

ORDINANCE NO. 66 SECOND SERIES  
AN ORDINANCE EXTENDING  
THE CORPORATE LIMITS OF THE  
CITY OF PINE ISLAND  
PURSUANT TO MINNESOTA STATUTES 414.033, SUBD. 2(3)

WHEREAS, a certain Petition dated August 10, 2001, requesting annexation of the territory hereinafter described, a preliminary notice of which was duly presented to the City Council of the City of Pine Island on the 17<sup>th</sup> day of July, 2001; said property being described on Exhibit A attached hereto and made a part hereof.

WHEREAS, pursuant to Minnesota Statutes 414.033, Subd. 2b, the City Council of the City of Pine Island did, by Resolution No. 01-089, on July 17, 2001, order the preparation of a formal Petition by staff for the annexation hereinbefore referred to; and

WHEREAS, pursuant to the Order for Hearing, Notice of the same was given by certified mail as required by law, to all owners of lands located within the area proposed for annexation, the owners of all lands abutting the area proposed for annexation, and the affected units of government; and

WHEREAS, the City Council having held a hearing on the aforescribed Petition for the Annexation of Land on the 18<sup>th</sup> day of September, 2001.

THE CITY COUNCIL OF THE CITY OF PINE ISLAND, MN FINDS THE FOLLOWING:

(1) That the Petition for Annexation of Land dated August 10, 2001, above described is complete in all respects as required by Minnesota Statutes 414.033, Subd. 2(3), and

(2) That the lands proposed for annexation and described in the above referred to Petition about the City of Pine Island, MN, comprise an area consisting of 3.229 acres more or less, and is an area not presently served by public sewer and water facilities; and

(3) That the Petition for Annexation above referred to has been signed by all of the property owners of the lands located within the area proposed for annexation in the above described Petition; and

(4) That the area proposed for annexation in the above described Petition is currently unplatted and is about to become urban or suburban in character; and

(5) All of the property proposed for annexation in the above described Petition lies within the Township of Pine Island, County of Goodhue, State of Minnesota and is as described in the above referred to Petition; and

(6) That the property sought to be annexed by the above described Petition abuts upon the existing City Limits of the City of Pine Island, MN along its Ely boundary of the existing City Limits, and that none of said territory is included within the corporate limits of any incorporated City; and

(7) That the population of property sought to be annexed is zero; and

(8) The property sought to be annexed is owned by the following persons:

A. LAHARNDT, LLC  
c/o David Arndt  
20836 County 11 Blvd.  
Pine Island, MN 55963

(9) That the City does not believe that the cost of electrical utility service to the area described in the Petition will change as a result of the annexation of said property to the City and therefore, Minnesota Statutes 414.033, Subd. 13, is not applicable.

**(10) That the property described in said Petition is not covered by any Community-Based Planning Pilot Projects.**

THE CITY COUNCIL OF THE CITY OF PINE ISLAND, HAVING CONSIDERED ALL OF THE TESTIMONY OFFERED RELATIVE TO THE MATTER OF THE "PETITION FOR ANNEXATION OF LAND" ABOVE DESCRIBED, ORDAINS AS FOLLOWS:

Section 1. That all of the heretofore stated Findings are incorporated herein and made a part hereof as if included in their entirety.

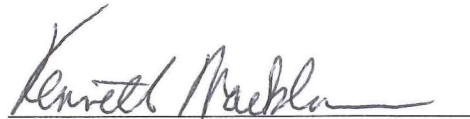
Section 2. The corporate limits of the City of Pine Island, MN are hereby extended to include the unplatted land described as follows and the same is hereby extended to and included within the City of Pine Island as effectively as if it had originally been a part thereof:

SEE ATTACHED EXHIBIT 'A'

Section 3. The City Clerk/Administrator of the City of Pine Island, MN, is hereby directed to file certified copies of this Ordinance and all other required documents, with the Minnesota Planning/Office of Strategic & Long Range Planning and other required Governmental Units and Agencies.

