

ORDINANCE NO. 92

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF HILLS TO INCLUDE CERTAIN LAND OWNED BY DOUGLAS M. CHAPMAN AND DEANNA M. CHAPMAN; GERALD HAAK AND HENRIETTA M. HAAK; AND ODEAN L. GORDER AND ABUTTING THE CITY OF HILLS**

WHEREAS, Douglas M. and Deanna M. Chapman; Gerald and Henrietta M. Haak; and Odean L. Gorder have filed a petition dated July 31, 1996 requesting the annexation to the City of Hills of that certain real estate located within the County of Rock, State of Minnesota, described as follows, to wit:

A tract of land in the west half of Section 27, Township 101 North in Range 46 West of the 5<sup>th</sup> Principal Meridian, Rock County, Minnesota containing 7.72 acres more or less and more particularly described as follows:

Beginning at the west quarter corner of said Section 27-101-46, marked with an iron pin in the center line of Rock County Highway No.6, also being the wouthwest corner of HELGESON SUB-DIVISION in said west half of Section 27-101-46; thence N00°00'41"E on the west line of said HELGESON SUB-DIVISION, 200.00 feet to the northwest corner thereof, thence N89°53'36"E on the north line of said HELGESON SUB-DIVISION, parallel with the quarter-line between the north half and the south half of said Section 27-101-46, 280.00 feet; thence leaving said north line of HELGESON SUB-DIVISION and bearing S00°00'41"W, parallel with the west line thereof, 200.00 feet to the south line thereof; thence continuing S00°00'41"W, 0.52 feet to the north line of that tract of land conveyed to Odean L. Gorder by quitclaim deed recorded April 8, 1994 on instrument no. 134773 recorded in the register of deeds of Rock County, Minnesota; thence "EAST", on the north line of said tract, 60.00 feet to the northeast corner thereof, thence "SOUTH" on the east line of said tract, 130.00 feet to the southeast corner thereof, thence "WEST" on the south line of said tract, 58.00 feet, thence leaving said south line and bearing "SOUTH", parallel to the west line of the Southwest quarter of Section 27-101-46 above named, 299.28 feet to the northerly line of the right-of-way of the Illinois Central Railroad Company's abandoned Sioux Falls District, conveyed to Douglas M. Chapman and Deanna M. Chapman by quitclaim deed recorded May 3, 1990 on instrument no. 127234 recorded in the register of deeds of Rock County, Minnesota; thence north easterly along the northerly line of said abandoned right-of-way on a curve to the left with a radius of 1382.50 feet and a chord of 841.186 feet bearing N72°21'31"E, an arc

distance of 841.186 feet to its point of tangency; thence continuing along said northerly line, N54°55'40"E, 314.54 feet to the quarter line between the north half and the south half of Section 27-101-46 above named; thence N89°53'36"E on said quarter-line, 174.50 feet to the southerly line of the abandoned Illinois Central Railroad above described; thence S54°55'40"W on said southerly line, 457.54 feet to its point of curvature; thence continuing along said southerly line on a tangent curve to the right with a radius of 1482.50 feet and a chord of 1131.468 feet bearing S77°21'40"W, an arc distance of 1160.903 feet to its point of tangency; thence continuing along said southerly line, N80°12'20"W, 25.09 feet to its intersection with the west line of the Southwest Quarter of Section 27-101-46 above named; thence "NORTH" on said west line of the Southwest Quarter, 503.41 feet to the point of beginning.

and,

WHEREAS, Douglas M. and Deanna M. Chapman; Gerald and Henrietta M. Haak; and Odean L. Gorder represent that they are all of the owners of the property and that the property is unincorporated, abuts the city limits of the City of Hills, Minnesota, is not included in any other municipality, is not included in any boundary adjustment proceedings pending before the Municipal Board, is not designated as a flood plain, is not designated as a shore line area, has a population of under 10, and has an area of approximately 7.72 acres, and,

WHEREAS, The City Council of Hills has conducted a public hearing on said proposed annexation following thirty (30) days notice, by certified mail, and following published notice.

NOW THEREFORE, The City Council of Hills, Minnesota does ordain as follows:

Section 1. That the City Council hereby determines and finds that the property described herein abuts the municipality, that the area to be annexed is 60 acres or less, that the city has received a properly prepared Petition for Annexation from all of the owners of the property, and that the Petition complies with all of the provisions of Minnesota Statutes 414.033. That Notice of Public Hearing on said proposed annexation has been given to all parties as required by law.

Section 2. That the property is urban or suburban in nature or about to become so.

