

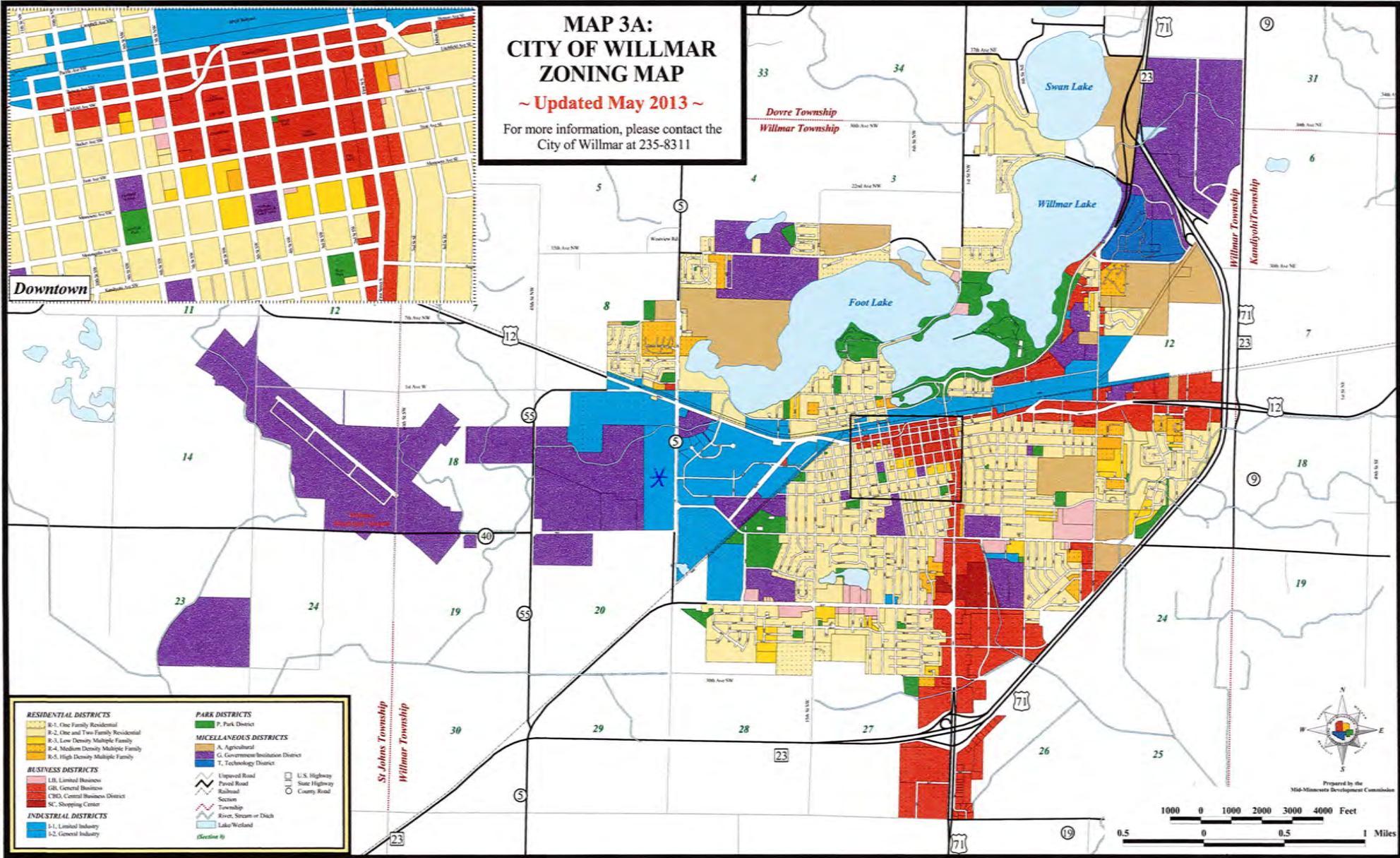
Section III. SITE AND SURROUNDING PARCEL LAND USE ZONING INFORMATION

1. City of Willmar Zoning Map
2. Willmar Zoning Ordinance
 - a) Section L. I-1 Limited Industry District
 - b) Section O. G. Government/Institutional District
3. Willmar Industrial Park Third Addition & Fourth Addition Protective Covenants
4. Willmar Map—ALTA Surveys w/Topographic Information
 - a) 4th Addition of Willmar Industrial Park
 - b) Unplatted Area Adjacent to Industrial Park
5. City of Willmar—Building Permit Procedures
6. City of Willmar—Building Permit

MAP 3A: CITY OF WILLMAR ZONING MAP

~ Updated May 2013 ~

For more information, please contact the
City of Willmar at 235-8311



RESIDENTIAL DISTRICTS	PARK DISTRICTS
R-1, One Family Residential	P, Park District
R-2, One and Two Family Residential	MISCELLANEOUS DISTRICTS
R-3, Low Density Multiple Family	A, Agricultural
R-4, Medium Density Multiple Family	G, Government Institution District
R-5, High Density Multiple Family	T, Technology District
BUSINESS DISTRICTS	U, Unimproved Road
LB, Limited Business	P, Paved Road
GBL, General Business	R, Railroad
CBG, Central Business District	S, Section
SC, Shopping Center	T, Township
INDUSTRIAL DISTRICTS	R/S, River, Stream or Ditch
I-1, Limited Industry	L/W, Lake/Wetland
I-2, General Industry	W, Waterway

Prepared by the
M16-Minnesota Development Commission

Scale: 0 1000 2000 3000 4000 Feet
0.5 0 0.5 1 Miles

CITY OF WILLMAR
ZONING ORDINANCE

1994

4. Lot Area, Width, Setback and Miscellaneous Requirements. The following standards shall be the minimum requirements for development in the "SC" District:

