

RECEIVED

by OAH on March 12, 2018

**NOTICE OF INTENT FOR THE ANNEXATION OF CERTAIN
LAND/PROPERTY TO THE CITY OF GLENWOOD PURSUANT TO
MINN. STAT. §414.033, SUBD. 3**

TO: Minnewaska Town Board; and

Office of Administrative Hearings

Municipal Boundary Adjustment Unit

P.O. Box 64620

St. Paul, MN 55164-0620

WHEREAS, the territory described below is not presently within the corporate limits of any incorporated city, and

WHEREAS, the area proposed for annexation is 40 acres or less in size and is 60% or more bordered by land already within the corporate limits of the City of Glenwood and is being annexed under Minn. Stat. §414.033, Subd. 3; and is not appropriate for annexation by ordinance pursuant to Minn. Stat. §414.033, Subd. 2(3); and

WHEREAS, the area proposed for annexation is described as follows:

See attached Exhibit "A."

WHEREAS, the area proposed for annexation abuts upon the corporate limits of the City of Glenwood, Minnesota; and

WHEREAS, the area proposed for annexation is unincorporated and is not included within any other municipality; and

WHEREAS, the area proposed for annexation is approximately 25.85 acres in size and is presently of commercial nature; and

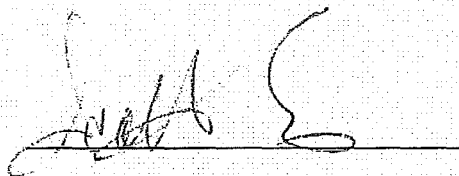
WHEREAS, the area proposed for annexation is not included in any other proceeding currently pending before the Office of Administrative Hearings – Municipal Boundary Adjustments Unit; and

WHEREAS, the area proposed for annexation is not included in any area that has already been designated for orderly annexation pursuant to Minn. Stat. §414.0325

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COMMISSION OF GLENWOOD, MINNESOTA, that we hereby serve a Notice of Intent to annex the above-described property into the corporate limits of the City of Glenwood, Minnesota on:

Minnewaska Township, Pope County, and the Office of Administrative Hearings – Municipal Boundary Adjustment Unit.

Dated this 22 day of February, 2018.

A handwritten signature in black ink, appearing to read 'Scott A. Formo', written over a horizontal line.

Scott A. Formo, Mayor

ATTEST:

A handwritten signature in black ink, appearing to read 'David Iverson', written over a horizontal line.

David Iverson, City Administrator

EXHIBIT "A"

Parcel: 08-0001-000
Owner: Darin Anderson

That part of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 1, Township 125 North, Range 38 West, Pope County, Minnesota, described as follows:

Commencing at the southwest corner of Lot 4, Block One, NORTHGLEN, according to the recorded Plat thereof;

thence North 00 degrees 17 minutes 55 seconds West, assumed bearing, along the west line of said NORTHGLEN, and its northerly extension thereof, 597.00 feet to the point of beginning of the land to be described;

thence South 89 degrees 29 minutes 35 seconds West 483.18 feet to the east line of the West 10.00 acres of said Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 1;

thence North 01 degrees 32 minutes 09 seconds East, along said east line, 411.84 feet to the north line of said Section 1;

thence North 89 degrees 35 minutes 47 seconds East, along said north line, 990.45 feet to the east line of said Section 1;

thence South 00 degrees 10 minutes 46 seconds East, along said east line of Section 1, a distance of 446.88 feet to the north line of aforesaid NORTHGLEN;

thence South 89 degrees 29 minutes 35 seconds West, along said north line of NORTHGLEN, 519.53 feet to the west line of said NORTHGLEN;

thence North 00 degrees 17 minutes 55 seconds West, along the northerly extension of the west line of said NORTHGLEN, 37.08 feet to the point of beginning.

The tract contains 9.84 acres, more or less, subject to existing public roadway easements of record over the northerly portion thereof (Township Roadway) and the easterly portion thereof (Trunk Highway No. 29), and also being subject to an

existing ingress and egress easement over the West 66.00 feet thereof (Document No. 211891).

