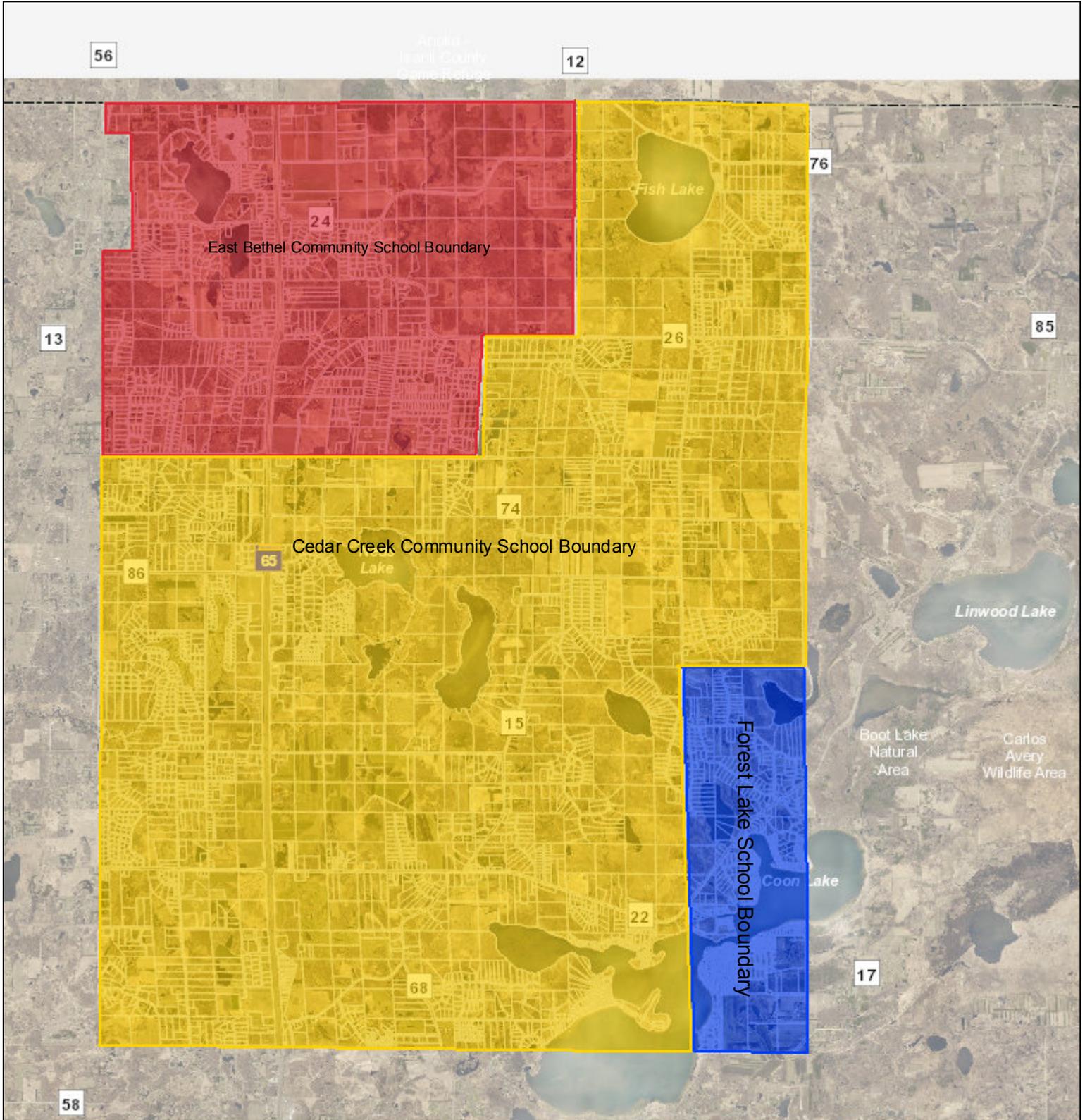
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**WSB**

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# School District Boundaries



1 in = 6,019 ft





# City of East Bethel Planning Commission Agenda Information

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**Date:**

September 27, 2016

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**Agenda Item Number:**

Item 5.0

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**Agenda Item:**

Final Plat Viking Preserve Planned Unit Development, Zoning R1, R2, and CC.