	<u>Main Complex</u>	<u>Additional Free- Standing Facilities</u>
a. Lot Area =	140,000 SF	10,000 SF
b. Lot Width =	400 feet	100 feet
c. Setbacks --		
Front (r/w)	100 feet	50 feet
Rear	100 feet	50 feet
Side, interior	50 feet	20 feet
Side, street (r/w)	100 feet	50 feet
d. Landscaping, minimum % of site	10%	10%
e. Minimum sidewalk and/or landscaped area adjacent to building	10 feet	10 feet
f. Required traffic island at main entrance	10 feet wide	NA
	50 feet long	

L. I-1, LIMITED INDUSTRY DISTRICT.

1. Permitted Uses With Plan Review. The following uses shall be permitted provided plans are submitted to and approved by the Zoning Administrator and the Planning Commission, subject to such conditions as they may attach thereto:
- a. Agricultural uses, not including livestock raising or feeding.
 - b. Agri-business, not including agricultural product processing.
 - c. Automobile/truck sales, repair, and service.
 - d. Commercial dog kennels.
 - e. Contractors shops.
 - f. Creameries.
 - g. Equipment rental businesses.
 - h. Greenhouses and nurseries.
 - i. Manufacturing businesses.
 - j. Metal fabrication businesses.
 - k. Motor freight terminals.
 - l. Poultry processing.
 - m. Printing shops.
 - n. Research and development businesses.
 - o. Restaurants.
 - p. Storage facilities, including mini-storage.
 - q. Transportation facilities/businesses.

- r. Veterinary clinics.
 - s. Wholesale sales.
 - t. Essential services and public uses.
2. Conditional Uses. The following uses are permitted upon the granting of a conditional use permit by the Planning Commission, subject to such conditions as they may attach thereto:
- a. Adult entertainment uses, as regulated in Section 3.Q.
 - b. Gas bulk plants.
 - c. Manufacturing of explosive or toxic materials.
 - d. Solid waste collection and recycling facilities for metals, glass, paper, wood, etc. (not including household garbage).
 - e. Storage and/or sale of flammable liquids and gases.
3. Permitted Accessory Uses. The following accessory structures or uses of land shall be permitted:
- a. Detached storage or accessory buildings.
 - b. An apartment for on-site security personnel, included within the business structure.
4. Lot Area, Width, Setback and Miscellaneous Requirements. The following standards shall be the minimum requirements for development in the "I-1" District:
- a. Lot Area = 20,000 SF
 - b. Lot Width = 100 feet
 - c. Setbacks --
 - Front (r/w) = 40 feet
 - Rear = 30 feet
 - Side, interior = 20 feet
 - Side, street(r/w) = 40 feet
 - d. Open, landscaped area = 20%
 - e. Building/lot coverage = 50% maximum

M. I-2, GENERAL INDUSTRY DISTRICT.

1. Permitted Uses With Plan Review. The following uses shall be permitted provided plans are submitted to and approved by the Zoning Administrator and the Planning Commission, subject to such conditions as they may attach thereto:
- a. Agri-business, not including agricultural product processing.
 - b. Agricultural uses, not including livestock raising or feeding.
 - c. Automobile salvage/reduction yard.

5. Lot Area, Width, and Setback Requirements. The following standards shall be the minimum requirements for development in the "P" District:

- a. Lot Area = No minimum area*
- b. Lot Width = No minimum width*
- c. Setback to any property line = 50 feet

* As recommended by the Zoning Administrator and approved by the Planning Commission.

* O. G, GOVERNMENT/INSTITUTIONAL DISTRICT.

1. Permitted Uses With Plan Review. The following uses shall be permitted provided plans are submitted to and approved by the Zoning Administrator and the Planning Commission, subject to such conditions as they may attach thereto:

- a. City offices/buildings/facilities.
- b. County offices/buildings/facilities.
- c. Community colleges.
- d. Municipal utilities offices/buildings/facilities/well fields.
- e. Public airports.
- f. Public hospitals/treatment centers.
- g. Public parking lots/facilities.
- h. Public schools.
- i. State and federal offices/buildings/facilities.
- j. Technical colleges.
- k. Vacant public lands.

2. Permitted Accessory Uses. The following accessory structures or uses of land shall be permitted:

- a. Detached storage or accessory buildings.

TB 19 \$ 46.00 City

634517

Lts 1-9
BIK 1
Lts 1-6
BIK 2
L1
BIK 3
L1
BIK 4
L1
BIK 5
Outlots A+B+C
Willmar Industrial
Park Third Addn

Lts 1+2
BIK 1
Lts 1-3
BIK 2
Lts 1-8
BIK 3
Lts 1-9
BIK 4
Lts 1-3
BIK 5
Outlots A+B
Willmar Industrial
Park Fourth Addn

OFFICE OF COUNTY RECORDER
KANDIYOHI COUNTY MINNESOTA

FILED AND/OR RECORDED ON

04/27/2016 03:57PM

JULIE KALKBRENNER
COUNTY RECORDER

BY Wendy Huest
DEPUTY City

STATE OF MINNESOTA)
) ss.:
COUNTY OF KANDIYOHI)

I, KEVIN J. HALLIDAY, do hereby certify and return that I am now the City Clerk-Treasurer of the City of Willmar, Minnesota, and that I have under my possession and control all of the original records, copies of which are hereto attached; that the attached are identical, true and correct copies of all thereof on file and of record in my office, either as minutes of Council proceedings, or as to instruments filed in my said office; that I have compared that attached with the said original, and certify that the same is true and correct.

