

Final Plat Application

Becker Township
PO Box 248
12165 Hancock Street
Becker, MN 55308

www.beckertownship.org

763-261-5301



Date Received _____

Fee Received: \$300 Cash Check # _____

Above for Office Use Only

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APPLICANT _____

PHONE _____ FAX _____ EMAIL _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

FEE OWNER _____

ADDRESS _____ PHONE _____ EMAIL _____

PROJECT/DEVELOPMENT NAME _____

PROJECT LOCATION _____

PROPERTY IDENTIFICATION NUMBER (PIN) _____

LEGAL DESCRIPTION OF PROPERTY (attach a separate document if necessary.)

PROCEDURE FOR FINAL PLAT APPROVAL

The following materials must be submitted with your application in order to be considered complete. A complete application must be made twenty four (24) days prior to the Planning Commission meeting for which you wish to be heard. The plat request shall be filed with the Becker Township

- 1) On this official application form, along with the established fee.
- 2) Such application shall also be accompanied by
 - a. two (2) full sized mylar copies; and
 - b. one (1) reduced sized mylar copies of the final plat; and
 - c. a digital version and supportive information in conformity with the Township's Ordinances.

- 3) The scale of such materials shall be the minimum necessary to ensure legibility.
- 4) A text based file or pdf document for the legal description(s) shall accompany the documentation.

for consideration by the Joint Planning Board incorporating all changes or modifications required as conditions of approval of the preliminary plat as approved.

REQUIRED INFORMATION

1. The final plat must include all changes required from the preliminary plat.
2. Name of the subdivision.
3. Location by section, township, range, county and state and including descriptive boundaries of the subdivision based on an accurate traverse, giving angular and linear dimensions which must mathematically close.
4. 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 monuments on the nearest established street lines, including true angles, and distances to such reference points or monuments.
5. Locations of lots, streets, public highways, alleys, parks outlots, 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 shall be shown. Dimensions shall be shown from all angle points of curve to lot lines.
6. Lots shall be numbered clearly. Blocks are to be numbered, with numbers shown clearly in the center of the block.
7. The exact locations, right of way widths, and names of all streets to be dedicate.
8. Location, width and intended use of all easements to be dedicated.
9. Name of fee owner and surveyor preparing the plat.
10. Scale of plat (the scale must be shown graphically and in feet per inch), date, and north point.
11. Statement dedicating all streets, alleys, public outlots, and other public areas, utility and drainage easements 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.
12. All documents to be filed concurrent with the plat, including any declarations, deed restrictions, easements and covenants.
13. Executed Developers Agreement, if applicable.

Information Required for Final Plats.

The final plat shall be prepared in accordance with provisions of Minnesota State Statutes. The final plat must include all changes required from the preliminary plat. The following concurrent documents shall be submitted with the final plat:

1. Review by an independent Professional Land Surveyor, verifying that calculations contained in the plat are accurate and that the plat conforms to the requirements of State Statutes.
2. An up-to-date certified abstract of title or such other evidence as required by the Town Attorney.
3. A development agreement, where required.

4. All documents to be filed concurrent with the plat, including any declarations, deed restrictions, easements and covenants.

Recording: The owner or applicant shall file the plat with Sherburne County within sixty (60) days after final approval. A certified mylar copy of the plat must be provided to the Township.

NOTE: PRELIMINARY AND FINAL PLAT IS SUBJECT TO PARK DEDICATION REQUIREMENTS. Acceptance of either park land dedication or cash in lieu of park land dedication is at the discretion of the Township.

Park Dedication Requirements:

Residential – 10 percent of land or \$800 per unit (Payment in Lieu)

Commercial – 5% land where the Town deems it in the public interest to require a contribution

I HEREBY CERTIFY that I have no delinquent property taxes, special assessments, penalties, interest, or municipal utility fees due on the parcel to which the application relates. I am also aware that the property taxes which are being paid under the provisions of a court order or which are in the process of being appealed are not considered delinquent for purposes of this law if all payments under the terms of the order or appeal have been paid.

I FURTHER CERTIFY that if I am in violation of this requirement, the Town of Becker and/or the Becker Joint Planning Board may deny the permit application by law.

I HEREBY STATE that all of the information stated in this application is true and accurate to the best of my knowledge. We, the undersigned, have read and understand the above.

Signature of Applicant

Date

Signature of Owner (s)

Date