

**RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION AND  
INITIATING ANNEXATION PROCEEDINGS**

WHEREAS, the City of Monticello has received petitions for annexation (parcels) from nine property owners listed below, with properties identified on the attached base map, Exhibit J, and further identified via the following legal descriptions.

- a. Stuart Hoglund
- b. Ron Roalstad
- c. City of Monticello
- d. Anthony Emmerich
- e. John Leerssen
- f. United Methodist Church of Monticello
- g. Arthur Anderson
- h. Orrin Thompson Homes
- i. Harold Shermer

**a. Property known as: Stuart Hoglund Property**

That part of the Northwest Quarter of the Northwest Quarter of Section 14, Township 121, Range 25, Wright County, Minnesota described as follows:

Beginning at the northwest corner of the Northwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 50 minutes 00 seconds East along the north line of said Northwest Quarter of the Northwest Quarter, a distance of 586.70 feet to the centerline of Marvin Road; thence South 11 degrees 11 minutes 09 seconds East along said centerline, a distance of 151.43 feet; thence South 78 degrees 48 minutes 51 seconds West, a distance of 359.00 feet; thence South 11 degrees 11 minutes 09 seconds East, a distance of 539.90; feet, thence North 77 degrees 28 minutes East, a distance of 175.79 feet; thence South 12 degrees 32 minutes East, a distance of 210.00 feet; thence South 10 degrees 13 minutes 52 seconds West, a distance of 393.83 feet to the south line of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 56 minutes 39 seconds West along said south line, a distance of 560.25 feet to the southwest corner of said Northwest Quarter of the Northwest Quarter; thence North 1 degree 57 minutes 22 seconds East along the west line of said Northwest Quarter of the Northwest Quarter, a distance of 1300.76 feet to the point of beginning.

Also, that part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 121, Range 25, Wright County, Minnesota lying westerly of the centerline of Marvin Road and lying south of a tract of land described as follows: Commencing at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence north along the west line of said Southwest Quarter of the Southwest Quarter a distance of 311.43 feet to the actual point of beginning; thence continue north along said west line, a distance of 549.86 feet; thence southeasterly deflecting 104 degrees 22 minutes 23 seconds right, a distance of 548.85 feet to the centerline of said Marvin Road; thence southerly deflecting 71 degrees 12 minutes right along said centerline, a distance of 400.00 feet; thence westerly deflecting 92 degrees 54 minutes 07 seconds right, a distance of 562.74 feet to the point of beginning.

Also, the East 711.20 feet of the North Half of the Northeast Quarter, the South Half of the Northeast Quarter, the North 66.00 feet of the East 66.00 feet of the Southeast Quarter and that part of said Southeast Quarter all in Section 15, Township 121, Range 25, Wright County, Minnesota described as follows: Commencing at the southwest corner of said Southeast Quarter; thence north along the west line of said Southeast Quarter; a distance of 1170.18 feet to the point of beginning of the land to be described; thence east parallel with the south line of said Southeast Quarter, a distance of 723.00 feet; thence north parallel with the west line of said Southeast Quarter to the north line of said Southeast Quarter; thence west along said north line to the northwest corner of said Southeast Quarter; thence south along the west line of said Southeast Quarter to the point of beginning.

Also, the North 66.00 feet of the Southwest Quarter of Section 14, Township 121, Range 25, Wright County, Minnesota lying west of the westerly right of way line of Minnesota State Highway No. 25.

**b. Property known as: Ronald Roalstad Property**

**PARCEL "A":**

That part of Lot A of the South Half of the Southeast Quarter and the South Half of the Southeast Quarter of Section 10, Township 121, Range 25, Wright County, Minnesota, described as follows:

Commencing at the southeast corner of the Southeast Quarter of said Section 10; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the East line of said Southeast Quarter a distance of 861.29 feet; thence North 75 degrees 37 minutes 37 seconds West a distance of 751.74 feet; thence South 01 degrees 03 minutes 39 seconds East a distance of 493.11 feet to the point of beginning; thence return North 01 degrees 03 minutes 39 seconds West a distance of 424.64 feet; thence North 75 degrees 37 minutes 37 seconds West a distance of 305.00 feet to the south line of Lot A of the South Half of said Southeast Quarter; thence North 88 degrees 51 minutes 21 seconds West along said south line a distance of 299.13 feet to the northerly extension of the east line of the Southwest Quarter of the Southeast Quarter of said Section 10; thence North 00 degrees 16 minutes 26 seconds West along said extended line a distance of 295.77 feet to the north line of said Lot A of the South Half of the Southeast Quarter; thence North 88 degrees 51 minutes 21 seconds West along said north line of Lot A a distance of 655.41 feet to the centerline of 90th Street Northeast according to the Monticello Township Town Road survey thereof; thence South 44 degrees 53 minutes 31 seconds West along said centerline a distance of 936.72 feet to the west line of the Southeast Quarter of Section 10; thence South 00 degrees 32 minutes 59 seconds East along said west line a distance of 645.00 feet to the southwest corner of said Southeast Quarter; thence South 88 degrees 39 minutes 51 seconds East along the south line of said Southeast Quarter a distance of 1922.55 feet to the west line of the east 711.20 feet of the Northeast Quarter of Section 15 of said Township 121, Range 25; thence North 00 degrees 51 minutes 18 seconds West a distance of 538.35 feet to the point of beginning.