Kevin J. Halliday

KEVIN J. HALLIDAY
City Clerk-Treasurer
City of Willmar, Minnesota

Document Prepared By:

City Clerk-Treasurer Kevin J. Halliday
333 SW 6th Street
Willmar, MN 56201



STATE OF MINNESOTA)
) ss.:
COUNTY OF KANDIYOHI)

The foregoing instrument was acknowledged before me this 25th day of April, 2016, by Kevin J. Halliday, City Clerk-Treasurer of the City of Willmar, Minnesota, on behalf of said City.



Megan Feikema
Notary

**WILLMAR INDUSTRIAL PARK THIRD ADDITION AND
WILLMAR INDUSTRIAL PARK FOURTH ADDITION
PROTECTIVE COVENANTS**

1. General Purpose.

The purpose of these protective covenants is to insure proper use, development and maintenance of each parcel within the Industrial Park; to preserve the value of each parcel within the industrial park as well as all land located within the vicinity; to protect the environment; to guard against the erection of improper, unsuitable structures and uses; to insure protection from incompatibility and unsightliness; to protect the health and safety of the general public; and to attract quality, image conscious companies to the Industrial Park.

2. General.

- A. These covenants shall apply to all properties located within Willmar Industrial Park Third Addition **AND** Willmar Industrial Park Fourth Addition.
- B. Each lot shall meet or exceed the minimum lot area and width as stipulated in the Willmar Zoning Ordinance (Ordinance Number 1060, as amended.)
- C. The division of any lot, area or tract of land within the Industrial Park for any purpose, whether immediate or future for conveyance, transfer, improvement or sale shall not result in the creation of any parcel of less than 2 acres in size. No division of land or lot line adjustment shall occur without prior approval of the City of Willmar.
- D. On-street parking and loading is not permitted. All parking must be accommodated on the individual lots within the Industrial Park.
- E. Nothing contained herein shall nullify any of the requirements of federal, state or city laws, regulations or ordinances. In instances where applicable laws, regulations or ordinances and these protective covenants conflict, the more restrictive shall apply.

3. Land Use.

A. The only permitted uses are those as specified in Section 6 of the Willmar Zoning Ordinance.

B. Exceptions from permitted uses in Section A:

1) Uses which would violate the performance standards as regulated in Section 7 of the Willmar Zoning Ordinance.

Interpretation of Permitted and Prohibited Uses

In cases where it is unclear as to whether a particular proposed use is a permitted use, a positive interpretation shall first be made by the City Planning Commission before said use may be permitted.

4. Submission of Plans.

No building, improvement, or use shall be erected, placed, or altered on any lot in the Industrial Park until the site plan has been approved by the City of Willmar and the building plans have been approved by the City Building Official. Site plans shall be prepared and reviewed in accordance with the City of Willmar Zoning Ordinance, as may be amended from time to time, and with these protective covenants.

5. Construction Materials and Appearance.

A. At least 25 percent of the front of all buildings - that is, the side facing the street on which the building is deemed to front - shall be faced with concrete, brick, masonry or stone. Said facing shall extend across the full front of the building. All other sides of any building shall be finished in an attractive manner in keeping with the state of the art for industrial buildings, but need not be finished in a like manner as that portion of the building referred to as the front. On corner lots, both sides of the building facing the streets shall be faced as described above. It is the intent of these provisions that all structure shall be designed and constructed in such a manner as to provide an aesthetically pleasing appearance and be harmonious with the overall development of the Industrial Park.

B. All parking, driveways, walks and storage areas shall be paved with asphalt or concrete, and shall be completed prior to building occupancy, unless an extension not to exceed 12 months is granted in writing by the City.

C. Fire hydrants, where required by state or city codes, shall be required to be placed as directed by the Willmar Fire Department at the owner's expense.

6. Building and Structure Height.

The maximum building and structure height including roof top equipment shall be four (4) stories or fifty-five (55) feet, unless a greater height is allowed by conditional use permit.

7. Minimum Setback and Other Yard Requirements.

A. All building, parking and fencing setbacks shall meet the requirements of the Willmar Zoning Ordinance.

8. Vision Triangle.

At all street intersections, no obstruction of vision shall be erected, installed, planted, parked or otherwise placed on any lot between 3 and 8 feet above the grade of the sidewalk (or ground grade at the lot line) adjacent to such streets and within the vision triangle formed by street centerlines and a line connecting them at points 80 feet from the intersection of the street centerlines.

9. Utilities.

A. The location of utility lines and easements shall be as shown on the City-approved site plan.

B. All electric distribution lines (excluding lines of 15,000 volts or more), all telephone lines from which lots are individually served, and all television cable lines and other utilities installed within the Industrial Park shall be underground. Associated equipment and facilities which are appurtenant to underground electric and communications systems, such as but not limited to, substations, pad-mounted transformers, pad-mounted sectionalizing switches and above-grade pedestal-mounted boxes may be located above ground. Temporary overhead facilities may be installed to serve a construction site.

10. Drainage and Erosion Control.

A. No land shall be developed and no use shall be permitted that result in the flooding, erosion, or sedimentation of adjacent properties or drainage ways. Erosion control measures must be taken during and after construction. All runoff shall be properly channeled into a storm drain, watercourse, storage area, or other storm water management facility in conformance with the City of Willmar Storm Water Ordinance.

B. All elements of the drainage control system shall be constructed and maintained in accordance with the City-approved site plan.

C. All roof storm water must be collected and discharged less than 2 feet above grade at the building or be conducted directly to the drainage system. Alternatively, roof storm water maybe discharged without collection, but must be discharged in such a way as to prevent erosion and protect water quality. Each property owner shall take the necessary precautions to ensure that storm drainage from their site is not contaminated with motor vehicle fuels and lubricants, scale or other chemical compounds that are detrimental to aquatic life.