Developer: Shaw Trucking

Location: Southern Boundary – Viking Blvd NE (CSAH 22), Western Boundary – Jackson St.,

Northern Boundary - Taylor St./City owned property, Eastern Boundary – private property

Proposal: 48 single family lots in a Planned Unit Development

Zoning: R1 (single family), R2 (one and two family), and CC (City Center)

\*\*\*\*\*

**Requested Action:**

Approve the Final plat and recommend that Staff commence negotiations on a Developer’s agreement.

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**Background Information:**

The Preliminary Plat for Viking Preserve, a single family residential Planned Unit Development was originally approved by the City Council on December 4, 2013. Since that time there have been modifications to the Plat due to comments received from the Army Corps of Engineers regarding wetland modification and other outside agencies. On March 25, 2014, the Planning Commission did review a Revised Preliminary plat and recommended approval to the City Council. The City has met with the Developer several times and the Developer has never formally requested that the Final Plat be approved. The City Council did however approve a Memorandum of Understanding with the Developer on April 1, 2015 and that MOU allowed the Developer to complete grading and lot correction for the eventual Viking Preserve plat. Due to the lag time, a new public hearing and Preliminary Plat was scheduled and held at last month’s Planning Commission meeting. Per the Planning Commission recommendation, the City Council approved the Preliminary Plat at their regular meeting on September 7, 2016. As part of the review process several outside agencies submit their comments and the City works with the Developer to incorporate those changes into the Final Plat and as part of the Developers Agreement. Any permits that are required from outside agencies, such as stormwater permitting, access permits, etc. are the responsibility of the Developer. Based on previous comments, the proposed Plat has been revised as follows:

- This layout provides 48 single family lots. Original project had 60 lots.
- Developer is proposing to stop the street construction for Taylor Street just beyond our intersection with 193<sup>rd</sup> Lane. This greatly reduces their wetland issue, as we believe we can fall under ½ acre of impact. Developer no longer proposing any future homes beyond the proposed Lot 25, so public access will not be necessary.
- There may be space to create a small berm along the south side of Block 1 along Viking Boulevard, otherwise buffer to Viking Boulevard will be 193<sup>rd</sup> Lane and future plantings.
- Proposed ponding areas are indicated.

- Developer will continue to provide Outlot C as a buffer and recognize the need to preserve existing trees.
- Developer proposing to dedicate the additional 15 feet of right of way, to satisfy Anoka County Highway Department.
- Sidewalks and trail planned in the development
- Park dedication fee will be required

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**Attachments:**

1. Final Plat

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**Fiscal Impact:**

Potential tax revenue generated from this development is estimated between \$20,000-\$175,000 per year (at full development). 2016 SAC and WAC fees = \$8,785 per lot and these fees are collected at the time the building permit is issued for new construction. Park Dedication fees = \$39,000 - \$50,000.

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**Recommendation:**

Recommend approval of the Final Plat subject to the following:

1. City Engineer approval
2. Anoka County highway department approval
3. Approval of all requirements as outlined in Chapter 66 – Subdivisions
4. Enter into a Developer’s Agreement with Shaw Trucking

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**Planning Commission Action:**

Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

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Vote Yes: \_\_\_\_\_

Vote No: \_\_\_\_\_

# VIKING PRESERVE

City of East Bethel  
County of Anoka  
Sec. 29 & 30, T33, R23

KNOW ALL PERSONS BY THESE PRESENTS: That Shaw Trucking, Inc., a Minnesota corporation, owner of the following described property:

The Southwest Quarter of the Northwest Quarter of Section 29, Township 33, Range 23 except the North 300 feet of the West 726 feet thereof and also except that part platted as Anoka County Highway Right-of-Way Plat No. 13.

AND

The Southeast Quarter of the Northeast Quarter of Section 30, Township 33, Range 23, except the West 370 feet of the North 888.56 feet and also except that part platted as Anoka County Highway Right-of-Way Plat No. 13.

EXCEPT

That part of the Southeast Quarter of the Northeast Quarter of Section 30, Township 33, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of said Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of South 02 degrees 16 minutes 18 seconds East along the East line of said Southeast Quarter of the Northeast Quarter, a distance of 485.94 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 48.35 feet; thence Northwest a distance of 418.48 feet along a non-tangential curve, concave to the Southwest, having a radius of 639.00 feet, a central angle of 37 degrees 31 minutes 23 seconds, a chord distance of 411.04 feet and a chord bearing of North 55 degrees 04 minutes 53 seconds West; thence North 24 degrees 32 minutes 38 seconds West, not tangent to said curve, a distance of 157.41 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 150.00 feet; thence North 00 degrees 52 minutes 14 seconds East to the North line of said Southeast Quarter of the Northeast Quarter; thence Easterly along said North line to the point of beginning.

