

DENMARK TOWNSHIP
ZONING/USE/PERMIT APPLICATION

Date Received: _____

Date Accepted: _____

Legal Description & Parcel Identification Number: 28.027.201.13.0004

IS THIS TORRENS PROPERTY: yes _____ no X

PROPERTY IS CURRENTLY ZONED _____

Project Address: 10350 St. Croix Trail S. mes
Owner Name: Ray P. and Mildred D. Thurmes Phone: 651-270-0162
Address: 10350 St. Croix Trail S.
City: Hastings State: MN Zip: 55033
Email Address: (for electronic reports) tweetythurmes@aol.com

Applicant (if different from Owner):
Name: _____ Phone: _____
Address: _____
City: _____ State: _____ State: _____
Email Address: (for electronic reports) _____

- Type of Request:
- | | |
|------------------------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Variance | <input type="checkbox"/> Lot Line Adjustment |
| <input checked="" type="checkbox"/> Rezoning/Ordinance Amendment | <input type="checkbox"/> Administrative Minor Lot Split |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Interim Use Permit | <input checked="" type="checkbox"/> Major Subdivision |
| <input type="checkbox"/> Certificate Of Compliance | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Ag Certificate Of Compliance | <input type="checkbox"/> Other |

Description of Request: Rezone 13.86 acres from AG to RR.
Minor subdivision: 13.86 acres to 5.0 acres and
8.86 acres.

Signature of Owner: Sign Name- Mildred D. Thurmes Date: 9-8-20
 Print Name- Raymond P. Thurmes
 Mildred D. Thurmes

Signature of Applicant: Sign Name- _____ Date: _____
(if different from owner) Print Name- _____

September 2, 2020

RE: Property split of
Raymond P. and M. Denise Thurmes
10350 St. Croix Trail S.
Hastings, MN 55033

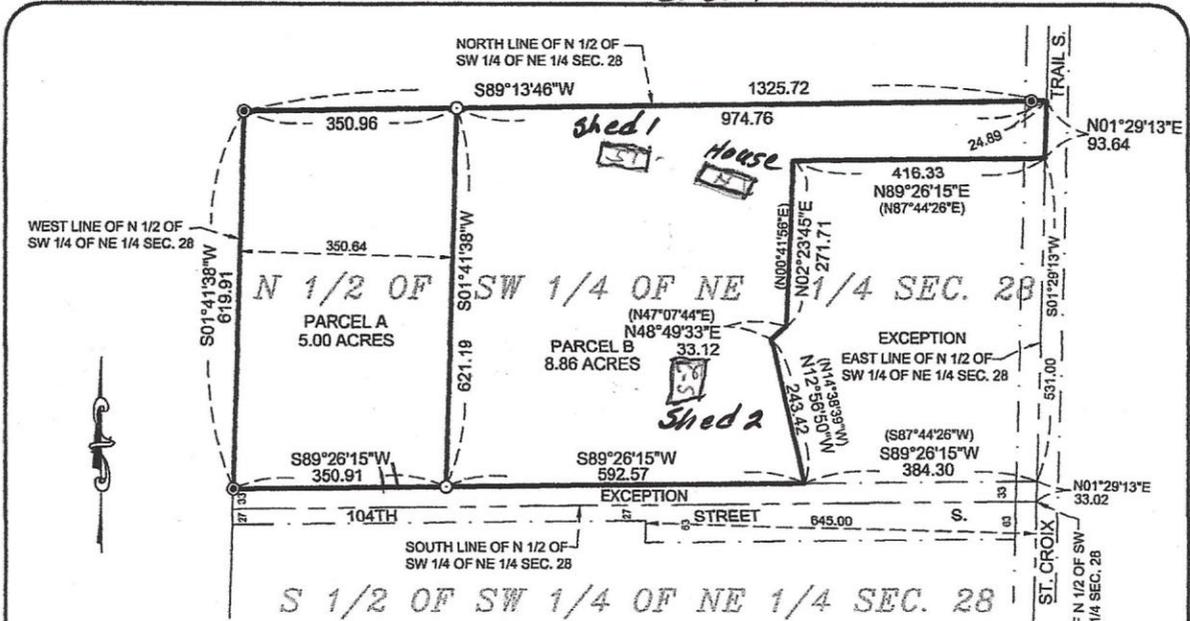
To whom it may concern,
Ray and my, Mildred Denise,
land has an egress on
104th street, which is a
cul de sac. Ray and I own
13.86 acres. Our son, Clint
Thurmes, and his wife, Tanya,
wants to buy the acres
which our house and buildings
are on. Ray and I would like
to parcel off 5 acres and
build a house for Ray and I
to live in. It will have
Handicap amenities.