11. Site Grading.

A. The grading of individual lots and construction sites shall be the responsibility of the property owner.

B. Utility easements shown on the City-approved site plan shall be graded to within 6 inches of final grade prior to the installation of underground electric and/or communications facilities. After such facilities have been installed, said final grade shall not be altered by more than 6 inches by the owner or by subsequent owners of the lots on which utility easement are located, except with written consent of the utility or utilities involved and the City Engineer.

12. Outdoor Storage.

- A. Outdoor storage area shall be maintained in a neat and orderly manner, be located only to the rear of the building(s), and be effectively screened by opaque fencing which is a maximum of 8 feet in height.
- B. Outdoor storage shall not be located between the building line (extended) and the adjacent street.
- C. All trash containers, including dumpsters, must be enclosed by a fence or wall of solid materials that match the building facade and provide an opaque visual screen. Such fence or wall shall be maintained so as to present a good appearance at all times.
- D. Storage of wood or combustible materials, including pallets or skids, must be enclosed and be at least 20 feet from any structure, building or property line.
- E. Storage areas shall not be allowed in or across any utility or drainage easements, or the drainage ways designated on each parcel's City-approved site plan.
- F. Storage of fuel oil or other bulk fluids or gases must be underground, unless written approval is obtained from the City, following a recommendation from the Willmar Fire Chief.
- G. Outdoor storage areas shall be maintained in an orderly, debris-free condition.

13. Signs.

- A No signs shall be allowed other than as regulated in Section 5 of the Willmar Zoning Ordinance.

14. Fences.

- A Fences shall not be permitted to be located in or across any utility easement or the drainage ways designated on each parcel's City-approved site plan.
- B. The maximum height of any fence is 8 feet.
- C. Fences must be kept in good repair and condition.
- D. Fences used for screening purposes shall be opaque.

15. Landscaping.

- A Landscaping of properties subject to these covenants shall be in accordance with Section 3.P. of the Willmar Zoning Ordinance.
- B. Required landscaping must be completed within 12 months of building occupancy.

16. Maintenance Responsibilities.

- A. Each lot owner shall keep their property, all contiguous street right-of-way to edge of pavement, and all drainage and easement areas in a well-maintained, safe, clean and attractive condition at all times. Such maintenance includes, but is not limited to, the following:
 - 1) The removal of all litter, refuse and waste.
 - 2) Compliance with the City's plant and weed control standards,

including the mowing of all grass areas, and the care and pruning of trees and shrubbery within property boundaries.

- 3) Maintenance of exterior lighting, signs, and mechanical facilities.
 - 4) Keeping all exterior building surfaces in a clean, well-maintained condition.
 - 5) Striping and maintenance of parking and driveway areas.
 - 6) Removal of unlicensed or inoperable vehicles.
 - 7) Snow and ice removal.
 - 8) Maintenance of all drainage ways including the removal of all debris, weeds, and silt.
- B. During construction, it shall be the responsibility of each owner to insure that construction sites are kept free of unsightly accumulations of rubbish and scrap materials; and that construction materials, trailers and the like are kept in a neat and orderly manner. Burning of excess or scrap construction materials is prohibited. Construction site erosion control practices shall be implemented to prevent erosion, sedimentation and pollution of air or water during construction.
- C. The owner of any undeveloped lands shall maintain said lands free of rubbish, noxious weeds and mosquito breeding pond conditions.

17. Recapture and Resale of Land.

- A. If a buyer of any lot does not commence construction of a principal building or principal buildings thereon within 24 months after the date of purchase and complete the construction of a building or buildings thereon within 3 years after the date of purchase, the City shall have the option to repurchase the property. Such option shall be exercisable upon delivery in writing of a notice to the buyer within 6 months after the expiration of such 24 month or 3 year period. Closing shall take place within 60 days following the exercise of such option on such date as shall be designated by the City specified in such notice. The purchase price to be paid by the City upon the exercise of such option shall be the sum of the following:
- 1) The purchase price paid for the land by the buyer.
 - 2) The current market value of all improvements, if any, thereon made by the buyer.
 - 3) All special assessments which have been paid by the buyer or levied against the premises during the period of such buyer's ownership, less the sum of the following:
 - 4) Unpaid real estate taxes.
 - 5) Proration of current year's real estate taxes to date of closing.
 - 6) Title insurance policy premium.
 - 7) Liens and encumbrances on the property of a definite or ascertainable amount.
 - 8) The cost of any environmental audit and/or clean-up deemed necessary by the City to have performed on the parcel.

Conveyance shall be by warranty deed, free and clear of all liens and encumbrances except those in existence prior to the buyer's ownership of the property, and subject to municipal and zoning and subdivision ordinances, recorded easements for public utilities, and recorded Covenants and amendments thereto. Seller shall furnish title insurance policy at seller's expense for full amount of purchase price.

- B. In the event a buyer elects to sell all or any part of any parcel which is vacant, the same shall first be offered for sale, in writing, to the City at a price per acre computed as set forth in Subsection A above. The City shall have 60 days from the receipt of such offer to accept or reject same. Acceptance or rejection of such offer shall be affected by resolution adopted by the City Council. Upon acceptance by the City, conveyance shall be by warranty deed free and clear of all liens and encumbrances except those in existence prior to the buyer's ownership of the property, and subject to municipal and zoning and subdivision ordinances, easements for public utilities, and building restrictions and ordinances. The seller shall furnish title insurance policy at seller's expense.
- C. If the City fails to timely exercise the option described in Subsection B above or rejects said offer, buyer may then sell such property to any other buyer and the City shall have no further interest therein, except that any use of said property by any subsequent buyer shall be subject to applicable zoning and subdivision ordinances, restriction, and regulations of the City related to the use of said property at the time of such sale and to the provisions of these Covenants.
- D. Nothing contained herein shall be deemed to give the City a right of first refusal or option in the event that a buyer of a parcel who has improved the same by construction of a building or buildings thereon shall propose to sell all of such property as one parcel together with the improvements thereon, it being intended that the provision of this apply only to the resale of vacant parcels.