Section 4. This Ordinance takes effect upon its passage and publication and the final approval thereof by the Minnesota Planning/Office of Strategic & Long Range Planning, as required by law.

Adopted by the Council this 18<sup>th</sup> day of September, 2001.

  
Kenneth Markham, Mayor

ATTEST:

BY:   
Mark Vahlsing  
City Clerk/Administrator

Published in the News Record on the \_\_\_\_ day of \_\_\_\_\_, 2001.





VINCE FANGMAN  
Registered Land Surveyor  
11724 County Road 113 NW  
Pine Island, Minnesota 55963  
Phone (507) 356-8694

REC'D BY  
MMB

NOV 14 2001

June 21, 2001

Proposed Annexation Description For:

Carriage Homes Development Corporation

Tract "A" (Revised November 8, 2001)

That part of the North One-Half of the Northwest Quarter of Section 33, Township 109 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 33; thence  $N89^{\circ}37'39''E$ , assumed bearing, along the north line of said Northwest Quarter, 1243.96 feet for a point of beginning; thence  $S00^{\circ}27'23''E$ , 266.00 feet; thence  $N89^{\circ}32'36''E$ , 29.47 feet; thence  $S06^{\circ}49'09''E$ , 2.05 feet; thence  $N89^{\circ}32'36''E$ , 243.30 feet; thence  $N00^{\circ}27'23''W$ , 267.64 feet to the north line of said Northwest Quarter; thence  $S89^{\circ}37'39''W$ , along said north line, 273.00 feet to the point of beginning. Containing 1.677 acres, more or less.

Tract "B" (Revised July 5, 2001)

That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 109 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 33; thence  $N89^{\circ}37'39''E$ , assumed bearing, along the north line of said Northwest Quarter, 1243.96 feet; thence  $S00^{\circ}27'23''E$ , 266.00 feet; thence  $N89^{\circ}32'36''E$ , 29.47 feet; thence  $S06^{\circ}49'09''E$ , 150.93 feet; thence  $S25^{\circ}16'02''W$ , 319.75 feet; thence  $S00^{\circ}30'44''E$ , 80.79 feet for a point of beginning; thence continue  $S00^{\circ}30'44''E$ , 85.24 feet; thence  $S21^{\circ}09'24''E$ , 221.38 feet; thence  $S41^{\circ}09'56''E$ , 39.21 feet; thence  $N32^{\circ}20'59''E$ , 107.74 feet; thence  $N57^{\circ}39'01''W$ , 105.00 feet; thence  $N32^{\circ}20'59''E$ , 77.12 feet; thence  $N57^{\circ}39'01''W$ , 66.00 feet; thence northeasterly 21.19 feet along a curve, not tangent to the last described course, concave to southeast, central angle of  $05^{\circ}12'39''$ , radius of 233.00 feet, and chord of said curve bears  $N34^{\circ}57'18''E$ , 21.18 feet; thence  $N52^{\circ}26'23''W$ , radially to the last described curve, 92.17 feet to the point of beginning. Containing 0.469 acres, more or less.



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June 21, 2001 (Revised July 5, 2001)

Proposed Annexation Description For:

Carriage Homes Development Corporation

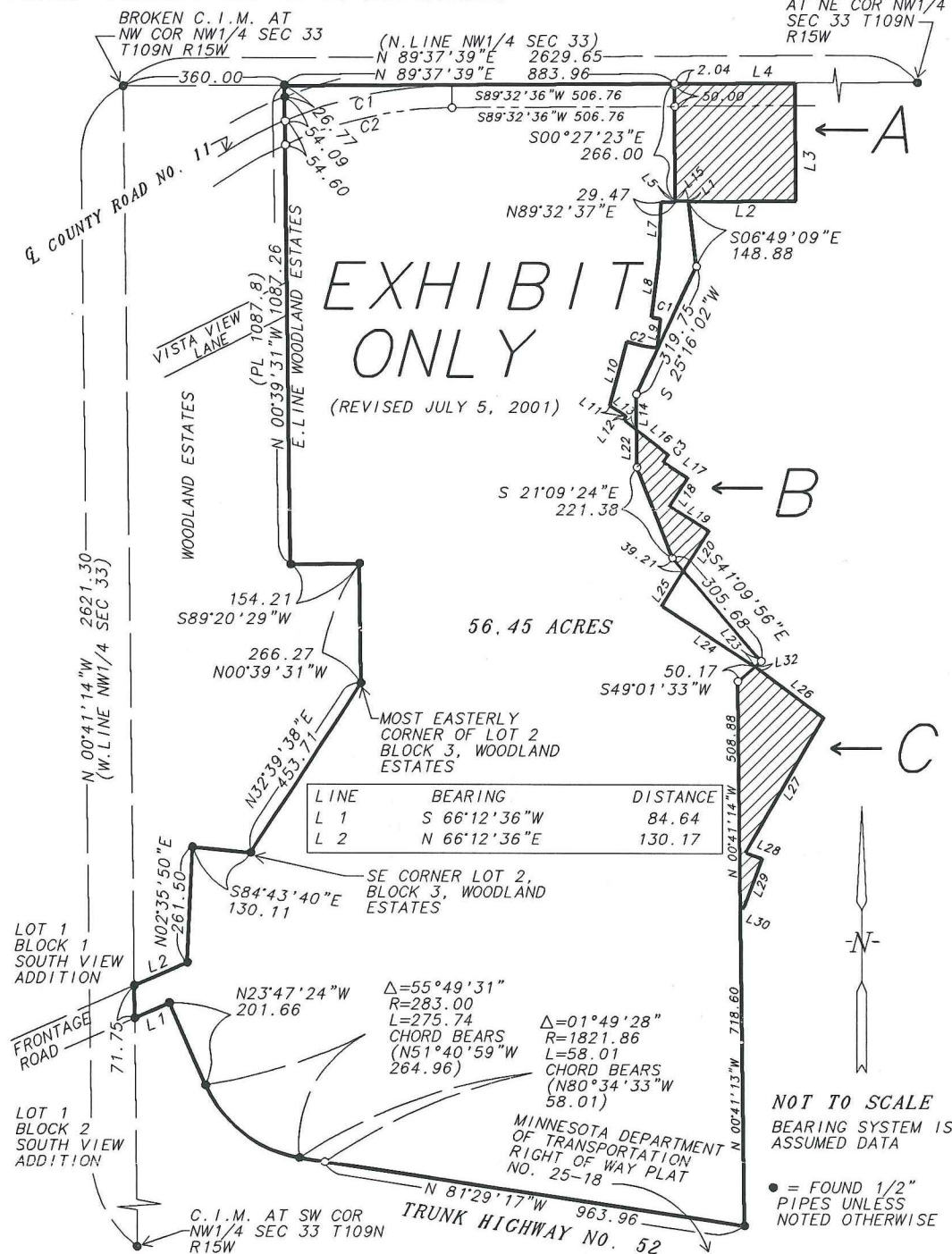
Tract "C"

That part of the Southeast Quarter of the Northwest Quarter of Section 33, Township 109 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 33; thence  $N89^{\circ}37'39''E$ , assumed bearing, along the north line of said Northwest Quarter, 1243.96 feet; thence  $S00^{\circ}27'23''E$ , 266.00 feet; thence  $N89^{\circ}32'36''E$ , 29.47 feet; thence  $S06^{\circ}49'09''E$ , 150.93 feet; thence  $S25^{\circ}16'02''W$ , 319.75 feet; thence  $S00^{\circ}30'44''E$ , 166.03 feet; thence  $S21^{\circ}09'24''E$ , 221.38 feet; thence  $S41^{\circ}09'56''E$ , 305.68 feet; thence  $S49^{\circ}01'33''W$ , 18.42 feet for a point of beginning; thence continue  $S49^{\circ}01'33''W$ , 50.17 feet; thence  $S00^{\circ}41'14''E$ , 508.88 feet; thence  $S69^{\circ}48'12''E$ , 7.70 feet; thence  $N20^{\circ}11'48''E$ , 120.00 feet; thence  $N69^{\circ}48'12''W$ , 40.00 feet; thence  $N29^{\circ}58'39''E$ , 350.21 feet; thence  $N53^{\circ}00'42''W$ , 176.13 feet; thence  $N57^{\circ}39'01''W$ , 16.15 feet to the point of beginning.  
Containing 1.083 acres, more or less.