We have asked our neighbors
that live on 104th cul de sac
for their approval. We are
enclosing a document that
is signed by all of them.

Thank you,

M. Denise Thurmes
Raymond P. Thurmes

House 30x50 Shed 2 32x60
Shed 1 40x64



NOTE: THERE IS AN ERROR IN THE RECORD PROPERTY DESCRIPTION. THE DEED TO THE PREVIOUS OWNERS (DOCUMENT NO. 304317) EXCEPTED OUT THE SOUTH 33 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER. THEREFORE THE SOUTH 33 FEET COULD NOT HAVE BEEN CONVEYED TO RAY THURMES.

RECORD PROPERTY DESCRIPTION
(Per Washington County Document No. 468948)

The North Half of the Southwest Quarter of the Northeast Quarter (N 1/2 OF SW 1/4 OF NE 1/4) of Section Twenty-eight (28), Township Twenty-seven (27), Range Twenty (20), except that part described as follows: Beginning at a point on the East line of said N 1/2 OF SW 1/4 OF NE 1/4, distant 33 feet North of the Easterly extension of the South line of said N 1/2 OF SW 1/4 OF NE 1/4 as measured at right angles thereto; thence South 87° 44' 26" West (assumed bearing) and parallel with the South line of N 1/2 OF SW 1/4 OF NE 1/4 a distance of 384.30 feet; thence North 14° 38' 39" West a distance of 243.42 feet; thence North 47° 07' 44" East a distance of 33.12 feet; thence North 0° 41' 56" East a distance of 271.71 feet; thence Easterly and parallel with the South line of said N 1/2 OF SW 1/4 OF NE 1/4 and to the East line of said N 1/2 OF SW 1/4 OF NE 1/4; thence Southerly on said East line to the point of beginning. Subject to an easement for road purposes over the East 35.03 feet thereof as measured along the South line thereof. Together with easement for road purposes over the South 33 feet of said N 1/2 OF SW 1/4 OF NE 1/4, the North 27 feet of the S 1/2 OF SW 1/4 OF NE 1/4 and the South 36 feet of the North 63 feet of the East 645 feet of the S 1/2 OF SW 1/4 OF NE 1/4 all in said Section 28, Township 27, Range 20, Washington County, Minnesota.

PROPOSED PROPERTY DESCRIPTION PARCEL A

The West 350.64 feet of the North Half of the Southwest Quarter of the Northeast Quarter of Section 28, Township 27 North, Range 20 West, Washington County, Minnesota.

EXCEPT:
The south 33.00 feet thereof.

Subject to any easements of record.

PROPOSED PROPERTY DESCRIPTION PARCEL B

The North Half of the Southwest Quarter of the Northeast Quarter of Section 28, Township 27 North, Range 20 West, Washington County, Minnesota.

EXCEPT:
The south 33.00 feet of said North Half of the Southwest Quarter of the Northeast Quarter.

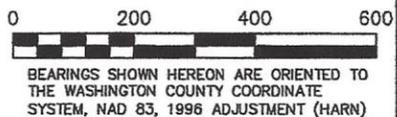
ALSO EXCEPT:
The west 350.64 feet of said North Half of the Southwest Quarter of the Northeast Quarter.

ALSO EXCEPT:
That part of the North Half of the Southwest Quarter of the Northeast Quarter of Section 28, Township 27 North, Range 20 West, Washington County, Minnesota, described as follows:

Beginning at the intersection of the east line of said North Half of the Southwest Quarter of the Northeast Quarter and a line parallel with and 33.00 feet north of the south line of said North Half of the Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of South 87 degrees 44 minutes 26 seconds West, parallel with the south line of said North Half of the Southwest Quarter of the Northeast Quarter, a distance of 384.30 feet; thence North 14 degrees 38 minutes 39 seconds West, a distance of 243.42 feet; thence North 47 degrees 07 minutes 44 seconds East, a distance of 33.12 feet; thence North 00 degrees 41 minutes 56 seconds East, a distance of 271.71 feet; thence North 87 degrees 44 minutes 26 seconds East, parallel with the south line of said North Half of the Southwest Quarter of the Northeast Quarter, a distance of 416.33 to the east line of said North Half of the Southwest Quarter of the Northeast Quarter; thence southerly, along said east line, a distance of 531.00 feet to the point of beginning.

Subject to any easements of record.

- () DENOTES A RECORD BEARING.
- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 48634.
- ⊙ DENOTES FOUND IRON MONUMENT.