18. Number of Years Restrictions and Covenants to Run with the Land.

Each lot shall be conveyed subject to the restrictions and covenants set forth herein, all of which are to run with the land and shall be binding on all parties and all persons claiming them for a period of 10 years from the date these Covenants are recorded, after which time said restrictions and covenants as are then in force and effect shall be automatically extended for successive periods of 10 years each, unless an instrument terminating such restrictions and covenants by the City Council as evidenced by a resolution is duly adopted by favorable vote of a majority the City Council.

19. Amendment of Declaration of Restrictions and Covenants.

The restrictions and covenants set forth herein may be amended only upon the execution and recording of a written instrument to said effect by the City Council as evidenced by a resolution duly adopted by favorable vote of a majority of the City Council.

20. Enforcement.

A. Abatement Injunction and Suit.

Violation or breach of any restriction or covenant herein contained shall give to any and every owner of property within the Industrial Park, and the City of Willmar, the right to prosecute a proceeding at law or in equity against the person or persons who have violated or attempted to violate any of these restrictions and covenants to enjoin or prevent them from doing so, and to cause said violation to be removed or remedied and to recover damages for said violation, including the attorney's fees of the prevailing party or parties, and such amount as may be fixed by the Court in such proceedings.

B. Property Maintenance.

Should any landscaping improvements such as grass, weeds or other shrubs and trees or decorative materials, become overgrown, the City of Willmar may order that such area be trimmed, mowed or groomed within 48 hours by written or verbal request. If after 48 hours have passed, the owner neglects to take such actions requested, the City may enter the property and take such actions as are necessary, and assess such costs as a special assessment charge against the property pursuant to Minnesota Statutes:

Furthermore, the City of Willmar may enter upon the premises that have been vacated or abandoned for 90 days or more for the purpose of performing such maintenance as may be necessary to prevent the exterior of any buildings and grounds from deteriorating, becoming unsightly or otherwise detracting from the appearance and general character of in the industrial park. Any expense incurred by the City hereunder shall be charged against the property abandoned and it shall be obligation of the owner, lessee or sub lessee to pay such expense to the City upon written demand for payment.

21. Severability.

Invalidation of any one of the restrictions or covenants contained within these Covenants, by judgement or court order, shall in no way affect any of the other provisions hereof which shall remain in full force and effect.

22. Other Applicable Laws.

Notwithstanding the provisions contained herein these Covenants, all development within the Industrial Park shall be in accordance with all applicable local, state and federal laws.

Prepared by Bruce D. Peterson, AICP
Director of Planning and Development Services

April 18, 2016

This is an ALTA survey of:
WILLMAR INDUSTRIAL PARK FOURTH ADDITION

Located in:
**Section 17, T119N-R35W, Willmar Township,
Kandiyohi County, Minnesota**

This is a survey of the Land Description as found on Schedule A of
File No.: 16.0411
issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY dated May 6, 2016

Lots 1 and 2, Block 1; Lots 1, 2 and 3, Block 2; Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 3; Lots 1,
2, 3, 4, 5, 6, 7, 8 and 9, Block 4; Lots 1, 2, and 3, Block 5; Outlots A and B; ALL IN Willmar
Industrial Park Fourth Addition, according to the map or plat thereof on file or of record in
the Office of the County Recorder in and for Kandiyohi County, Minnesota.



This drawing prepared by:

Bonnema Surveys Inc.

Professional Land Surveying
1809 22nd St SW - Suite 104
Willmar, MN 56201
Office (320) 231-2844 Fax (320) 231-2827
www.bonnemasurveys.com

Requested by: **Kandiyohi County and City
of Willmar Economic
Development Commission**
222 20th St SE
Willmar, MN

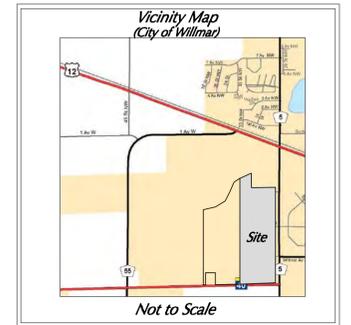


TABLE A ITEMS

Item 1:

Area of lots as shown on this survey. Area contained within the outside boundary shown on this survey is 95.07 acres (includes dedicated roads).

Item 2:

As shown on this survey. Addresses are from the publicly available Kandiyohi County GIS site.

Item 3:

As shown on this survey. The portion highlighted in blue is in Zone A, the remainder of this property is in Zone X. Information shown is from Flood Insurance Rate Map, Community Panel No. 27067C0425D, which has an effective date of September 30, 2015. Flood zone location shown is depicted by scaled map location and graphic plotting only.

Item 4:

As shown on this survey.

Item 5:

As shown by ground survey. The Elevation Datum used for this survey is the North American Vertical Datum of 1988 (NAVD 88). The Benchmark used for this survey is MNDOT Geodetic Control Point 3405E, which has an NAVD 88 elevation of 1121.80.

Item 6a:

Zoning information was provided by the client. The property shown is zoned as I-1, Limited Industry, according to the City of Willmar Zoning Map (Map 3A) - updated May 2013. According to City of Willmar Zoning Ordinance No. 1060, the requirements and restrictions are as follows:

"Lot Area, Width, Setback and Miscellaneous Requirements. The following standards shall be the minimum requirements for development in the "I-1" District:

- a. Lot Area = 20,000 SF
- b. Lot Width = 100 feet
- c. Setbacks --
 - Front (r/w) = 40 feet
 - Rear = 30 feet
 - Side, interior = 20 feet
 - Side, street (R/W) = 40 feet
- d. Open, landscaped area = 20%
- e. Building / lot coverage = 50% maximum"

For additional Zoning information contact the City of Willmar Planning & Development Department
333 6th St SW
Willmar, MN 56201
(320) 235-4913.