AND

That part of the North Half of the Northeast Quarter of Section 15, Township 121, Range 25, Wright County, Minnesota, which lies west of the East 711.20 feet of said North Half of the Northeast Quarter.

**PARCEL "B":**

That part of the South Half of the Southeast Quarter and Lot A of the South Half of the Southeast Quarter and the North Half of the Southeast Quarter of Section 10, Township 121, Range 25, Wright County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter of Section 10; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the east line of said Southeast Quarter a distance of 861.29 feet; thence North 75 degrees 37 minutes 37 seconds West a distance of 1011.83 feet to the point of beginning; thence return South 75 degrees 37 minutes 37 seconds East a distance of 260.09 feet; thence South 01 degrees 03 minutes 30 seconds East a distance of 68.47 feet; thence North 75 degrees 37 minutes 37 seconds West a distance of 305.00 feet to the south line of said Lot A of the South Half of the Southeast Quarter; thence North 88 degrees 51 minutes 21 seconds West along said south line of Lot A a distance of 299.13 feet to the northerly extension of the east line of the Southwest Quarter of said Southeast Quarter; thence North 00 degrees 16 minutes 26 seconds West along said extended line a distance of 295.77 feet to the north line of said Lot A of the South Half of the Southeast Quarter; thence North 88 degrees 51 minutes 21 seconds West along said North line a distance of 655.41 feet to the centerline of 90th Street North East according to the Monticello Township Town Road survey thereof; thence northeasterly along said centerline to the former right-of-way line of Interstate Highway Number 94; thence southeasterly, northeasterly, easterly, and southeasterly along said right-of-way line to a line which bears North 00 degrees 00 minutes 00 seconds East from the point of beginning; thence South 00 degrees 00 minutes 00 seconds West to the point of beginning.

**c. Property known as: City of Monticello Property**

The South 500 feet of the East 435 ½ feet of the Southeast Quarter of the Southeast Quarter (SE1/4 of SE1/4), Section 13, Township 121, Range 25, containing 5 acres, more or less.

The easterly 66.0 feet of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section 13, Township 121, Range 25, Wright County, Minnesota, which lies northerly of the southerly 500.0 feet thereof and lies southerly of Wright County Highway #118. Said description contains 38,808 square feet, more or less.

**d. Property known as: Anthony Emmerich (Ocello, LLC) Property**

The Northwest Quarter of Section 23, in Township 121 North, of Range 25 West, in Wright County, Minnesota. Excepting therefrom the South 933 feet of the East 933 feet, both as measured at right angles, thereof. AND

That part of the Northeast Quarter of Section 22, Township 121 North, Range 25 West, in Wright County, Minnesota, lying East of the Easterly line of the Right-of-Way of State Trunk Highway No. 25.

**e. Property known as: John Leerssen Property**

The SW 1/4 of the SW 1/4 of the SW 1/4 of Section 13, Township 121, Range 25, Wright County, Minnesota.

**f. Property known as: United Methodist Church Property**

The West 369.50 feet of the East 435.50 feet of the Southeast Quarter of the Southeast Quarter of Section 13, Township 121, Range 25 and the West 369.50 feet of the East 435.50 feet of the South Half of Lot 22 of Auditor's Subdivision No. One, according to the recorded plat thereof, Wright County, Minnesota lying southerly of the centerline of County Highway No. 118. Except the South 500.00 feet of said East 435.50 feet of the Southeast Quarter of the Southeast Quarter.

**g. Property known as: Art and Darlene Anderson Property**

The NW 1/4 of the NW 1/4, Section 19, Township 121, Range 24, Wright County, Minnesota.

**h. Property known as: Orrin Thompson Homes (Ralph and Naomi Hermes) Property**

The Northeast Quarter of the Southwest Quarter, also that part of the East Half of the Northwest Quarter lying South of the center of the highway, known as Silver Creek and Hassen State Road, all in Section 19-121-24, including the West five acres of the northeast Quarter South of said road, in said Section, Township and Range.

