

A-6798 Wells

BEFORE THE DIRECTOR OF THE OFFICE OF  
STRATEGIC AND LONG RANGE PLANNING  
OF THE STATE OF MINNESOTA

-----  
IN THE MATTER OF THE PETITION FOR THE )  
ANNEXATION OF CERTAIN LAND TO THE CITY ) NOTICE OF HEARING  
OF WELLS PURSUANT TO MINNESOTA )  
STATUTES 414 )  
-----

Notice is hereby given that a public hearing will be held pursuant to Minnesota Statutes 414, as amended, before the Director of the Office of Strategic and Long Range Planning, or designee, in the above-entitled matter.

The hearing will convene at 11:00 a.m. on the 29<sup>th</sup> day of January, 2003, in the Council Chambers of the Wells City Hall, 125 South Broadway, Wells, Minnesota. The evidentiary part of the hearing will be continued to an indefinite date. All persons shall be given an opportunity to be heard orally and to submit written data, statements or arguments concerning the above-entitled matter. The right to testify and the admission of testimony and other evidence shall be governed by the Rules of the Minnesota Municipal Board and any other Statutes or rules that may be applicable. [The Rules of the Minnesota Municipal Board may be purchased from the Documents Section, 117 University Avenue, St. Paul, Minnesota 55155, (651) 297-3000.]

The property proposed for annexation is described as follows:

**Area 1A**

The East 621.00 feet of the West Half of Section Eight 8, Township 103 North, Range 24 West in Faribault County, Minnesota excepting therefrom the Westside Subdivision to the City of Wells, Faribault County, Minnesota according to the plat on file and of record in the office of the Faribault County Recorder.

Together with the East 1651.00 feet of the North Half of the Northwest Quarter of Section 8, Township 103 North, Range 24 West in Faribault County, Minnesota, except the East 621.00 feet thereof.

Together with the South Half of the Southeast Quarter of Section 8, Township 103 North, Range 24 West in

Faribault County, Minnesota.

Together with all that part of the Northwest Quarter of the Southeast Quarter of Section 8, Township 103 North, Range 24 West in Faribault County, Minnesota lying south of Moja Subdivision to the City of Wells according to the plat on file and of record in the office of the Faribault County Recorder. Excepting therefrom that part of Sixth Avenue SW lying south of Moja Subdivision.

Together with the East 1651.00 feet of the South Half of the Southwest Quarter of Section 5, Township 103 North, Range 24 West in Faribault County, Minnesota.

Together with all that part of the South Half of the Southwest Quarter of the Southeast Quarter of Section 5, Township 103 North, Range 24 West in Faribault County, Minnesota, lying west of Park Place Addition to the City of Wells according to the plat on file and of record in the office of the Faribault County Recorder.

Together with the West 464.50 feet of the Southwest Quarter of the Southwest Quarter of Section 9, Township 103 North, Range 24 West in Faribault County, Minnesota.

Together with the North 165.00 feet of the West 464.50 feet of the Northwest Quarter of the Northwest Quarter of Section 16, Township 103 North, Range 24 West in Faribault County, Minnesota.

Together with the North 165.00 feet of the Northeast Quarter of Section 17, Township 103 North, Range Twenty-four (24) West in Faribault County, Minnesota.

Together with the North 165.00 feet of the East 651.00 feet of the Northeast Quarter of the Northwest Quarter of Section 17, Township 103 North, Range 24 West in Faribault County, Minnesota.

Annexation Area 1A contains 245.3 acres, more or less.

#### Area 1B

A tract of land in the Southeast Quarter of Section 5, Township 103 North, Range 24 West in Faribault County, Minnesota and in Garden Addition, described as follows:

Beginning at the Northeast corner of the Southeast Quarter of Section 5, Township 103 North, Range 24 West in Faribault County, Minnesota; thence North 89 degrees 09 minutes 00 seconds West (assumed bearing) along the North line of the Southeast Quarter a distance of 748.50 feet; thence South 0 degrees 00 minutes 00 seconds West parallel with the East line of the Southeast Quarter a distance of 1451.98 feet to the centerline of vacated Cleveland Street, according to the Plat of Garden Addition, on file and of record in the office of the Faribault County Recorder; thence North 89 degrees 09 minutes 00 seconds West along the centerline of vacated Cleveland Street and westerly extension thereof a distance of 654.67 feet to the southerly railroad right-of-way line of the I & M Rail Link; thence South 47 degrees 12 minutes 00 seconds East along said southerly railroad right-of-way line a distance of 185.85 feet to a circular curve, concave northeasterly and having a radius of 2048.69 feet; thence southeasterly along said southerly railroad right-of-way line and circular curve through a central angle of 9 degrees 01 minutes 00 seconds an arc length of 322.40 feet to end of curve; thence South 56 degrees 13 minutes 00 seconds East along said southerly railroad right-of-way line a distance of 1219.85 feet to the East line of the Southeast Quarter of Section 5; thence North 0 degrees 00 minutes 00 seconds East along the East line of the Southeast Quarter a distance of 2435.32 feet, more or less, to the point of beginning.