Item 8:

As shown on this survey.

Item 16:

As shown on this survey (highlighted in green). Also since our field work was completed there has been ongoing construction (light poles, power poles, etc.) over the entire site.

Item 18:

A field delineation of wetlands was not conducted as part of this survey. No markers placed from a field delineation of wetlands were observed at the time of our field survey.

Schedule B - Section 2 Exceptions

Item 36:

Agreement and Easement between the City of Willmar and Willmar Municipal Utilities Commission, as shown in document dated April 5, 2005, recorded December 12, 2005, as Doc. No. 536171.

Language on page 1 of Document No. 536171 states a 100 foot easement width, however, the description in "Exhibit A" found on pages 7-8 of this document states a 50 foot easement width. The plats of City of Willmar Western Interceptor Sewer Right of Way Plat No. 1 and Willmar Industrial Park Fourth Addition, both on file in the Office of the Kandiyohi County Recorder, depict this easement as 100' in width, which is apparently the intended easement width. **AFFECTS AS SHOWN ON SURVEY.**

Item 37:

Easement for Drainage Easement Boundary, as shown per plat of City of Willmar Right of Way Plat No. 47-1 over the Easterly 10 feet of said land, being contiguous to County Road No. 47 (Now known as County Road 5). **AFFECTS AS SHOWN ON SURVEY.**

Item 38:

Permanent utility easement over those lands shown as Parcels No. 9, 10, and 12 on City of Willmar Western Interceptor Sewer Right of Way Plat No. 1. Rights of the Public in Roads, as shown in record plat. No documents were provided showing a transfer of rights on the Right of Way parcels. **PARCELS AS SHOWN ON SURVEY.**

Item 39:

100 foot power line easement as shown by existing plats shown above and by recorded plat. **AFFECTS AS SHOWN ON SURVEY.**

Item 40:

Rights of public in Ditch over Northerly part of proposed Outlot "A" as shown by inspection and recorded plat. **AFFECTS, BUT UNABLE TO PLOT ON SURVEY DUE TO LACK OF INFORMATION.**

Item 41:

Easement for utility and drainage purposes as shown on the recorded plat. **AFFECTS AS SHOWN ON SURVEY.**

Item 42:

Covenants, conditions, terms, restrictions, and easements contained in document recorded April 27, 2016, as Doc. No. 634517; which does not include a forfeiture or a reversionary clause. Restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin, are deleted. **AFFECTS ALL OF WILLMAR INDUSTRIAL PARK FOURTH ADDITION BUT BLANKET IN NATURE.**

Surveyor's Notice:

It is assumed for this survey that the plat referred to as "recorded plat", in Schedule B - Section 2, Items 38, 39, 40 and 41, is Willmar Industrial Park Fourth Addition.

All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

TO: KANDIYOHI COUNTY AND CITY OF WILLMAR ECONOMIC DEVELOPMENT COMMISSION, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 8, 16, and 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 17, 2016.


Matthew D. Runke

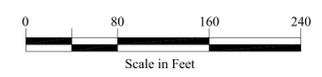
Date June 7, 2016 License No. 46171



This drawing prepared by:

Bonnema Surveys Inc.

Professional Land Surveying
1809 22nd St SW - Suite 104
Willmar, MN 56201
Office (320) 231-2844 Fax (320) 231-2827