AND

That part of the Southwest Quarter of the Northwest Quarter of Section 29, Township 33, Range 23, Anoka County, Minnesota, lying South of the North 300.00 feet thereof, lying Westerly of the hereinafter described Line A, and lying Northerly of the hereinafter described Line B and its extensions.

Line A.

Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of South 89 degrees 25 minutes 45 seconds East along the South line of said Southwest Quarter of the Northwest Quarter, a distance of 194.31 feet; thence North 00 degrees 35 minutes 11 seconds East a distance of 300.02 feet; thence Northwest a distance of 156.63 feet along a tangential curve, concave to the Southwest, having a radius of 267.00 feet and a central angle of 33 degrees 39 minutes 16 seconds to the point of beginning of the line to be described; thence Northerly a distance of 426.03 feet along a reverse curve, concave to the East, having a radius of 333.00 feet and a central angle of 73 degrees 18 minutes 09 seconds; thence Northeasterly a distance of 184.93 feet along a reverse curve, concave to the northwest, having a radius of 267.00 feet and a central angle of 39 degrees 41 minutes 06 seconds; thence North 00 degrees 32 minutes 59 seconds East, tangent to said curve, to the North line of said Southwest Quarter of the Northwest Quarter and there terminating.

Line B.

Commencing at the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of South 02 degrees 16 minutes 18 seconds East along the West line of said Southwest Quarter of the Northwest Quarter, a distance of 485.94 feet to the point of beginning of the line to be described; thence North 90 degrees 00 minutes 00 seconds East a distance of 350.00 feet and there terminating.

AND ALSO EXCEPTING

That part of the Southeast Quarter of the Northeast Quarter of Section 30, Township 33, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southeast Quarter of the Northeast Quarter; thence North 02 degrees 28 minutes 30 seconds West, bearing assumed, along the west line of said Southeast Quarter of the Northeast Quarter, 60.10 feet to the North line of Anoka County Highway Right-of-Way Plat No. 13, Anoka County, Minnesota; thence South 89 degrees 05 minutes 56 seconds East, along said North line, 33.06 feet to the East line of the West 33.00 feet of said Southeast Quarter of the Northeast Quarter, and the point of beginning of the parcel to be described; thence South 89 degrees 05 minutes 56 seconds East, along said North line, 20.03 feet; thence North 45 degrees 47 minutes 13 seconds West 29.16 feet to a point on said east line of the West 33.00 feet of the Southeast Quarter of the Northeast Quarter, distant 20.03 feet Northerly of the point of beginning; thence South 02 degrees 28 minutes 30 seconds East along said East line, 20.03 feet to the point of beginning.

Has caused the same to be surveyed and platted as VIKING PRESERVE and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown by this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 22 as shown on this plat.

In witness whereof said Shaw Trucking, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Shaw Trucking, Inc.

\_\_\_\_\_, President

Donald H. Shaw

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Donald H. Shaw, President of Shaw Trucking, Inc., a Minnesota corporation.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I, Jason E. Rud 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 this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

