

**PETITION FOR ANNEXATION BY ORDINANCE****IN THE MATTER OF THE PETITION OF AMCO PROPERTIES FOR  
ANNEXATION PURSUANT TO MINNESOTA STATUTES 414.033, SUB. 13**

**TO:** Council of the City of Chatfield, Minnesota and the Minnesota Planning Agency

**PETITIONER STATES:**

It is hereby requested by AMCO Properties, owners of the area proposed for annexation to annex certain property described herein lying in the Town of Chatfield to the City of Chatfield, Minnesota.

The area proposed for annexation is legally described as follows:

All that part of the West Half of the Southwest Quarter of Section 4, and the East one-half of the Southeast Quarter of Section 5, which lies North and East of U.S. Highway 52 as now laid out, and all of the Southeast Quarter of the Northeast Quarter of said Section 5, all of the above parcels being in Township 104 North of Range 11 West, being 150.99 acres, more or less.

Excepting from the above described real estate the parcels set forth on Exhibit A and Exhibit D which are attached hereto and made a part hereof.

**EXHIBIT A**

(Tracts A thru H)

**Tract A:**

A part of the west one half of the Southwest Quarter of Section 4, Township 104 North, Range 11 West, Chatfield, Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence north 00 degrees 15 minutes 06 seconds east, assumed bearing, along the west line of said Southwest Quarter, a distance of 870.61 feet for a point of beginning; thence continue north 00 degrees 15 minutes 06 seconds east, along said west line, 627.63 feet; thence south 53 degrees 46 minutes 35 seconds east, 190.00 feet; thence south 87 degrees 10 minutes 55 seconds east, 1168.70 feet to the east line of the west one half of said Southwest Quarter; thence south 00 degrees 10 minutes 01 second west, along said east line, 440.00 feet; thence north 89 degrees 49 minutes 59 seconds west, 220.00 feet; thence south 00 degrees 10 minutes 01 second west, 210.00 feet; thence north 53 degrees 46 minutes 35 seconds west, 255.69 feet; thence south 36 degrees 13 minutes 25 seconds west, 562.81 feet to the centerline of said T.H. No. 52; thence north 53 degrees 46 minutes 35 seconds west, along said centerline, 166.00 feet; thence north 36 degrees 13 minutes 25 seconds east, 450.00 feet; thence north 53 degrees 46 minutes 35 seconds west, 580.00 feet; thence south 36 degrees 13 minutes 25 seconds west, 383.60 feet to the point of beginning. Being subject to a 50.00 foot easement for the T.H. No. 52 right of way over the southwesterly boundary thereof. Being also subject to easements, restrictions, and covenants of record.

Together with a part of the east one half of the Southeast Quarter of Section 5, Township 104 North, Range 11 West, Chatfield, Minnesota, being described as follows:

Commencing at the southeast corner of the Southeast Quarter of said Section 5; thence north 00 degrees 15 minutes 06 seconds east, assumed bearing, along the east line of said Southeast Quarter, 870.61 feet for a point of beginning; thence south 36 degrees 13 minutes 25 seconds west, 66.40 feet to the centerline of T.H. No. 52; thence north 53 degrees 46 minutes 35 seconds west, along said centerline 368.66 feet; thence north 36 degrees 13 minutes 25 seconds east, 574.34 feet to the east line of said Southeast Quarter; thence south 00 degrees 15 minutes 06 seconds west, along said east line, 627.63 feet to the point of beginning. Being subject to a 50.00 foot easement for the T.H. No. 52 right of way over the southwesterly boundary thereof. Being subject to easements, restrictions, and covenants of record.

Containing in all 18.04 acres.

TRACT B:

A tract of land in the west one half of the Southwest Quarter of Section 4, Township 104 North, Range 11 West, Chatfield, Minnesota, being described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence north 00 degrees 15 minutes 06 seconds east, assumed bearing, along the east line of said Southwest Quarter, 788.57 feet to the centerline of T.H. No. 52, as it now exists; thence south 53 degrees 46 minutes 35 seconds east, along said centerline, 241.81 feet for a point of beginning; thence continue south 53 degrees 46 minutes 35 seconds east, along said centerline, 290.00 feet; thence north 36 degrees 13 minutes 25 seconds east, 450.00 feet; thence north 53 degrees 46 minutes 35 seconds west; 290.00 feet; thence south 36 degrees 13 minutes 25 seconds west, 450.00 feet to the point of beginning. Being subject to a 50.00 easement for the T.H. No. 52 right of way over the southwesterly boundary thereof. Being subject to easements, restrictions, and covenants of record.