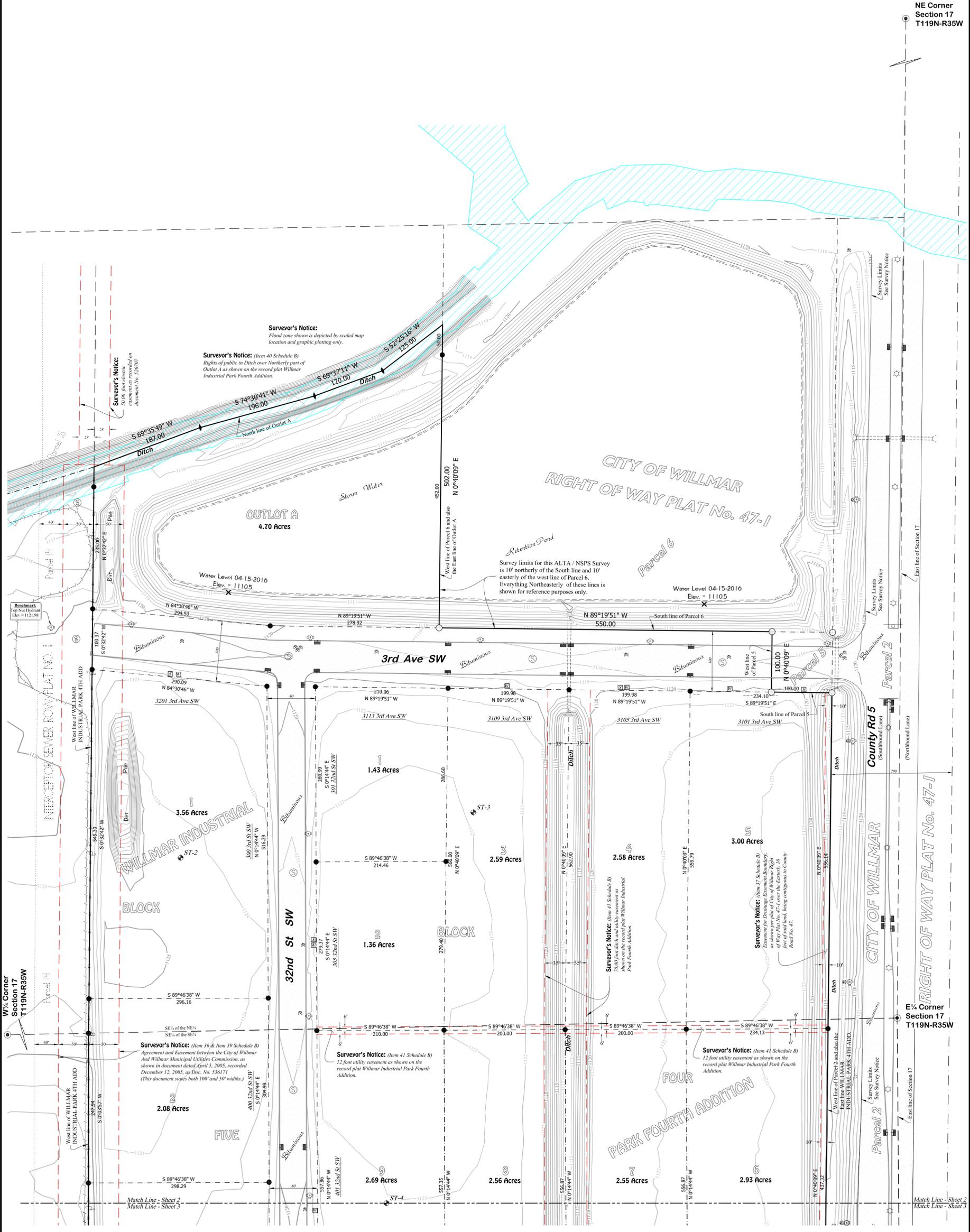


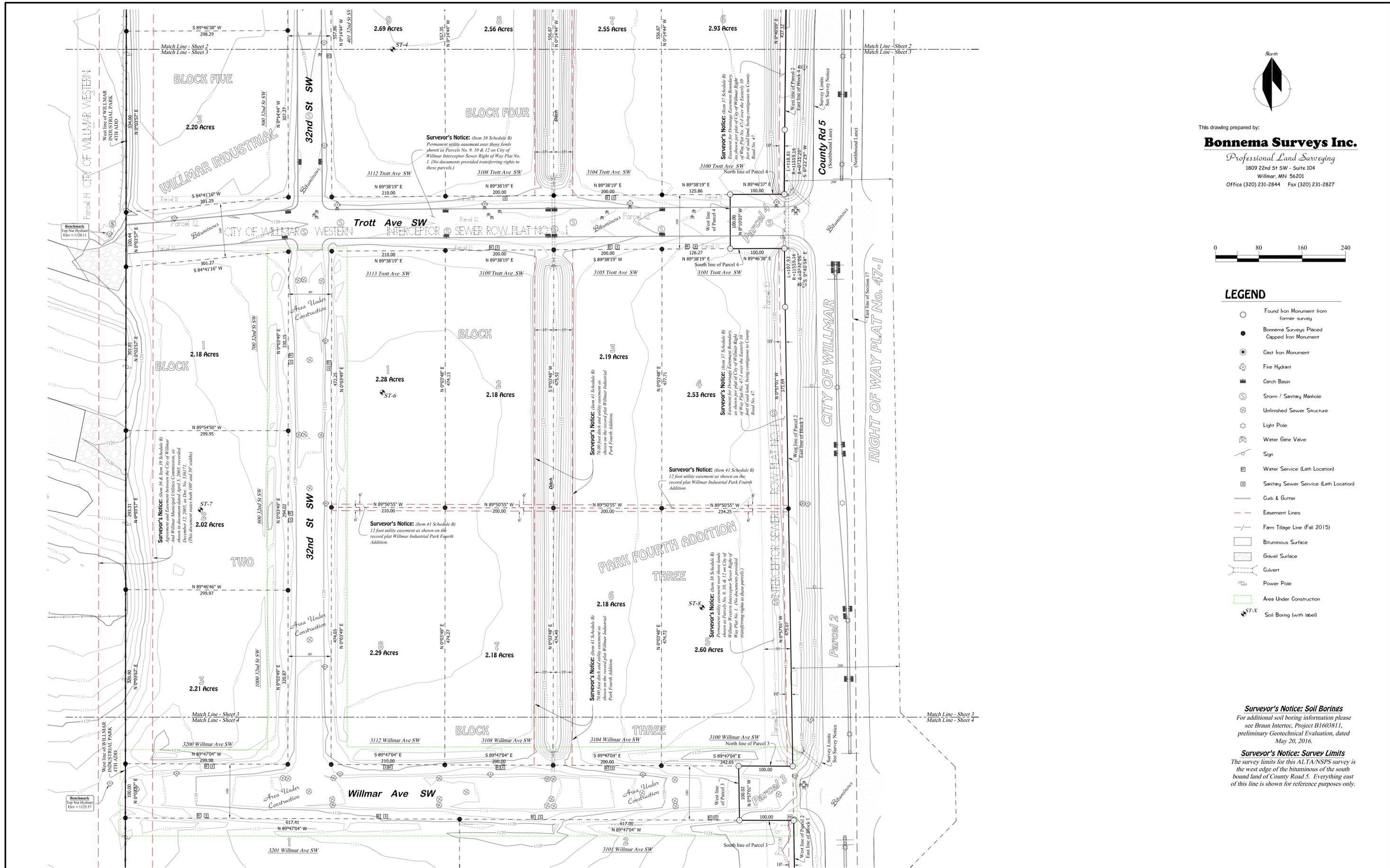
Surveyor's Notice: Soil Borings
For additional soil boring information please see Braun Intertec, Project B1603811, preliminary Geotechnical Evaluation, dated May 20, 2016.

Surveyor's Notice: Survey Limits
The survey limits for this ALTA/NSPS survey is the west edge of the bituminous of the south bound land of County Road 5. Everything east of this line is shown for reference purposes only.