CERTIFICATE OF SURVEY FOR:

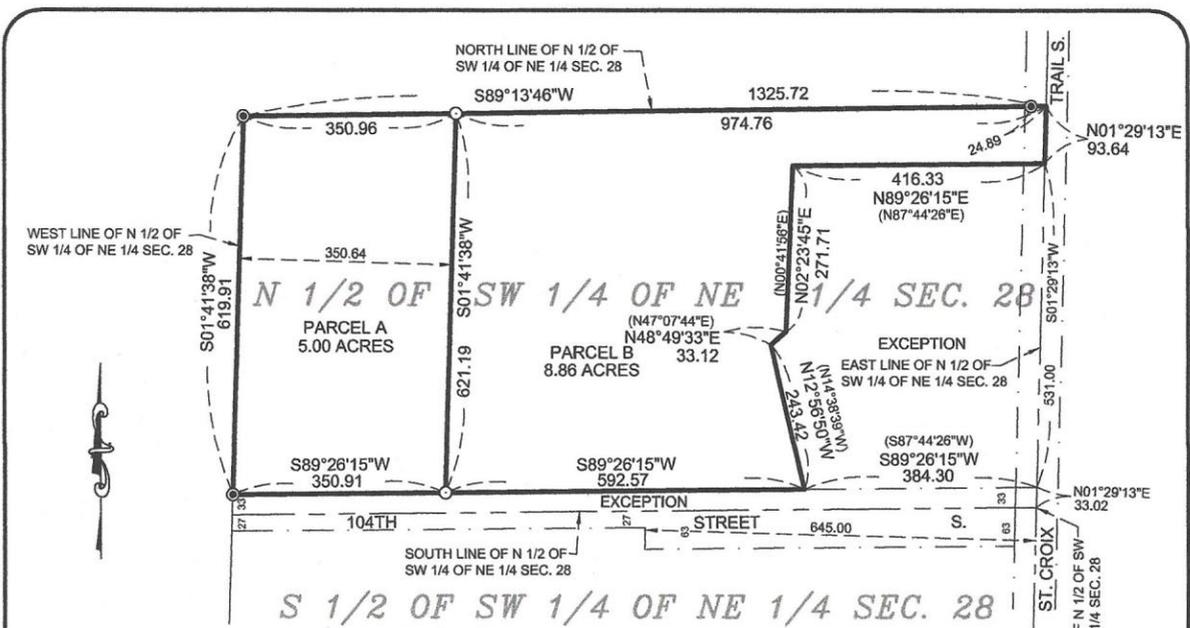
RAY THURMES

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
1112 HIGHWAY 55, SUITE 201, HASTINGS, MN 55033
(651) 438-0000

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Mitchell A. Scofield
Mitchell A. Scofield
Minnesota License No. 48634
Date: August 24, 2020

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS	20-714	S-8998	



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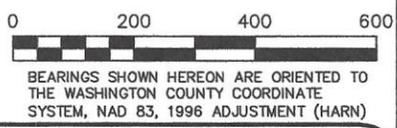
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- DENOTES FOUND IRON MONUMENT.



CERTIFICATE OF SURVEY FOR:

RAY THURMES

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
1112 HIGHWAY 55, SUITE 201, HASTINGS, MN 55033
(651) 438-0000