Containing 3.00 acres.

Tract C:

A part of the west one half of the Southwest Quarter of Section 4, Township 104 North, Range 11 West, Chatfield, Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence north 00 degrees 15 minutes 06 seconds east, assumed bearing, along the west line of said Southwest Quarter, 788.57 feet to the centerline of T.H. No. 52, as it now exists, for a point of beginning; thence south 53 degrees 46 minutes 35 seconds east, along said centerline, 241.81 feet; thence north 36 degrees 13 minutes 25 seconds east, 450.00 feet; thence north 53 degrees 46 minutes 35 seconds west, 290.00 feet; thence south 36 degrees 13 minutes 25 seconds west, 383.60 feet to the west line of said Southwest Quarter; thence south 00 degrees 15 minutes 06 second west, along said west line, 82.04 feet to the point of beginning. Being subject to a 50.00 foot easement for the T.H. No. 52 right of way over the southwesterly boundary thereof. Being also subject to easements, restrictions, and covenants of record.

Together with a part of the east one half of the Southeast Quarter of Section 5, Township 104 North, Range 11 West, Chatfield, Minnesota, being described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence north 00 degrees 15 minutes 06 seconds east, assumed bearing, along the east line of said Southeast Quarter, 788.57 feet to the centerline of T.H. No. 52, as it now exists, for a point of beginning; thence north 53 degrees 46 minutes 35 seconds west, along said centerline, 48.19 feet; thence north 36 degrees 13 minutes 25 seconds east, 66.40 feet to the east line of said Southeast Quarter; thence south 00 degrees 15 minutes 06 seconds west, along said east line, 82.04 feet to the point of beginning. Being subject to a 50.00 foot easement for the T.H. No. 52 right of way over the southwesterly boundary thereof. Being subject to easements, restrictions, and covenants of record.

Containing in all 3.00 acres.

TRACT D:

A part of the Southwest Quarter of the Southwest Quarter of Section 4, Township 104 North, Range 11 West, Fillmore County, Minnesota, lying north and east of the centerline of T.H. No. 52, as it is presently monumented and traveled, being described as follows:

Commencing at the southeast corner of the Southwest Quarter of said Southwest Quarter, being marked by a 1 inch axle shaft with gear head; thence north 00 degrees 10 minutes 01 seconds east, assumed bearing, along the east line of said quarter quarter section, 678.38 feet; thence north 89 degrees 49 minutes 59 seconds west, 150.00 feet; thence south 00 degrees 10 minutes 01 seconds west, parallel with the east line of said quarter quarter section, 25.00 feet for a point of beginning; thence continue south 00 degrees 10 minutes 01 seconds west, on a prolongation of the last described course, 125.00 feet; thence south 35 degrees 34 minutes 30 seconds west, 462.66 feet to the centerline of said T.H. No. 52; thence northwesterly, 240.31 feet, along said centerline, along a nontangential curve, concave to the northeast, having a central angle of 09 degrees 36 minutes 45 seconds, radius of 1432.39 feet, and chord of said curve bears north 58 degrees 34 minutes 57 seconds west, 240.03 feet; thence north 53 degrees 46 minutes 35 seconds west, along said centerline, 166.62 feet; thence north 36 degrees 13 minutes 25 seconds east, 562.81 feet; thence south 53 degrees 46 minutes 35 seconds east, 255.69 feet; thence south 70 degrees 10 minutes 44 seconds east, 74.33 feet to the point of beginning. Being subject to an easement for the T.H. No. 52 right of way over the southwesterly 50.00 feet thereof.

Containing 5.14 acres.