PROPOSED ANNEXATION DESCRIPTION: (SEE ATTACHED)



LINE & CURVE  
TABLE FOR THE  
PROPOSED ANNEXATION  
PORTION ONLY

REC'D BY  
MMB

NOV 14 2001

LINE	BEARING	DISTANCE
L 1	S 66°12'36"W	84.64
L 2	N 66°12'36"E	130.17

CHORD BEARING	CHORD	TANGENT	ARC	RADIUS	DELTA ANGLE	CURVE
N 81°47'37"W	21.00	10.50	21.00	417.00	02°53'09"	C 1
S 79°02'29"E	70.66	35.43	70.73	483.00	08°23'23"	C 2
N 34°57'18"E	21.18	10.60	21.19	233.00	05°12'39"	C 3

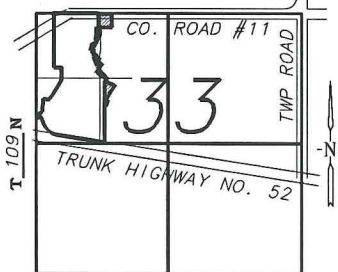
NOT TO SCALE  
BEARING SYSTEM IS  
ASSUMED DATA

• = FOUND 1/2"  
PIPES UNLESS  
NOTED OTHERWISE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	23°14'49"	954.94	387.45	196.43	384.80	S 77°55'12"W
C 2	24°36'01"	904.94	388.54	197.31	385.57	S 77°14'41"W

LINE	BEARING	DISTANCE
L 1	S 06°49'09"E	2.05
L 2	N 89°32'36"E	243.30
L 3	N 00°27'23"W	267.64
L 4	S 89°37'39"W	273.00
L 5	S 00°27'23"E	2.04
L 6	N 89°32'36"E	33.00
L 7	N 02°21'08"E	128.98
L 8	N 06°57'06"E	133.84
L 9	N 06°45'49"E	66.00
L 10	N 15°09'12"E	150.69
L 11	N 57°39'01"W	45.00
L 12	N 32°20'59"E	10.00
L 13	N 52°26'23"W	36.83
L 14	S 00°30'44"E	80.79
L 15	N 89°32'36"E	29.47
L 16	N 52°26'23"W	92.17
L 17	N 57°39'01"W	66.00
L 18	N 32°20'59"E	77.12
L 19	N 57°39'01"W	105.00
L 20	N 32°20'59"E	107.74
L 21	S 41°09'56"E	39.21
L 22	S 00°30'44"E	85.24
L 23	S 49°01'33"W	18.42
L 24	N 57°39'01"W	250.23
L 25	N 32°20'59"E	93.26
L 26	N 53°00'42"W	176.13
L 27	N 29°58'39"E	350.21
L 28	N 69°48'12"W	40.00
L 29	N 20°11'48"E	120.00
L 30	S 69°48'12"E	7.70
L 31	S 49°01'33"W	50.16
L 32	N 57°39'01"W	16.15

VICINITY MAP SCALE 1"=3000'



R 15 W GOODHUE COUNTY

● = FOUND MONUMENT ○ = SET 1/2" PIPE WITH LS NO. 14888

SURVEY FOR: CARRIAGE HOMES DEVELOPMENT CORP.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Vincent Fangman*  
VINCENT A. FANGMAN LS. NO. 14888