Section 3. That the corporate limits of the City of Hills are hereby extended to include the property, and the same is hereby annexed to and included within the City of Hills as if the property had originally been part thereof.

Section 4. That the City Clerk is directed to file a certified copy of this Ordinance with the Minnesota Municipal Board, Martin Township, the Rock County Auditor, and Minnesota Secretary of State.

Section 5. That the Ordinance takes effect upon its passage and publication and filing a

REC'D. BY  
M M R

OCT 22 1996

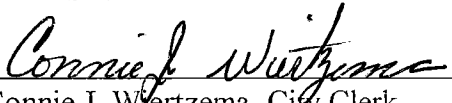
certified copy as directed in Section 4 and approval of the Ordinance by the Minnesota Municipal Board.

ADOPTED BY THE CITY COUNCIL, CITY OF HILLS, MINNESOTA ON OCTOBER 8, 1996.

CITY OF HILLS

By   
Preston Ver Meer, Mayor

ATTEST:

  
Connie J. Wertzema, City Clerk

# PLAT OF SURVEY

*Highlighted Proposed Annexed properties*

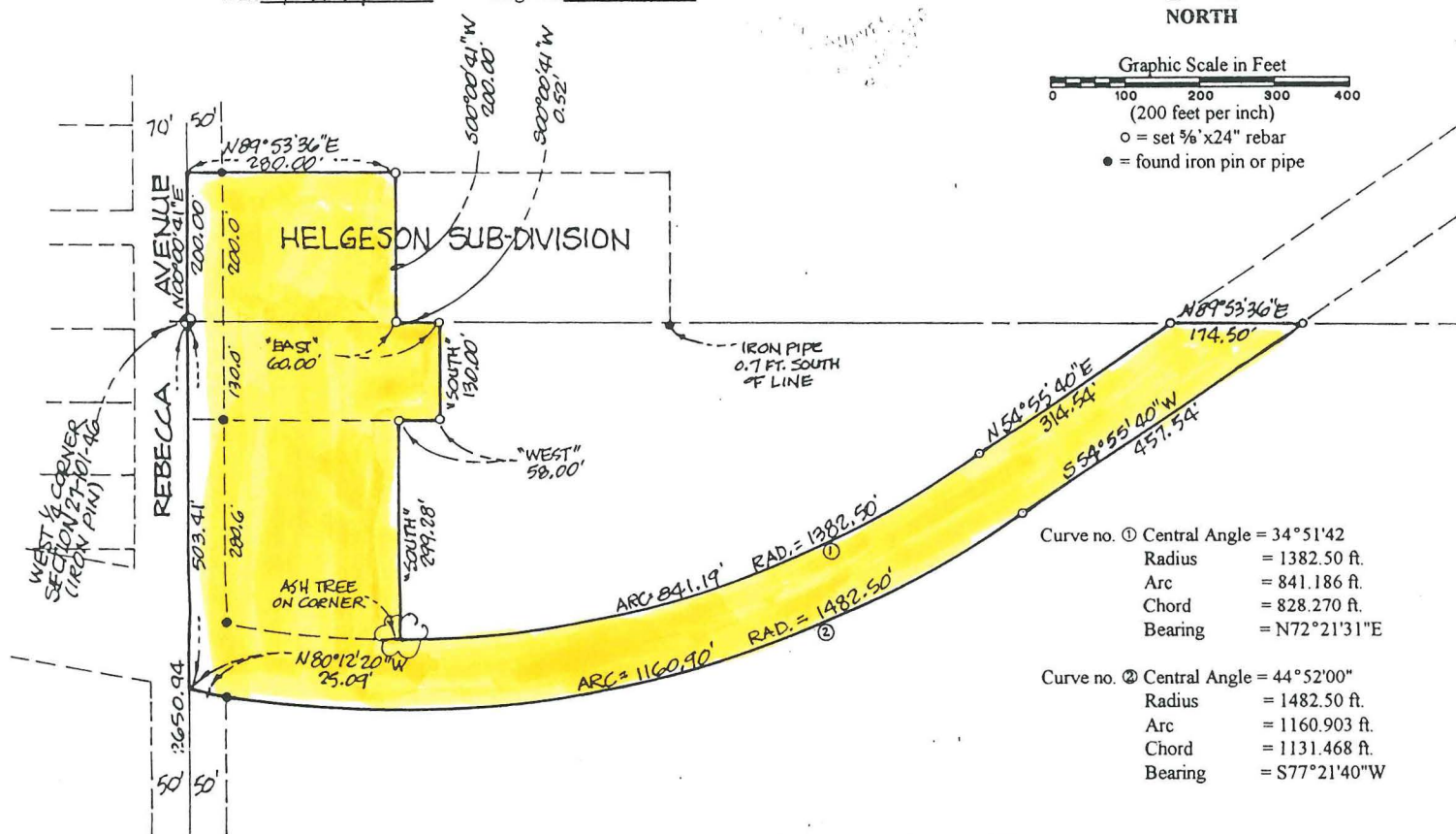
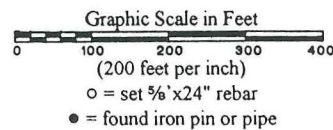
REC'D. BY OCT 22 1996  
M M R

## CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered PROFESSIONAL under the laws of the State of Minnesota.

*Charles M. Hanson*  
Charles M. Hanson

Date 3/19/96 Reg. No. 14329



## DESCRIPTION OF BOUNDARY OF LAND TO BE ANNEXED BY THE CITY OF HILLS, MINNESOTA

A tract of land in the west half of Section 27, Township 101 North in Range 46 West of the 5th Principal Meridian, Rock County, Minnesota, containing 7.72 acres more or less and more particularly described as follows:

Beginning at the west quarter corner of said Section 27-101-46, marked with an iron pin in the center line of Rock County Highway No. 6, also being the southwest corner of HELGESON SUB-DIVISION in said west half of Section 27-101-46; thence N00°00'41"E on the west line of said HELGESON SUB-DIVISION, 200.00 feet to the northwest corner thereof; thence N89°53'36"E on the north line of said HELGESON SUB-DIVISION, parallel with the quarter-line between the north half and the south half of said Section 27-101-46, 280.00 feet; thence leaving said north line of HELGESON SUB-DIVISION and bearing S00°00'41"W, parallel with the west line thereof, 200.00 feet to the south line thereof; thence continuing S00°00'41"W, 0.52 feet to the north line of that tract of land conveyed to Odean L. Gorder by quitclaim deed recorded April 8, 1994 on instrument no. 134773 recorded in the register of deeds of Rock County, Minnesota; thence "WEST", on the north line of said tract, 60.00 feet to the northeast corner thereof; thence "SOUTH" on the east line of said tract, 130.00 feet to the southeast corner thereof; thence "WEST" on the south line of said tract, 58.00 feet; thence leaving said south line and bearing "SOUTH", parallel to the west line of the Southwest Quarter of Section 27-101-46 above named, 299.28 feet to the northerly line of the right-of-way of the Illinois Central Railroad Company's abandoned Sioux Falls District, conveyed to Douglas M Chapman and Deanna M. Chapman by quitclaim deed recorded May 3, 1990 on instrument no. 127234 recorded in the register of deeds of Rock County, Minnesota; thence north easterly along the northerly line of said abandoned right-of-way on a curve to the left with a radius of 1382.50 feet and a chord of 841.186 feet bearing N72°21'31"E, an arc distance of 841.186 feet to it's point of tangency; thence continuing along said northerly line, N54°55'40"E, 314.54 feet to the quarter-line between the north half and the south half of Section 27-101-46 above named; thence N89°53'36"E on said quarter-line, 174.50 feet to the southerly line of the abandoned Illinois Central Railroad above described; thence S54°55'40"W on said southerly line, 457.54 feet to it's point of curvature; thence continuing along said southerly line on a tangent curve to the right with a radius of 1482.50 feet and a chord of 1131.468 feet bearing S77°21'40"W, an arc distance of 1160.903 feet to it's point of tangency; thence continuing along said southerly line, N80°12'20"W, 25.09 feet to it's intersection with the west line of the Southwest Quarter of Section 27-101-46 above named; thence "NORTH" on said west line of the Southwest Quarter, 503.41 feet to the point of beginning.

"NORTH" (assumed bearing)  
SOUTHWEST CORNER SECTION 27-101-46 (RAILROAD SPIKE)

WEST 1/4 CORNER SECTION 27-101-46 (IRON PIN)

REBECCA AVENUE 160.00' WIDE  
503.41'  
50'  
50'

HELGESON SUB-DIVISION

IRON PIPE 0.7 FT. SOUTH OF LINE

ASH TREE ON CORNER

- Curve no. ① Central Angle = 34°51'42"  
Radius = 1382.50 ft.  
Arc = 841.186 ft.  
Chord = 828.270 ft.  
Bearing = N72°21'31"E
- Curve no. ② Central Angle = 44°52'00"  
Radius = 1482.50 ft.  
Arc = 1160.903 ft.  
Chord = 1131.468 ft.  
Bearing = S77°21'40"W