

CITY OF WACONIA  
ORDINANCE NO. 555AN ORDINANCE ANNEXING CERTAIN LANDS INTO THE CORPORATE LIMITS OF THE  
CITY OF WACONIA, MINNESOTA (HARTMAN)

**WHEREAS**, The City of Waconia received a petition submitted by the Kelzer Trust and Hartman Brothers, LLC to annex certain lands into the corporate limits of the City of Waconia, Minnesota; and

**WHEREAS**, Posted, published and written notice has been provided to Waconia Township and all landowners within and contiguous to the area to be annexed; and

**WHEREAS**, No objections have been received regarding this Petition for Annexation; and

**WHEREAS**, Said annexation of said lands is consistent with the City of Waconia's Comprehensive Plan.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WACONIA, CARVER COUNTY, MINNESOTA, DOES HEREBY ORDAIN:**

**Section 1. Declaration.** It is hereby determined that the annexation of lands described in Section 2 below would be in the best interest of the City of Waconia.

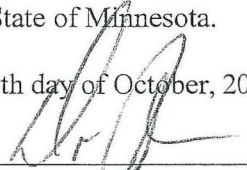
**Section 2. Territory Annexed.** The corporate limits of the City of Waconia are hereby extended to encompass and embrace all of the territory described as follows and said land is hereby annexed to and included within the City as effectually as if it had originally been a part thereof:

That part of the East ½ of the SW ¼ of Section 24, Township 116, Range 25,  
Carver County, Minnesota lying Northerly of the Easterly extension of the  
centerline of County State Aid Highway No. 32.

**Section 3. Filing.** The City Clerk is hereby directed to file certified copies of this Ordinance with the Minnesota Planning board of the State of Minnesota, the Secretary of State, and the County Auditor of Carver County as required by law.

**Section 4. Effective Date of Annexation.** This Ordinance takes effect upon its passage and publication and the filing of certified copies as directed in Section 3 and shall be deemed final upon approval of this Ordinance by the Minnesota Planning Board of the State of Minnesota.

Adopted by the City Council of the City of Waconia this 18th day of October, 2004.

  
Don Johnson, Mayor

ATTEST:

  
Mary J. Johnson, CMC, City Clerk

M/ Steinhagen

Schiffman Aye

Steinhagen Aye

S/ Schiffman

Stevens Aye

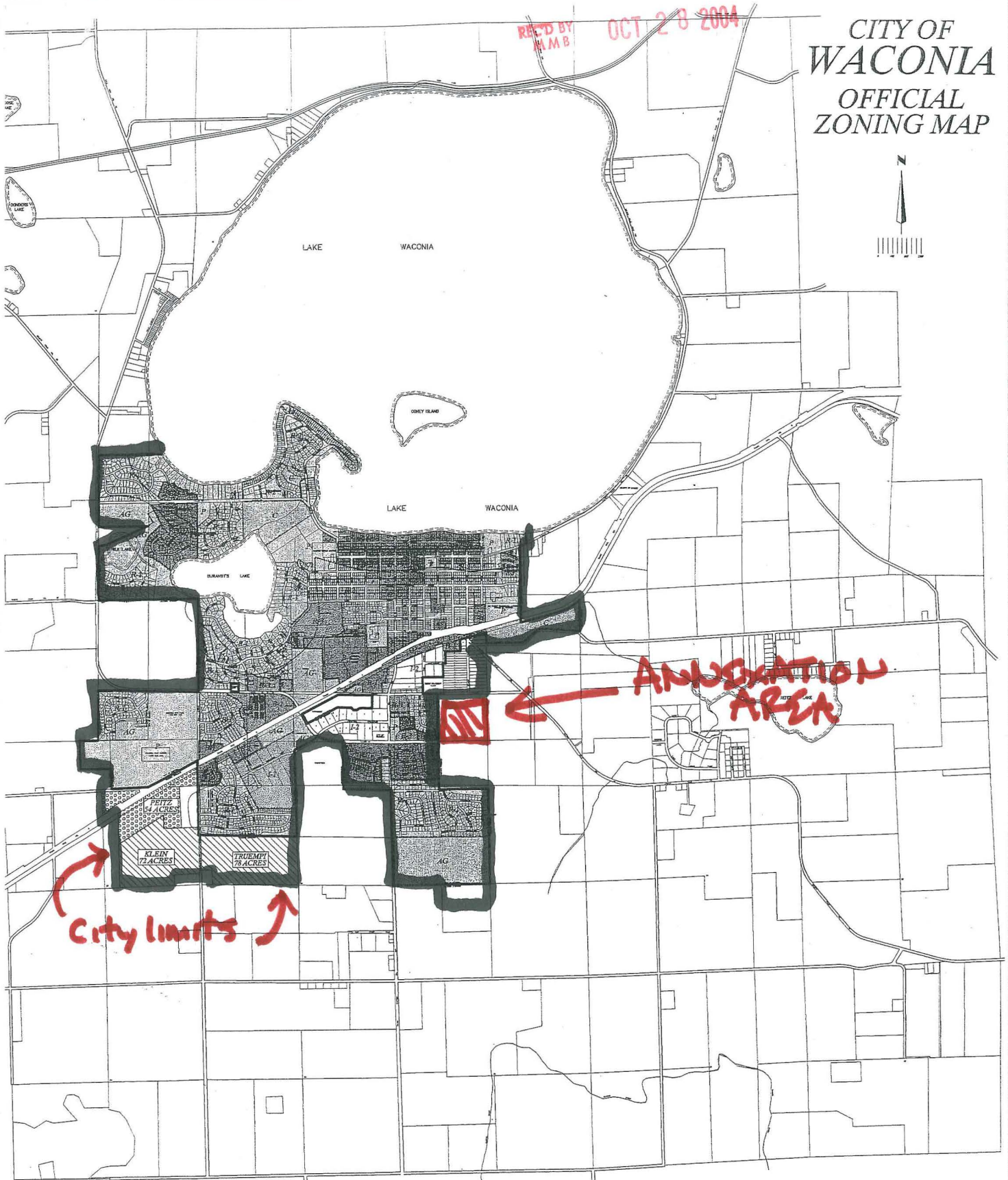
Collins Aye

D. Johnson Aye

# CITY OF WACONIA OFFICIAL ZONING MAP



REC'D BY  
H.M.B. OCT 28 2004



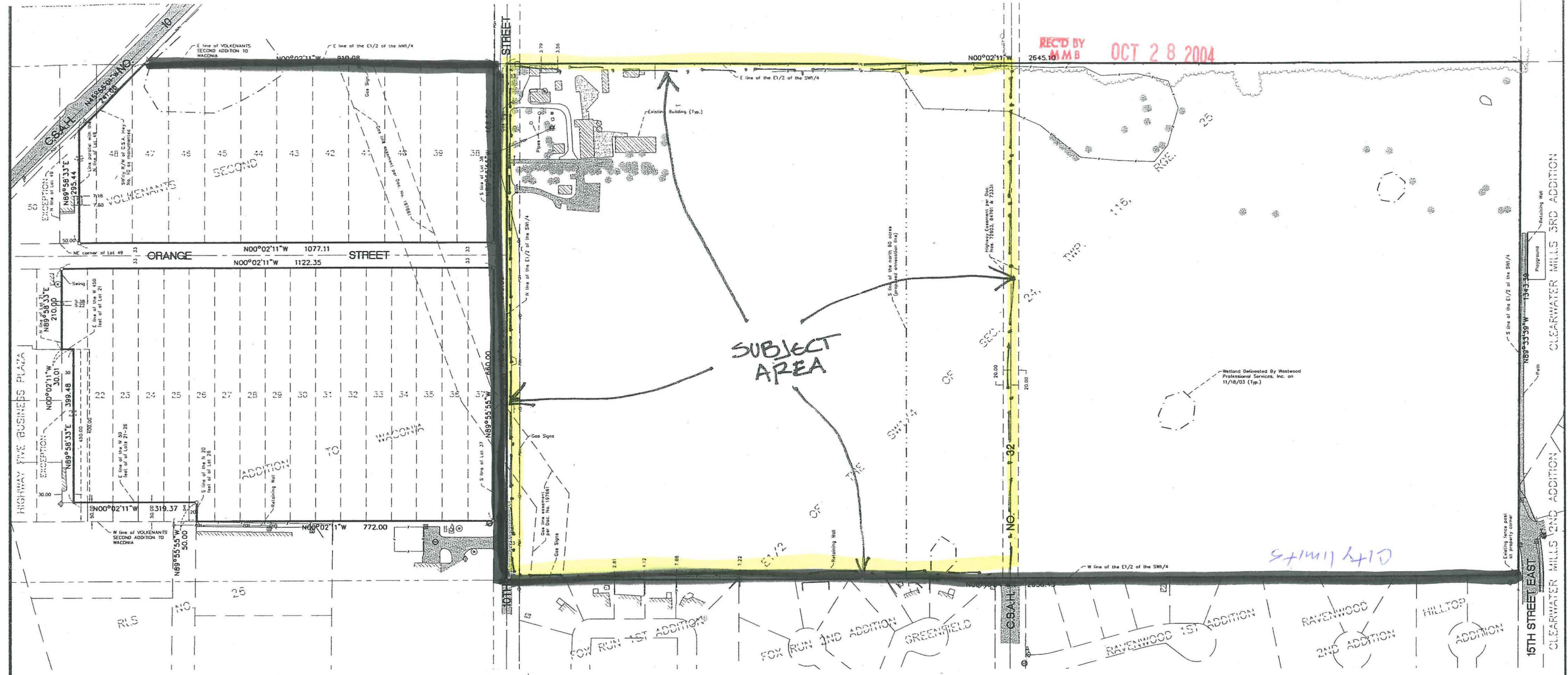
## KEY

	PUD = PLANNED UNIT DEVELOPMENT		B-3 = CENTRAL BUSINESS DISTRICT
	R-1 = SINGLE FAMILY RESIDENTIAL		B-4 = HEALTH CARE BUSINESS DISTRICT
	R-2 = SINGLE FAMILY RESIDENTIAL		I-1 = INDUSTRIAL PARK DISTRICT
	R-3 = MEDIUM DENSITY RESIDENTIAL		I-2 = GENERAL INDUSTRIAL DISTRICT
	R-4 = MIXED RESIDENTIAL DISTRICT		P = PUBLIC DISTRICT
	R-5 = HIGH DENSITY RESIDENTIAL		C = CONSERVATION DISTRICT
	B-1 = HIGHWAY BUSINESS DISTRICT		AG = AGRICULTURAL DISTRICT
	B-2 = GENERAL BUSINESS DISTRICT		***** SHORELAND OVERLAY DISTRICT

PREPARED BY:  
WILLIAM R. ENGELHARDT ASSOC., INC.  
CONSULTING ENGINEERS  
1107 HAZELTINE BLVD. SUITE 480  
CHASKA, MINNESOTA 55318  
(612) 448-8833