## TRACT E:

A part of the Southwest Quarter of the Southwest Quarter of Section 4, Township 104 North, Range 11 West, Fillmore County, Minnesota, lying north and east of the centerline of T.H. No. 52, as it is presently monumented and traveled, being described as follows:

Commencing at the southeast corner of the Southwest Quarter of said Southwest Quarter, being marked by a 1 inch axle shaft with gear head; thence north 00 degrees 10 minutes 01 seconds east, assumed bearing, along the east line of said quarter quarter section, 678.38 feet; thence north 89 degrees 49 minutes 59 seconds west, 150.00 feet; thence south 00 degrees 10 minutes 01 seconds west, parallel with the east line of said quarter quarter section, 150.00 feet for a point of beginning; thence south 54 degrees 49 minutes 59 seconds east, 142.54 feet; thence south 00 degrees 10 minutes 01 seconds west, along a line being 33.00 feet west of measured, at right angles to and parallel with the east line of said quarter quarter section, 422.68 feet to the centerline of said T.H. No. 52; thence northwesterly, 406.71 feet, along said centerline, along a nontangential curve concave to the northeast, having a central angle of 16 degrees 16 minutes 07 seconds, radius of 1432.39 feet, and chord of said curve bears north 71 degrees 31 minutes 23 seconds west, 405.35 feet; thence north 35 degrees 34 minutes 30 seconds east, not tangent to the last described curve, 462.66 feet to the point of beginning. Being subject to an easement for T.H. No. 52 right of way over the southwesterly 50.00 feet thereof.

Containing 2.71 acres.

## TRACT F:

A part of the east one half of the Southeast Quarter of Section 5, Township 104 North, Range 11 West, Chatfield, Minnesota, lying north and east of the centerline of T.H. No. 52, as it is presently monumented and traveled, being described as follows:

Commencing at the southeast corner of said Southeast Quarter, thence north 00 degrees 15 minutes 06 seconds east, assumed bearing, along the east line of said Southeast Quarter, 788.57 feet to the centerline of said T.H. No. 52; thence north 53 degrees 46 minutes 35 seconds west, along said centerline, 496.85 feet for a point of beginning; thence continue north 53 degrees 46 minutes 35 seconds west on a prolongation of the last described course, along said centerline, 804.42 feet; thence northwesterly, along said centerline, 302.92 feet, along a curve, concave to the southwest, having a central angle of 12 degrees 07 minutes, radius of 1432.39 feet, and chord of said curve bears north 59 degrees 50 minutes 05 seconds west, 302.35 feet to the west line of the east one half of said Southeast Quarter; thence north 00 degrees 13 minutes 45 seconds east, not tangent to the last described curve, along said west line, 690.25 feet; thence south 63 degrees 41 minutes 25 seconds east, 717.03 feet; thence south 53 degrees 46 minutes 35 seconds east, along a line being 650.00 feet northeasterly of, measured at right angles to and parallel with the centerline tangent of said T.H. No. 52, 804.42 feet, thence south 36 degrees 13 minutes 25 seconds west, 650.00 feet to the point of beginning. Being subject to an easement for the T.H. No. 52 right of way over the southwesterly boundary thereof.

Containing 19.31 acres.

## TRACT G:

Beginning at the SE corner of the Southwest Quarter of the Southwest Quarter of said Section 4, said point being marked by a 1 inch axle shaft with gear head; running thence north 01 degrees 52 minutes 40 seconds east, assumed bearing, along the east line of said Quarter Quarter section a distance of 678.38 feet; thence north 88 degrees 07 minutes 20 seconds west a distance of 150.00 feet; thence south 01 degrees 52 minutes 40 seconds west, parallel with the east line of said Quarter Quarter section, a distance of 150.00 feet; thence south 53 degrees 17 minutes 20 seconds east a distance of 142.54 feet to a point which is 33.00 feet west of, measured at right angles to, the east line of said Quarter Quarter section; thence south 01 degrees 52 minutes 40 seconds west, parallel with the east line of said Quarter Quarter section, a distance of 447.06 feet to the south line of said Quarter Quarter section; thence south 88 degrees 17 minutes 20 seconds east, along the south line of said Quarter Quarter section, 33.00 feet to the point of beginning, containing 1.03 acres, more or less.