EXCEPT that part of the East Half of the Northwest Quarter of Section 19, Township 121, Range 24, Wright County, Minnesota described as follows: Commencing at the Southwest corner of said East Half of the Northwest Quarter; thence north along the west line of said

East Half of the Northwest Quarter, a distance of 838.16 feet to the point of beginning the land to be described; thence continue north along said west line, a distance of 415.17 feet; thence southeasterly, deflecting 128 degrees 32 minutes 36 seconds right, a distance of 203.79 feet; thence southeasterly deflecting to the left, 17 degrees 14 minutes 27 seconds, a distance of 60.00 feet; thence south, deflecting to the right 68 degrees 41 minutes 51 seconds, a distance of 266.84 feet; thence west, deflecting to the right 90 degrees 07 minutes 01 seconds, a distance of 215.29 feet to the point of beginning.

**i. Property known as: Harold Shermer Property**

All the West Half of the Southeast Quarter of Section 18, Township 121, Range 24 except the North 25 feet of the East 22 rods and except the railway right-of-way across said West Half of the Southeast Quarter. ALSO all of that part of the Southeast Quarter of the Southeast Quarter of Section 18, lying South of the right-of-way of the Great Northern Railway Company except lands conveyed to the State of Minnesota described as follows: All that part of the following described tract: That part of the Westerly 600 feet of the Southerly 500 feet of the Northwest Quarter of the Southeast Quarter of Section 18, Township 121, Range 24 lying Northeasterly of the right-of-way of the Burlington Northern, Inc., except that part taken for highway purposes; which lies Southeasterly of the following described line: From a point on the East line of Section 19, Township 121, Range 24, distant 310.2 feet South of the Northeast corner thereof, run Northwesterly at an angle of 52 degrees 35 feet with said East section line for 128.4 feet; thence deflect to the right at an angle of 2 degrees 40 feet for 1849.3 feet; thence deflect to the right at an angle of 14 degrees 25 feet for 1089 feet to the point of beginning of the line to be described; thence deflect to the left at an angle of 90 degrees for 400 feet and there terminating. AND ALSO EXCEPT the following Township 121, Range 24 lying Northeasterly of Interstate Highway Number 94, except therefrom the North 25.00 feet of the East 22 rods.

WHEREAS, the total land area of the parcels is 700.9 acres; and

WHEREAS, the City of Monticello has witnessed a residential development growth rate of over 100 housing units per year for a period of years; and

WHEREAS, the total combined parcel acreage (700) is needed to accommodate the residential growth during the next ten years; and

WHEREAS, sufficient land zoned for residential purposes is not available within the corporate city limits to accommodate residential growth pressure; and

WHEREAS, the City of Monticello is in the process of construction of a \$14 million wastewater treatment plant designed and financed to serve a residential growth rate of 100+ homes per year; and

WHEREAS, the combined area of the parcels is needed to accommodate the residential growth on which the funding program for the \$14 million wastewater treatment plant is based; and

WHEREAS, parcel ownership is contiguous to the city and has direct access to existing sewer and water services; and

WHEREAS, it will not be necessary to cross non-petitioned land areas when providing service to any parcel; and

WHEREAS, none of the parcels, if annexed, will result in remnant township islands surrounded by city corporate limits; and

WHEREAS, transportation systems exist to adequately serve the parcels; and

WHEREAS, the proposed annexations are consistent with the comprehensive plan for the city; and

WHEREAS, the City has developed water and sewer trunk systems necessary to serve the parcels; and

WHEREAS, the parcels currently are used for agricultural purposes and will not result in a significant decrease in tax revenue to the Township; and

WHEREAS, the development of the parcels as proposed is consistent with the comprehensive plan for the city; and

WHEREAS, the area is about to become urban or suburban in character; therefore, annexation is appropriate at this time; and

WHEREAS, the annexation is in the best interest of the area proposed for annexation; and

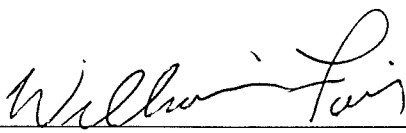
WHEREAS, the annexation does not conflict with any provision of the joint agreement; and

WHEREAS, the City and Township have attempted but failed to establish acceptable amendments to the urbanization plan guiding annexation since 1990.

NOW, THEREFORE, BE IT RESOLVED THAT:

City staff shall prepare a letter to Monticello Township requesting that Monticello Township enter into a joint resolution supporting annexation of the parcels listed above, with Township response requested by the second regular meeting in August. Each parcel shall be processed according to the response from Monticello Township.

Adopted by the City Council of the City of Monticello this 28th day of July, 1997.

  
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Mayor

ATTEST:

  
\_\_\_\_\_  
City Administrator