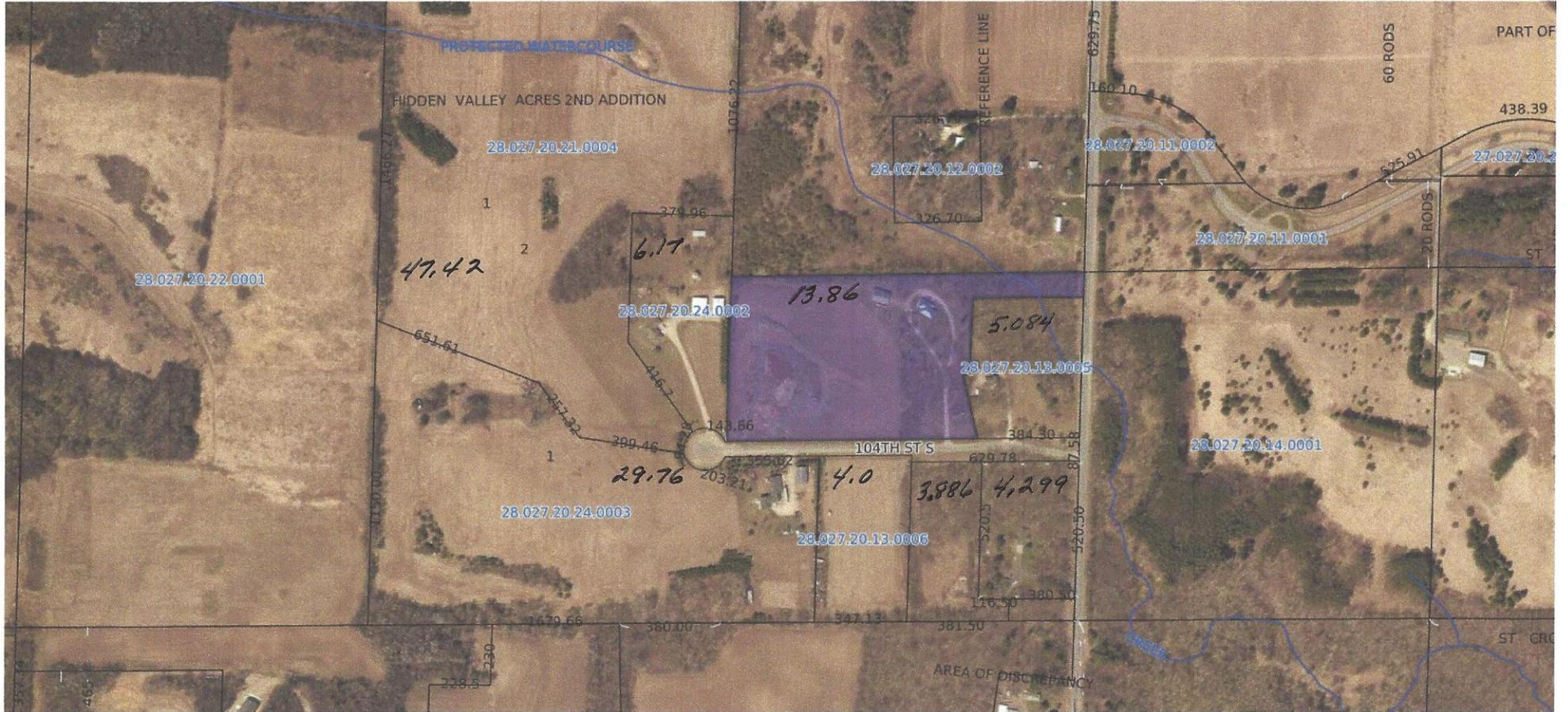
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Date: August 24, 2020

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9/8/2020

maps.camavision.com/washingtonmn?BBOX=-10332895.753919,5589525.7845049,-10329986.693847,5590680.5777619&SERVICE=print&SRS=EPSG:3857&HEIGHT=680&WIDTH=171...

PIN 28.027.20.13.0004
Address 10350 ST CROIX TRL S
Owner THURMES RAYMOND P & M DENISE
Class Residential



August 1, 2020

Raymond P. and M. Denise Thurmes
10350 St. Croix Trail S.
Hastings, MN 55033

Ray and I, Denise, would like to split up our acreage, about 14 1/2 acres. Our son, Clint Thurmes, and his wife, Tanya, wants to buy the acres which our house and buildings are on. Ray and I would like to parcel off 5 acres and build a house for us to live in.

If we have your approval, please sign this paper and write down your address.

Thank you!

Ray and Denise

Jeanine Wagner
Butch Wagner

John Heink

Chris Peterson
John Bell

Ann M. Du
10472 ST CROIX TRL

Chris O'Neil

**DENMARK TOWNSHIP
PLANNING AND ZONING APPLICATION FEES,
ESCROW POLICIES AND PROCEDURES**

The following items are to be read and statement signed before any application is accepted.

It is the policy of the Town Board that events resulting from planning and zoning and development in Denmark Township should not create costs to be borne by the taxpayers. The Board has adopted a fee schedule and requires an escrow deposit to cover consultant planning, engineering and legal fees related to each application.

Escrows typically range from \$500 to \$5,000. The escrow monies are for but not limited to the Township attorney, planner and engineer fees. Please note that the attorney, planner and engineer are not Township employees. If the fees incurred for these services are more than the escrow amount, that amount will be billed to the applicant. The applicant is responsible for having payment remitted to the Township within 30 days from the billing date. They are contracted consultants and are paid by the project. This is in turn charged to the applicant for fees resulting from planning and zoning applications. If your application involves subdivision of land, you must also dedicate park land or pay a per lot park dedication fee.

If the fees incurred are less than the escrow amount, the balance will be returned to the applicant. The applicant must request in writing that escrow monies be reimbursed.

By signing this, I agree to pay fees associated with my application and understand the above planning and zoning application policies and procedures.

Raymond P. Thurmes
Mildred P. Thurmes

Sign Name
Raymond P. Thurmes
Mildred P. Thurmes

Print Name

8/14/2020

Dated

Return this signed form with the application to the Township Clerk.