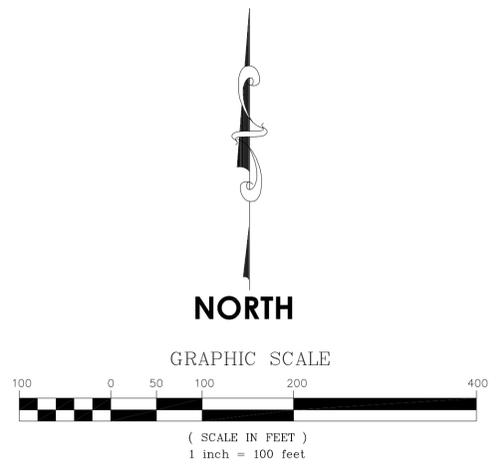
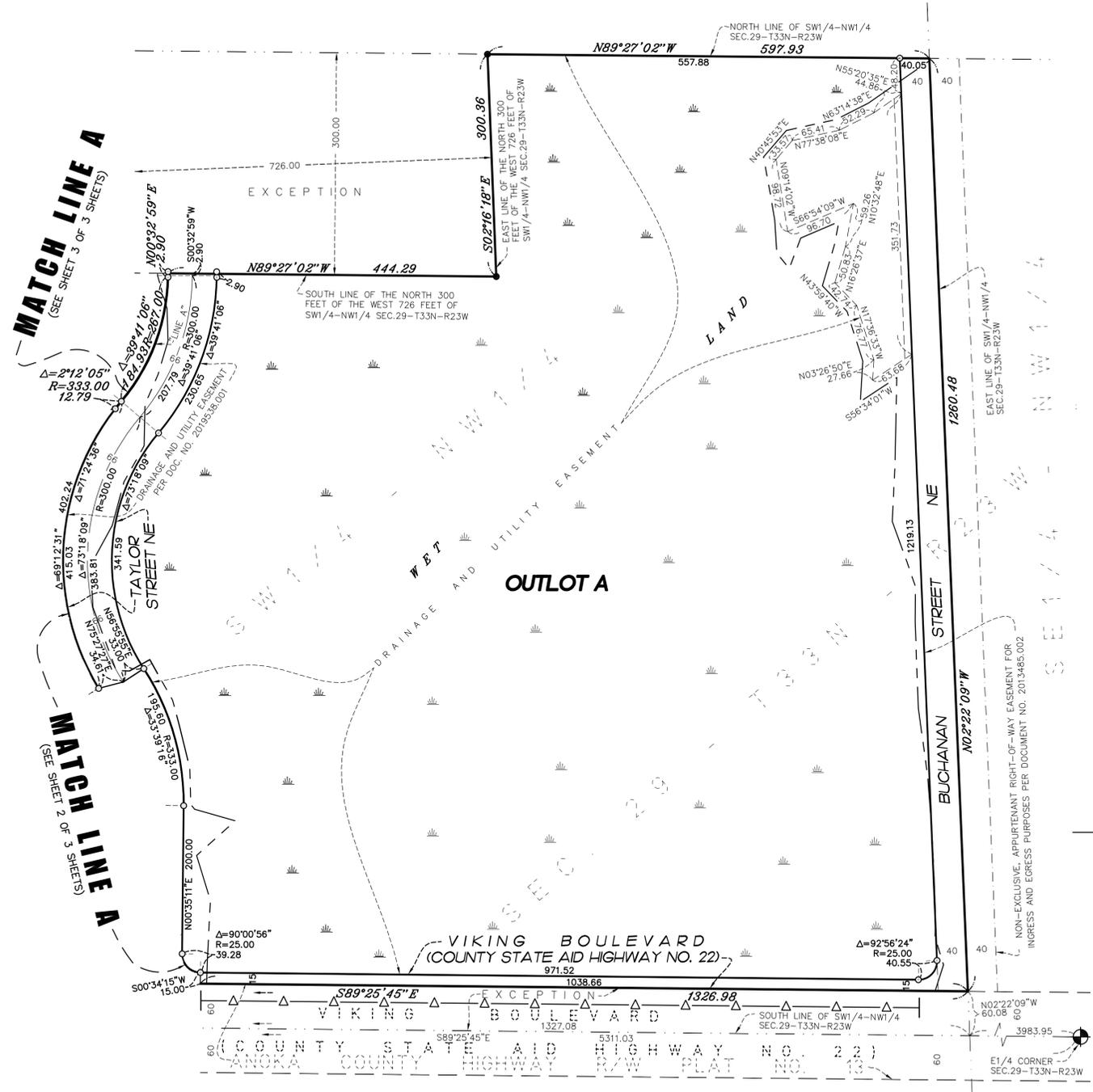
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Jason E. Rud, Licensed Land Surveyor  
Minnesota License No. 41578

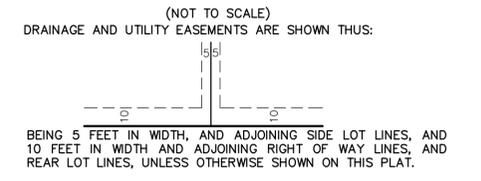
STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Jason E. Rud.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_



- DENOTES ANOKA COUNTY CAST IRON MONUMENT
  - DENOTES 1/4 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578.
  - DENOTES FOUND IRON MONUMENT
  - △— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
- FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 33, RANGE 23, IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 05 MINUTES 56 SECONDS EAST.



City Council, City of East Bethel, Minnesota  
This plat of VIKING PRESERVE was approved and accepted by the City Council of the City of East Bethel, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of East Bethel, Minnesota  
By \_\_\_\_\_ Mayor  
By \_\_\_\_\_ Clerk

County Surveyor  
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\_\_\_\_.