EXCEPTING any right-of-way already within the City of Glenwood.

Parcel: **08-0571-000**
 08-0572-000
 08-0001-006

Owner: **Scott D. Pederson and Christine A. Pederson**

Lots 8 and 9, Block One, NORTHGLEN; according to the recorded Plat thereof on file and of record in the Office of the Pope County Recorder.

AND

That part of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section 1, Township 125 North, Range 38 West, Pope County, Minnesota, described as follows:

Commencing at the Southwest corner of Lot 4, Block One, NORTHGLEN, according to the recorded Plat thereof;

thence North 00 degrees 17 minutes 55 seconds West, assumed bearing, along the west line of said NORTHGLEN, 359.92 feet to the southwest corner of Lot 8, Block One, said NORTHGLEN, said point being the point of beginning of the land to be described;

thence continuing North 00 degrees 17 minutes 55 seconds West, along said westerly line of NORTHGLEN and its northerly extension thereof, 237.08 feet;

thence South 89 degrees 29 minutes 35 seconds West 483.18 feet to the east line of the West 10.00 acres of aforesaid Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section 1;

thence South 01 degrees 32 minutes 09 seconds West, along said east line, 237.23 feet to the westerly extension of the south line of aforesaid Lot 8, Block One, NORTHGLEN;

thence North 89 degrees 29 minutes 35 seconds East, along said extension, 490.77 feet to the point of beginning.

Parcel: **08-0001-003**
 08-0001-004
Owner: **The County of Pope**

Lots 4, 5, 6, and 7, Block One, NORTHGLEN

AND

That part of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), except the West 10 acres thereof, Section 1-125-38, described as follows, to-wit:

Commencing at the Southwest corner of Lot 1, Block 1, Plat of NORTHGLEN;

thence North 00 degrees 07 minutes 41 seconds West, along the West line of said Lot 1, a distance of 112.00 feet to a point on the South line of Lot 2, Block 1, Plat of NORTHGLEN;

thence South 89 degrees 29 minutes 35 seconds West along the South line of said Lot 2, Block 1, Plat of NORTHGLEN, a distance of 62.05 feet to the Southwest corner of said Lot 2;

thence North 00 degrees 17 minutes 55 seconds West along the West line of the Plat of NORTHGLEN a distance of 335.00 feet;

thence South 89 degrees 29 minutes 35 seconds West a distance of 471.95 feet, more or less, to the West line of said Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), except the West 10 acres thereof, Section 1-125-38;

thence South along the West line of said Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), except the West 10 acres thereof a distance of 447 feet, more or less, to the Southwest corner of the said Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), except the West 10 acres thereof;

thence East along the South line of the said Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), except the West 10 acres thereof, to the place of beginning and there terminating.

EXCEPT that part of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), Section 1-125-38, described as follows:

Commencing at the Southwest corner of Lot 2, Block 1, Plat of NORTHGLEN, said point being the point of beginning of the land to be described:

thence North 89 degrees 29 minutes 35 seconds East, along the South line of said Lot 2, Block 1, 62.05 feet;

thence South 00 degrees 07 minutes 41 seconds East, 112.00 feet to the South line of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), Section 1-125-38;

thence South 89 degrees 29 minutes 35 seconds West, along said South line 62.05 feet;

thence North, 112.00 feet, more or less, to the point of beginning.

AND

That part of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), except the West 10 acres thereof, Section 1-125-38, described as follows, to-wit:

Commencing at the Southwest corner of Lot 4, Block 1, Plat of NORTHGLEN;

thence North 00 degrees 17 minutes 55 seconds West, along the West line of said Lot 4, a distance of 135.00 feet to the place of beginning;

thence South 89 degrees 29 minutes 35 seconds West a distance of 471.95 feet, more or less, to the West line of said Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), except the West 10 acres thereof, Section 1-125-38 (hereinafter "Point A");

thence North 89 degrees 29 minutes 35 seconds East a distance of 471.95 feet, more or less, to the place of beginning;

thence North 00 degrees 17 minutes 55 seconds West, along the West line of the Plat of NORTHGLEN and extension thereof, a distance of 462.00 feet;

thence South 89 degrees 29 minutes 35 seconds West a distance of 471.95 feet, more or less, to the West line of said Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), except the West 10 acres thereof, Section 1-125-38;

thence South along the West line of said Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), except the West 10 acres thereof a distance of 462.00 feet, more or less, to said "Point A";

thence North 89 degrees 29 minutes 35 seconds East a distance of 471.95 feet, more or less, to the place of beginning and there terminating.

