

Seth and Mindy Haukedahl
6211 Oakgreen Ave S
Denmark Township, MN 55033

January 20, 2020

Application for Minor Subdivision

Application Details:

Requesting a minor subdivision to sperate the existing 31-acre property at 6211 Oakgreen Ave S into two parcels.

The Southern parcel will be roughly 9 acres and includes the existing home on the property.

The Northern parcel will include the remaining 22 acres that conforms with the minimum buildable area requirements of Denmark Township and Washington county. The city of Afton has issued a driveway permit as requested by WSB since the driveway for the parcel will be accessed from the cul-de-sac at the end of 59th St S which is an Afton road. This parcel meets the requirements for a Minor Subdivision (Chapter 3, Section 6.1 of Township Development Code) along with the Washington County Shoreland Overlay Zoning requirements since the parcel is also located within this area.

Documentation

- Application and escrow deposit
- Legal description of original and the two new parcels
- Survey map of the proposed building area for the Northern Parcel. The topographic work was completed by Landform which includes two-foot contour lines, setbacks, home location, septic locations, etc.
- Title commitment
- Afton Driveway Permit
- Soil/Perc Test
- etc

Sincerely,
Seth & Mindy Haukedahl
612-499-4409

Property description:

That part of the North Half of the Northwest Quarter of Section 4, Township 27, Range 20, Washington County, Minnesota, which lies east and easterly of the following described line, to wit: Commencing at the northwest corner of said Section 4; thence East along the north line of said Northwest Quarter for 971.55 feet to the Point of Beginning of the line to be described; thence South at right angles to said north line a distance of 375.00 feet; thence southeasterly to a point on the south line of said North Half of said Northwest Quarter distant 1500.00 feet East from the southwest corner of said North Half of the Northwest Quarter; except: Commencing at the northwest corner of said Section 4; thence East along the north line of said Northwest Quarter a distance of 1271.55 feet to the Point of Beginning of the land to be described; thence continuing East along said north line a distance of 726.00 feet; thence South, at right angles, for 300.00 feet; thence West at right angles for 726.00 feet; thence North at right angles for 300.00 feet to the Point of Beginning. Also except: Beginning at the southeast corner of said North Half of the Northwest Quarter; thence North 00 degrees 35 minutes 37 seconds West, assumed bearing, along the east line of said North Half of the Northwest Quarter a distance of 315.04 feet; thence North 60 degrees 50 minutes 26 seconds West a distance of 470.21 feet; thence South 78 degrees 08 minutes 58 seconds West a distance of 243.52 feet; thence South 23 degrees 09 minutes 37 seconds West a distance of 526.50 feet to the south line of said North Half of the Northwest Quarter; thence South 89 degrees 19 minutes 46 seconds East along said south line a distance of 859.34 feet to the Point of Beginning; and the north 208.71 feet of the west 857.80 feet of the east 1582.80 feet of the South Half of the Northwest Quarter of Section 4, Township 27, Range 20, Washington County, Minnesota. Subject to easements of record.

Proposed parcel description:

That part of the follow described property:

That part of the North Half of the Northwest Quarter of Section 4, Township 27, Range 20, Washington county, Minnesota, which lies east and easterly of the following described line, to wit: Commencing at the northwest corner of said Section 4; thence East along the north line of said Northwest Quarter for 971.55 feet to the Point of Beginning of the line to be described; thence South at right angles to said north line a distance of 375.00 feet; thence southeasterly to a point on the south line of said North Half of said Northwest Quarter distant 1500.00 feet East from the southwest corner of said North Half of the Northwest Quarter; except: Commencing at the northwest corner of said Section 4; thence East along the north line of said Northwest Quarter a distance of 1271.55 feet to the Point of Beginning of the land to be described; thence continuing East along said north line a distance of 726.00 feet; thence South, at right angles, for 300.00 feet; thence West at right angles for 726.00 feet; thence North at right angles for 300.00 feet to the Point of Beginning. Also except: Beginning at the southeast corner of said North Half of the Northwest Quarter; thence North 00 degrees 35 minutes 37 seconds West, assumed bearing, along the east line of said North Half of the Northwest Quarter a distance of 315.04 feet; thence North 60 degrees 50 minutes 26 seconds West a distance of 470.21 feet; thence South 78 degrees 08 minutes 58 seconds West a distance of 243.52 feet; thence South 23 degrees 09 minutes 37 seconds West a distance of 526.50 feet to the south line of said North Half of the Northwest Quarter; thence South 89 degrees 19 minutes 46 seconds East along said south line a distance of 859.34 feet to the Point of Beginning;

Which lies southerly of the following described line:

Commencing at the southeast corner of said North Half of the Northwest Quarter; thence North 00 degrees 35 minutes 37 seconds West, assumed bearing, along the east line of said North Half of the Northwest Quarter a distance of 315.04 feet; thence North 60 degrees 50 minutes 26 seconds West a distance of 470.21 feet; thence South 78 degrees 08 minutes 58 seconds West a distance of 243.52 feet to the Point of Beginning; thence North 83 degrees 18 minutes 12 seconds West a distance of 147.00 feet; thence North 18 degrees 35 minutes 28 seconds West a distance of 73.24 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 41.71 feet; thence South 72 degrees 49 minutes 54 seconds West a distance of 74.37 feet; thence South 41 degrees 20 minutes 04 seconds West a distance of 96.88 feet; thence South 72 degrees 56 minutes 50 seconds West a distance of 404.37 feet to the southwesterly line of the above described parcel and said line there terminating.

And the north 208.71 feet of the west 857.80 feet of the east 1582.80 feet of the South Half of the Northwest Quarter of Section 4, Township 27, Range 20, Washington County, Minnesota.

Subject to easements of record.



David R. Brown
drufusb1@yahoo.com
L#3649 C#9370
651-788-3296

PERCOLATION REPORT

WISE RESOURCE MANAGEMENT DOESN'T COST...IT PAYS

6211 Oakgreen Ave S.
Denmark Township, Mn.
PID: 0402720210007
Denmark Township, Mn
09/16/19

Three soil borings were recently conducted for the proposed land split of the above named property PID: 0402720210007 (6211 Oakgreen Ave S Denmark Township, Mn) for the purpose of declaring this site buildable in regards to sustaining a standard septic system. From these borings taken on 09/16/19, this lot can sustain a Type I ISTS.

This is preliminary soil testing and the final decision for this site will be made by Washington County. Additional soil testing, percolation tests and a septic design will be required prior to a septic permit being granted by Washington County. Trenches and absorption widths will need to observe setbacks of 10 feet from any lot line and at minimum 20 feet from any house, building with footings and neighboring ISTS soil treatment areas. Setbacks from any lake, stream or river will also need to be observed and these distances vary pertaining to the type of waterway. Individual wells will need to observe a 50 foot setback from any soil treatment area.

All wastewater treatment sites are to be cordoned off prior to the start of any construction activity. No construction traffic or grading is permitted in the soil treatment area (STA). All proposed wastewater treatment sites are to be protected with a visual barrier to prevent construction traffic from encroaching into the test area and possibly causing irreversible soil damage in respect to the on-site wastewater treatment and absorption areas.

All soil borings have been staked on the property and attached are the soil boring logs.

David R. Brown
L#3649 C#9370