Together with that part of the Southeast Quarter of Section 5, Township 103 North, Range 24 West in Faribault County, Minnesota bounded as follows:

On the South, by the westerly extension of the centerline of vacated Cleveland Street according to

the plat of Garden Addition, on file and of record in the office of the Faribault County Recorder;

On the Southwest, by the southerly railroad right-of-way line of the I & M Rail Link, said right-of-way line also being the northerly line of Park Place Addition to Wells, according to the plat on file and of record in the office of the Faribault County Recorder;

On the West, by the northerly extension of the west line of Lot 2 of Block Thirteen of said Park Place Addition;

And on the Northeast by the northeasterly right-of-way line of Minnesota Trunk Highway No. 22.

Together with the South 330 feet of the East 748.50 feet of the Southeast Quarter of the Northeast Quarter of Section 5, Township 103 North, Range 24 West in Faribault County, Minnesota.

Together with all that part of the right-of-way of Minnesota Trunk Highway No. 22 in the Southeast Quarter of Section 5, Township 103 North, Range 24 West in Faribault County, Minnesota lying westerly of the East 748.50 feet of the Southeast Quarter.

Annexation Area 1B contains 54 acres, more or less.

#### Area 1C

That part of the Southeast Quarter of Section 9, Township 103 North, Range 24 West in Faribault County, Minnesota bounded as follows:

On the North by the south line of the Industrial Park Subdivision in the City of Wells, Minnesota according to the plat on file and of record in the office of the Faribault County Recorder;

On the East by a line lying parallel with and 2007.02 feet East (measured at right angles) of the West line of the Southeast Quarter of Section 9, Township 103 North, Range 24 West in Faribault County, Minnesota;

On the South by a line lying parallel with and 925 feet South (measured at right angles) of the south line of the Industrial Park Subdivision;

And on the West by the West line of the Southeast Quarter of Section 9.

Annexation Area 1C contains 42.6 acres, more or less.

#### Area 2

All that part of the Northeast Quarter of Section 5, Township 103 North, Range 24 West in Faribault County, Minnesota lying southwest of the northeasterly right-of-way line of the I & M Rail Link.

Together with that part of the Southeast Quarter of Section 5, Township 103 North, Range 24 West in Faribault County, Minnesota bounded as follows:

On the South by the North line of the South Half of the Southwest Quarter of the Southeast Quarter of Section 5, Township 103 North, Range 24 West in Faribault County, Minnesota;

On the West by the West line of the Southeast Quarter of Section 5;

On the North by the North line of the Southeast Quarter of Section 5;

And on the East by the west line of Park Place Addition to Wells and northerly extension of the west line of Lot 2 of Block Thirteen of Park Place, according to the plat on file and of record in the

office of the Faribault County Recorder.

Excepting therefrom all that part of the Southeast Quarter of Section 5, Township 103 North, Range 24 West in Faribault County, Minnesota lying northerly of the northeasterly right-of-way line of the I & M Rail Link.

Annexation Area 2 contains 38.5 acres, more or less.

**Area 3**

That part of the Southwest Quarter of Section 9, Township 103 North, Range 24 West in Faribault County, Minnesota bounded as follows:

On the North by the south line of the First Extension of Hansen's First and Second Country Club Additions and the south line of Viking Subdivision all in the City of Wells, according to the plats on file and of record in the office of the Faribault County Recorder;

On the East by the East line of the Southwest Quarter of Section 9, Township 103 North, Range 24 West in Faribault County, Minnesota;

On the South by a line lying parallel with and 380.00 feet South (measured at right angles) of the south line of said First Extension of Hansen's First and Second Country Club Additions and the south line of said Viking Subdivision;

And on the West by the East line of the West 464.50 feet of the Southwest Quarter of Section 9.

Annexation Area 3 contains 18.7 acres, more or less.

**Area 4**

The South Half of the Northwest Quarter of Section 4, Township 103 North, Range 24 West in Faribault County, Minnesota.

Together with the South 66.00 feet of the Northeast Quarter of the Northwest Quarter of Section 4, Township 103 North, Range 24 West in Faribault County, Minnesota.

Annexation Area 4 contains 82 acres, more or less.

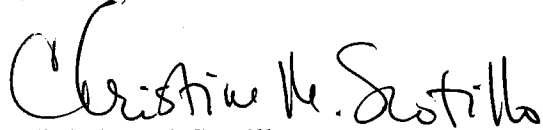
After all testimony is complete and the record is closed, the Director of the Office of Strategic and Long Range Planning, or designee, will issue findings and an order in accordance with Minnesota Statutes Chapter 414. Any other person, group of persons, or governmental agency residing in, owning property in, or exercising jurisdiction over the subject area who wishes to become a party to this matter, must file with the director, a notice of appearance within 14 days of publication of the notice required by section 414.09.

For special accommodations, please contact the Office of Strategic and Long Range Planning, Municipal Boundary Adjustments, Christine M. Scotillo, Executive Director, 658

Cedar Street, Room 300, St. Paul, Minnesota 55155, (651) 284-3383; or Greater Minnesota TTY  
1-800-627-3529.

Dated this 27<sup>th</sup> day of December, 2002.

For the Director of the Office of Strategic &  
Long Range Planning  
658 Cedar Street - Room 300  
St. Paul, Minnesota 55155

A handwritten signature in black ink that reads "Christine M. Scotillo". The signature is written in a cursive style with a large initial 'C'.

Christine M. Scotillo  
Executive Director  
Municipal Boundary Adjustments