DATE 11/8/2001  
PINE ISLAND, MN

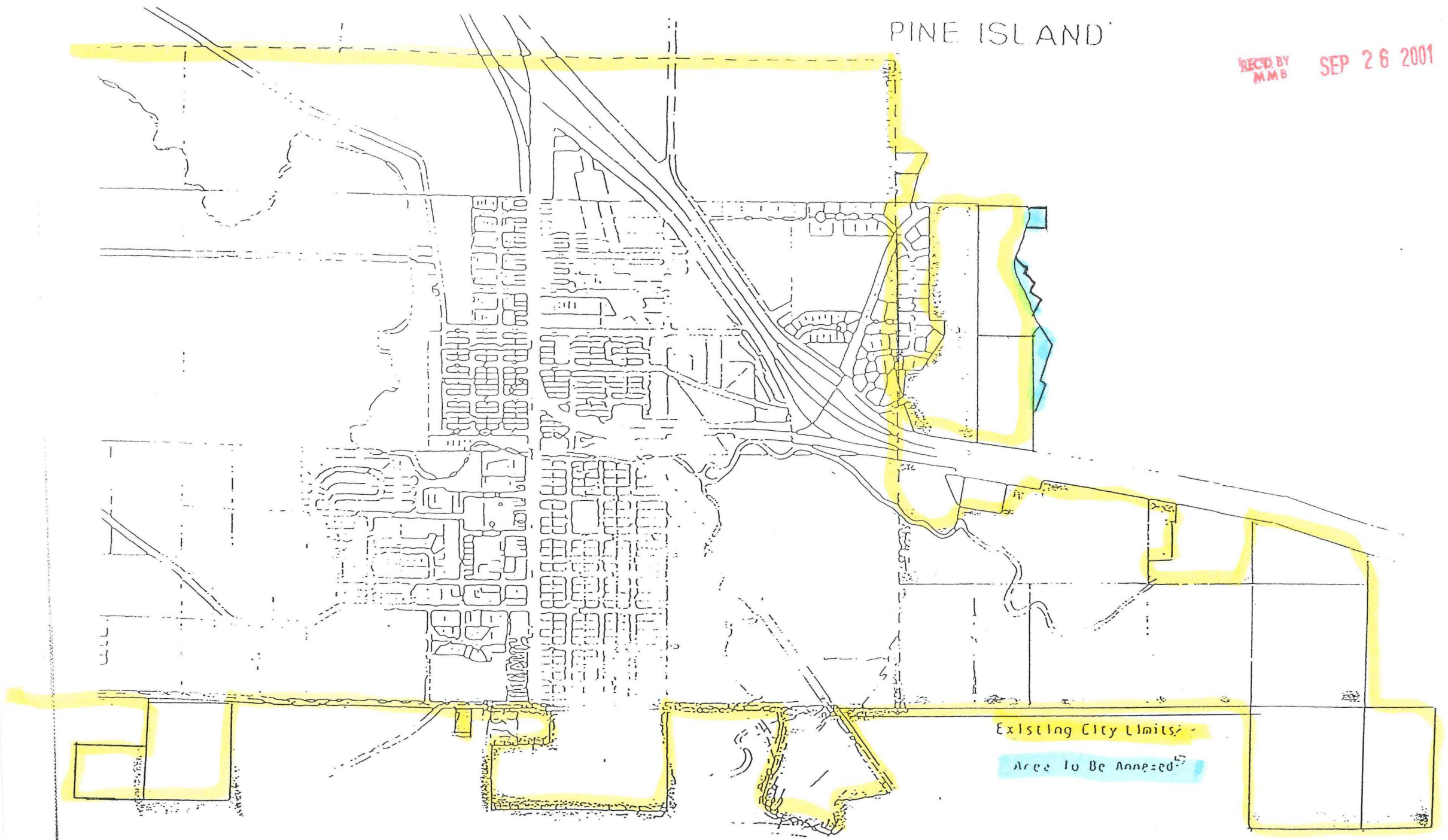
DRAWN BY: V. FANGMAN

DATE: 6-22-01

JOB NO. \_\_\_\_\_

PINE ISLAND

REC'D BY  
MMB SEP 26 2001



Existing City Limits

Area To Be Annexed