## TRACT H:

Commencing at the SE corner of the Southwest Quarter of the Southwest Quarter of said Section 4, marked by a 1 inch axle shaft with gear head; running thence north 01 degrees 52 minutes 40 seconds east, assumed bearing, along the east line of said Southwest Quarter of the Southwest Quarter, 678.38 feet to the NE corner of the Municipal Well Site, marked by a 5/8 inch iron pipe, being the point of beginning; thence continue north 01 degrees 52 minutes 40 seconds east along the east line of said Southwest Quarter of the Southwest Quarter, 210.00 feet; thence north 88 degrees 07 minutes 20 seconds west, 220.00 feet; thence south 01 degrees 52 minutes 40 seconds west, 210.00 feet; thence south 68 degrees 28 minutes 05 seconds east, 74.33 feet to the west line of the Municipal Well Site; thence north 01 degrees 52 minutes 40 seconds east, 25.00 feet along the west line of the Municipal Well Site to the NW corner of said Well Site; thence south 88 degrees 07 minutes 20 seconds east 150.00 feet along the north line of the Municipal Well Site to the point of beginning. Containing 1.08 acres.

**EXHIBIT D**

(previously annexed into the City of Chatfield per Document #265162 (Book 239, Page 916), Fillmore County  
Recorders Office.)

**LEGAL DESCRIPTION**

That part of the East Half of Section 5, Township 104 North, Range 11 West, Fillmore County, Minnesota, lying north and east of the centerline of Trunk Highway No. 52, as it is presently monumented and traveled, being described as follows:

Commencing at the southeast corner of the Southeast Quarter of said Section 5; thence North 01 degrees 57 minutes 59 seconds East, assumed bearing, along the east line of said Southeast Quarter, 788.57 feet to the centerline of said Trunk Highway No. 52; thence North 52 degrees 03 minutes 42 seconds West, along said centerline, 496.05 feet; thence North 37 degrees 56 minutes 10 seconds East, 650.00 feet; thence North 52 degrees 03 minutes 42 seconds West, along a line being 650.00 feet northeasterly of, measured at right angles to and parallel with the centerline tangent of said Trunk Highway No. 52, a distance of 251.56 feet for the point of beginning; thence continue North 52 degrees 03 minutes 42 seconds West, 552.86 feet; thence North 61 degrees 58 minutes 32 seconds West, 370.70 feet; thence North 16 degrees 29 minutes 29 seconds East, 312.92 feet; thence North 63 degrees 30 minutes 56 seconds East, 338.14 feet; thence South 56 degrees 02 minutes 19 seconds East, 741.15 feet to the east line of the Southeast Quarter of said Section 5; thence South 01 degrees 57 minutes 59 seconds West along said east line 74.81 feet; thence South 26 degrees 47 minutes 14 seconds West, 533.35 feet to the point of beginning.

Also:

That part of the Southwest Quarter of Section 4, Township 104 North, Range 11 West, Fillmore County, Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence North 01 degrees 57 minutes 59 seconds East, assumed bearing, along the west line of said Southwest Quarter, 2238.31 feet for the point of beginning; thence continue North 01 degrees 57 minutes 59 seconds East, along said west line, 74.81 feet; thence South 56 degrees 02 minutes 19 seconds East, 31.62 feet; thence South 26 degrees 47 minutes 14 seconds West, 63.95 feet to the point of beginning.

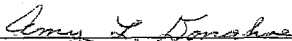
Containing 12.00 acres more or less.

Proposed area for annexation contains 85.68 acres more or less.

1. The property is to be annexed in compliance with Minnesota Statutes 414.033, Subd. 13.
2. There is one property owner in the area proposed for annexation.
3. The property owner has signed the petition.
4. The population of the area to be annexed is 0.
5. Said property is unincorporated, abuts the City on the east boundary and is not included within any other municipality.
6. The area of the land to be annexed is Platted 0 and 85.68 acres unplatted.
7. The reason for the requested annexation is to develop for residential use and to access municipal services.
8. All of the area is about to become urban or suburban in character.
9. The area proposed for annexation is not included in any area that has already been designated for orderly annexation pursuant to M.S. 414.

**PETITIONER'S REQUEST:** That pursuant to M.S. 414.033, Subd. 13, the property described herein be annexed to and included within the City of Chatfield, Minnesota.

**AMCO PROPERTIES**



Amy Donohoe



Conrad Fingerson

REC'D BY  
M.M.B

FEB 04 2002