EXCEPT

That part of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 1-125-38, Pope County, Minnesota, described as follows:

Commencing at the Southwest corner of Lot 4, Block One, NORTHGLEN, according to the recorded Plat thereof;

thence North 00 degrees 17 minutes 55 seconds West, assumed bearing, along the west line of said NORTHGLEN, 359.92 feet, to the southwest corner of Lot 8, Block One, said NORTHGLEN, said point being the point of beginning of the land to be described;

thence continuing North 00 degrees 17 minutes 55 seconds West, along said westerly line of NORTHGLEN and its northerly extension thereof, 237.08 feet;

thence South 89 degrees 29 minutes 35 seconds West 483.18 feet to the east line of the West 10.00 acres of aforesaid Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 1;

thence South 01 degrees 32 minutes 09 seconds West, along said east line, 237.23 feet to the westerly extension of the south line of aforesaid Lot 8, Block One, NORTHGLEN;

thence North 89 degrees 29 minutes 35 seconds East, along said extension, 490.77 feet, to the point of beginning.

Together with a permanent easement for ingress and egress, appurtenant to the above-described premises, bounded and enclosed within the following described lines, to-wit:

On the West, by the West line of the said Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), except the West 10 acres thereof, Section 1-125-38;

on the East by a line parallel to and 66.00 feet Easterly of the West line of the said Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼), except the West 10 acres thereof;

on the North by the North line of the said Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼); and

on the South by the North line of the above-described premises.

Parcel: 08-0566-000

Owner: Stuart Wood

Lot 3, Block 1, NORTHGLEN, Pope County, Minnesota, according to the recorded Plat on file and of record in the Office of the County Recorder, Pope County, Minnesota.

Parcel: 08-0565-000

08-0001-005

Owner: RMR of Glenwood, Inc.

Lot Two (2), Block One (1), NORTHGLEN, according to the Plat thereof on file and of record in the Office of the Pope County Recorder.

AND

That part of the NE¼ NE¼, Section 1, Township 125 North, Range 38 West, described as follows:

Commencing at the southwest corner of Lot 2, Block One, NORTHGLEN, according to the recorded plat thereof on file in the office of the County Recorder Pope County, Minnesota, said point being the point of beginning of the land to be described;

thence North 89 degrees, 29 minutes, 35 seconds East, along the South line of said Lot 2, Block One, 62.05 feet;

thence South 00 degrees, 07 minutes, 41 seconds East, 112.00 feet to the South line of the NE¼ NE¼, Section 1, Township 125 North, Range 38 West;