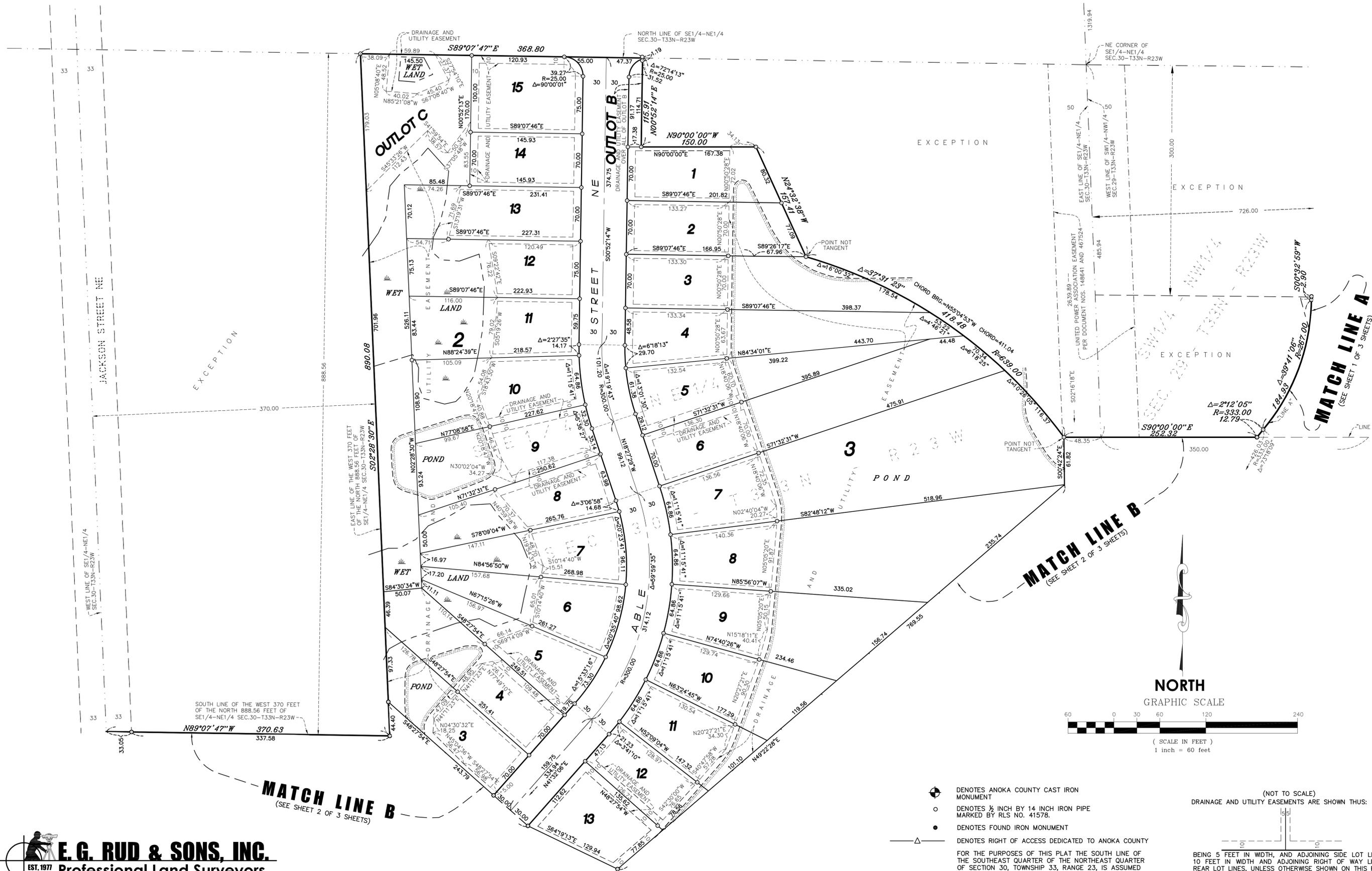
Larry D. Hoium  
Anoka County Surveyor





# VIKING PRESERVE

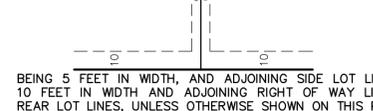
City of East Bethel  
County of Anoka  
Sec. 29 & 30, T33, R23



- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578.
- DENOTES FOUND IRON MONUMENT
- DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 33, RANGE 23, IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 05 MINUTES 56 SECONDS EAST.

(NOT TO SCALE)  
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.