LEGEND

- Found Iron Monument from former survey
- Bonnema Surveys Placed Capped Iron Monument
- ⊙ Cast Iron Monument
- ⊕ Fire Hydrant
- ⊞ Catch Basin
- ⊗ Storm / Sanitary Manhole
- ☆ Light Pole
- ⊕ Water Gate Valve
- ⊕ Sign
- ⊕ ST-X Soil Boring (with label)
- ⊞ Water Service (Lath Location)
- ⊞ Sanitary Sewer Service (Lath Location)
- Curb & Gutter
- - - Easement Lines
- / - Farm Tillage Line (Fall 2015)
- ▭ Bituminous Surface
- ▭ Gravel Surface
- - - Culvert
- ⊕ Power Pole
- ▨ Flood Area - Zone A





This drawing prepared by:
Bonnema Surveys Inc.
Professional Land Surveying
 1809 22nd St SW - Suite 104
 Willmar, MN 56201
 Office (320) 231-2844 Fax (320) 231-2827



LEGEND

- Found Iron Monument from former survey
- Bonnema Surveys Placed Capped Iron Monument
- ⊙ Cast Iron Monument
- ⊕ Fire Hydrant
- ⊞ Catch Basin
- ⊗ Storm / Sanitary Manhole
- ⊘ Unfinished Sewer Structure
- ⊛ Light Pole
- ⊜ Water Gate Valve
- ⊝ Sign
- ⊞ Water Service (Lath Location)
- ⊞ Sanitary Sewer Service (Lath Location)
- Curb & Gutter
- - - Easement Lines
- / - Farm Tillage Line (Fall 2015)
- ▭ Bituminous Surface
- ▭ Gravel Surface
- ⊞ Culvert
- ⊞ Power Pole
- ⊞ Area Under Construction
- ⊞-X Soil Boring (with label)

Surveyor's Notice: Soil Borings
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**CITY OF WILLMAR, MINNESOTA
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**

PERMIT PROCEDURES – INDUSTRIAL PARK DEVELOPMENT PROJECTS

1. Preliminary Review. Preliminary review of the proposed project to determine if the project will comply with basic building code requirements and municipal zoning ordinances.
2. Land Use Approvals.
 - a. If the project is a permitted use, go to #3.
 - b. If the project requires formal plan review or is a conditional use, the applicant shall complete the land use approval process before proceeding to #3.
3. Review of Application. Review of the building application and plans, together with other information which has been submitted by the Applicant.
4. Review of Plans. Review of site/civil plans, structural, plumbing, electrical and mechanical plans, and any required shop drawings. Determine if any fire sprinkler plans, plumbing plans, etc. need to be forwarded to the Department of Labor and Industry, State Fire Marshal, and/or to the Department of Health for plan review by the appropriate departments; and verification of special inspections required and designated special inspector(s).
5. Notification of Applicant. Notification to Applicant concerning any additional required documentation.
6. Collection of Permit Fees. The amounts of the City's permit fee, City's plan review fee, and the State Surcharge are calculated. If the application is for new construction, water and sewer connection fees will also be collected. All fees shall be paid prior to the issuance of the building permit.
7. Issuance of Permit. The permit is issued and signed by both the Building Official and Applicant (Contractor or Owner).
8. Pre-Construction Meetings. Scheduling of meeting with architect and/or engineer, owner's representatives, contractor's representatives, subcontractors, utility representatives, and City staff as appropriate for the project.

Timeline for plan review and issuance of the building permit is estimated at 2 weeks from receipt of application/complete plans/permit fees, following any required land use approvals. The formal land use approval process is estimated to take 3-4 weeks based on statutory time frames. This timeline is also dependent on receipt of any other required documentation and the timeline for issuance of any plan reviews required from any departments on the state level.



**CITY OF WILLMAR
BUILDING PERMIT APPLICATION**

Date: _____

Property Owner Name: _____

Project Address: _____

Phone Number: _____

Contractor: _____ **Contractor License #:** _____

Phone Number: _____

Plumber: _____

Plumber License #: _____ Phone #: _____

Mechanical Contractor: _____

Phone Number: _____

LEAD Certification: Is this home constructed prior to 1/1/1978? Yes No
(If yes, contractor **must** be lead certified)

Name of person(s) with Lead Certification: _____

Certification Number/Expiration date: _____

Project Description: (Provide size and location of proposed project)

Valuation and/or material list: _____ Proposed starting date: _____

Signature

Date

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

NOTE: Construction must not begin prior to issuance of permit or approval of Building Official.

PLAN SUBMITTAL REQUIREMENTS

The following information is required in order for a building permit to be issued for residential or commercial permits:

1. Fully dimensional site plan, drawn to scale (lot size, building size, and setbacks)
*Must show the location, with setbacks, of existing buildings on the property, and the location, with setbacks, of proposed new structure or addition.
2. Two sets of full building plans with cross sectional view and proposed structural elements (headers, joints, ect.)
3. Two copies of energy calculations (applicable for new homes and commercial)
4. Roof and floor truss diagrams or specification

Garage or sheds must include 1, 2 and 4 of the above.

Remodeling projects (additions, ect.) must include all the above.



LEAD Requirements – Effective, August 1, 2011

Beginning April 22, 2010, federal law requires that contractors performing renovation, repair and painting projects that disturb more than six square feet of paint in homes, child care facilities, and schools built before 1978 must be certified and trained to follow specific work practices to prevent lead contamination.

For more information: www.epa.gov/lead

REFUND POLICY – Upon receiving a written request for a building permit refund, the City of Willmar will process the refund as follows; the State Surcharge and plan review fees are not applicable for refund. The building permit fee will be refunded to a maximum of 75%. All refunds will be returned by a check.