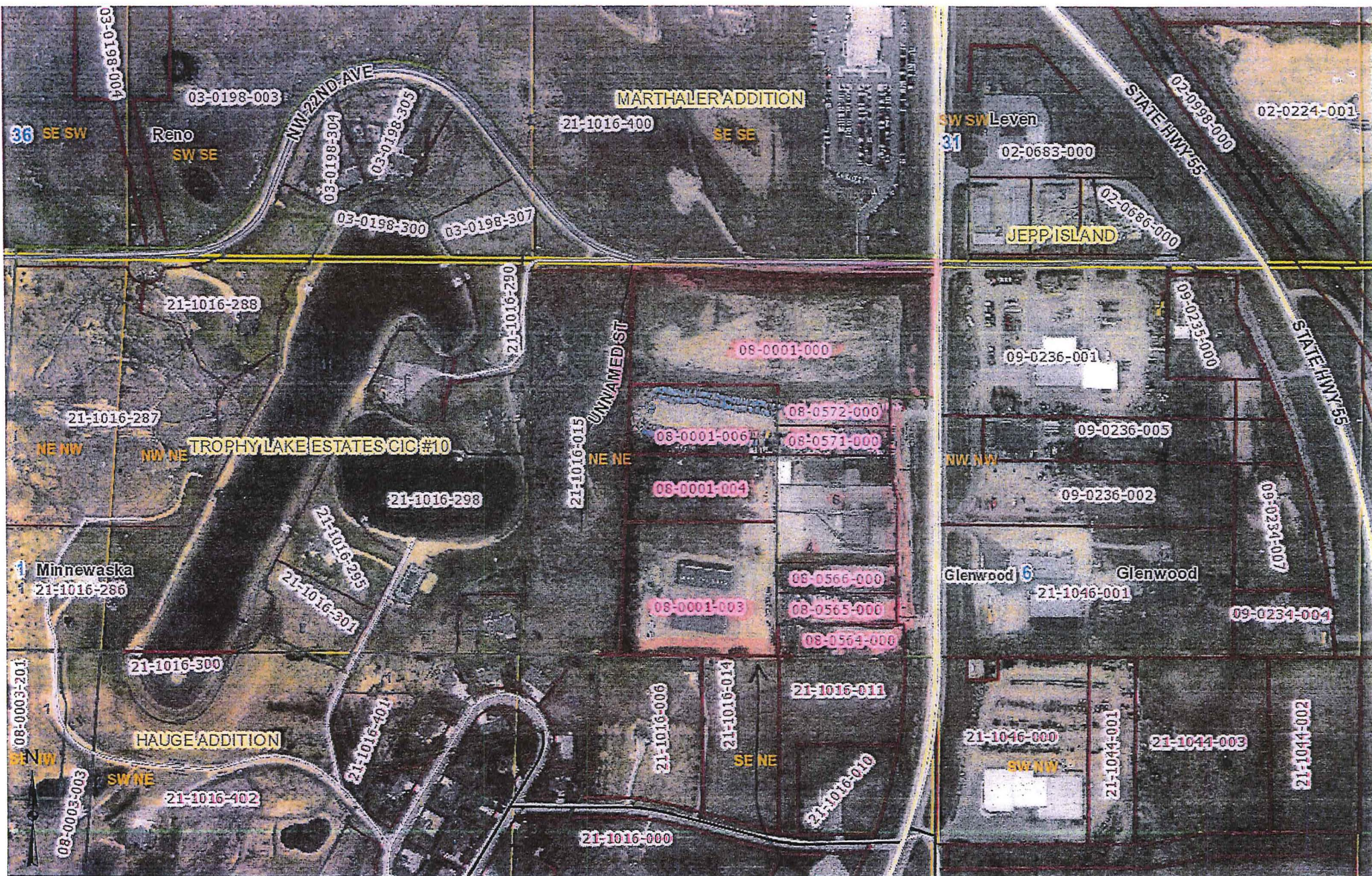
thence South 89 degrees, 29 minutes, 35 seconds West, along said South line 62.05 feet;

thence North 112.00 feet more or less to the point of beginning.

Parcel: 08-0564-000

Owner: JWJH Properties, LLC

Lot 1, Block 1, NORTHGLEN, according to the duly recorded Plat thereof and on file in the Office of the Pope county Recorder.



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Glenwood annexation

Area to be annexed

1:5,000

Date: 7/6/2017

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Pope County
Minnesota

MUNICIPALITIES OF POPE CO.

PREPARED BY THE
MINNESOTA DEPARTMENT OF TRANSPORTATION
OFFICE OF TRANSPORTATION SYSTEM MANAGEMENT
IN COOPERATION WITH
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

SCALE
1600 0 1600 3200 FEET
500 0 500 1000 METERS

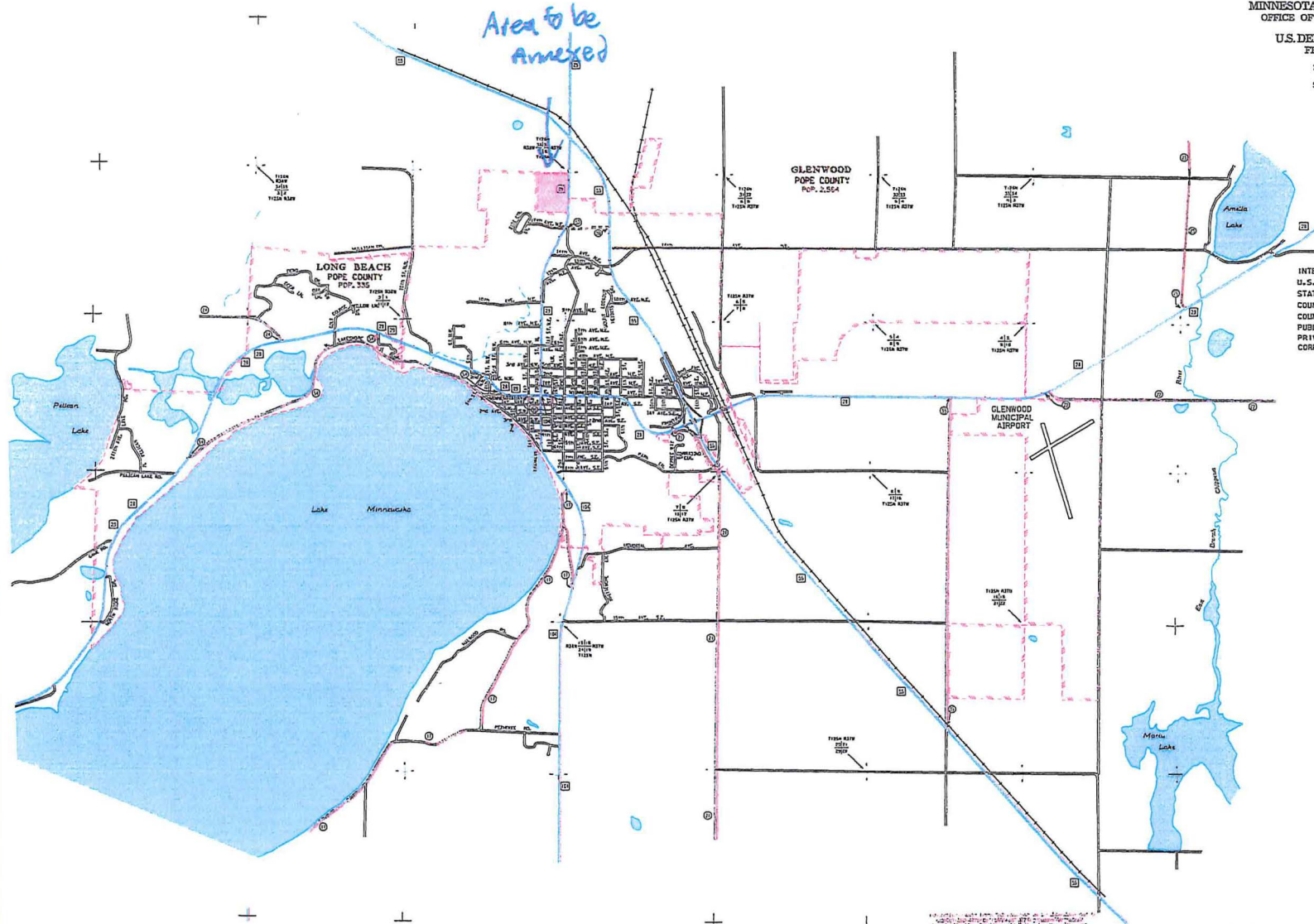
2015
BASE DATA - 2010



LEGEND

- INTERSTATE TRUNK HIGHWAY.....
- U.S. TRUNK HIGHWAY.....
- STATE TRUNK HIGHWAY.....
- COUNTY STATE AID HIGHWAY.....
- COUNTY ROAD.....
- PUBLIC ROAD.....
- PRIVATE ROAD.....
- CORPORATE LIMITS.....

Area to be
Annexed



MUNICIPALITIES SHOWN
ON THIS SHEET
COUNTY
LIGHT BROWN

NOTE: 2010 U.S. CENSUS FIGURES SHOWN FOR ALL MUNICIPALITIES UNLESS OTHERWISE STATED.