JUNE, 2000





REC'D BY  
OCT 28 2004

**Note:**

- 1) This survey was prepared using Stewart Title Guaranty Company Title Commitment Number 20033272 having an effective date of August 15, 2003.
- 2) Subject property appears to be classified as Zone X when scaled from Flood Insurance Rate Map Community - Panel Number 270049 dated January 6, 1998.
- 3) Subject property contains 4,756,630.2± Sq.Ft. or 109.20± acres.
- 4) Subject Property is Zoned Agricultural Building Setbacks:  
Front = 68 Feet from the centerline of the road  
Side = 15 Feet  
Rear = 30 Feet
- 5) Subject property contains no parking stalls.
- 6) The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- 7) Property appears to be subject to an Easement for 10th street as traveled.
- 8) Property appears to be subject to an Easement for County State Aid Highway No. 10 over the Northeastly 33 feet of the subject property. The easement is over as much as the County has used for the road.
- 9) Property appears to be subject to an Easement in favor of Northern Natural Gas Company, a Delaware Corporation dated September 5, 1983; recorded October 18, 1983 in Book "B1" of Deeds, Page 49. Conveyance, Assignment and Bill of Sale dated December 14, 1990; recorded January 9, 1991 as Document No. 120841.
- 10) Property appears to be subject to an Easement in favor of Northern Natural Gas Company dated March 15, 1982; recorded April 11, 1982 in Book "74" of Deeds, Page 21. Modification and Amendment of Easement Grant dated June 11, 1995; recorded July 5, 1995 as Document No. 197661.
- 11) Property does not appear to be subject to a slope Easement in favor of County of Carver dated June 25, 1985; recorded August 1, 1985 as Document No. 72602. (Easement has expired)
- 12) Property appears to be subject to a Highway Easement in favor of County of Carver, State of Minnesota dated June 18, 1985; recorded August 1, 1985 as Document No. 72603.
- 13) Property appears to be subject to a Final Certificate dated September 15, 1986; recorded February 19, 1987 as Document No. 84761.
- 14) Property does not appear to be subject to a Highway Easement in favor of County of Carver, State of Minnesota dated September 9, 1985; recorded September 10, 1985 as Document No. 73330.
- 15) Property appears to be subject to a Highway Easement in favor of County of Carver, State of Minnesota dated September 9, 1985; recorded September 10, 1985 as Document No. 73331.
- 16) Property does not appear to be subject to a Slope Easement without County Maintenance in favor of the County of Carver dated June 25, 1985; recorded October 3, 1985 as Document No. 73727. (Easement has expired)
- 17) Property appears to be subject to Orange Street as platted. There is no evidence of a road in the platted right of way.

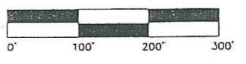
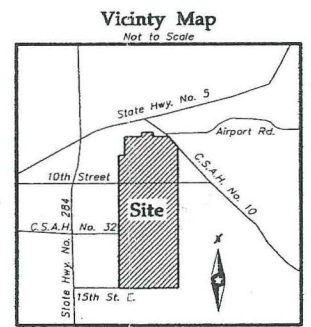
**Legal Description:**

Lots 21 to 49, inclusive, all in Volkenant's Second Addition to the City of Waconia, Carver County, Minnesota, EXCEPTING THEREFROM the following four parcels of land:  
The West 50 feet of Lots 21, 22, 23, 24 and 25;  
The West 50 feet of the North 20 feet of Lot 25;  
The East 400 feet of the West 450 feet of the North 30 feet of Lot 21;  
That part of Lot 19, Volkenant's Second Addition, described as follows: Commencing at the Northwest corner of said Lot 49; thence South along the West line of said Lot 49 for a distance of 50 feet; thence East parallel to the North line of said Lot 49 to a point on the Southwesterly line of Carver County Road No. 10 (formerly known as Carver Road); thence Northwesterly along the said Southwesterly line of said Carver County Road No. 10 to the Northeast corner of said Lot 49; thence Westerly along the North line of said Lot 49 to the place of beginning.  
AND  
The East Half of the Southwest Quarter of Section 24, Township 116, Range 25.

To Hartman Brothers, LLC and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Date: 3/12/04  
Martin J. Weber  
Registration No. 1:043



NOT FOR CONSTRUCTION

Date: 01/09/04 Sheet: 1 OF 1

**LEGEND**

	BUSH/SHRUB		STORM MANHOLE
	CONIFEROUS TREE		TELEPHONE BOX
	DECIDUOUS TREE		TELEPHONE MANHOLE
	WETLAND		TRAFFIC CONTROL BOX
	STEEL/WOOD POST		HAND HOLE
	SIGN-TRAFFIC/OTHER		TRAFFIC LIGHT
	MAIL BOX		GATE VALVE
	HANDICAPPED STALL		HYDRANT
	PERC TEST		WATER METER
	MONITORING WELL		CURB STOP BOX
	CABLE TV BOX		WATER MANHOLE
	GAS METER		WELL
	STREET LIGHT		CABLE TV
	GUY WIRE		GAS LINE
	POWER POLE		POWER OVERHEAD
	ELECTRIC BOX		POWER UNDERGROUND
	ELECTRIC METER		SANITARY SEWER
	ELECTRIC MANHOLE		STORM SEWER
	ELECTRIC TOWER		TELEPHONE OVERHEAD
	SANITARY MANHOLE		TELEPHONE UNDERGROUND
	SEWER CLEANOUT		WATERMAIN
	BEEHIVE CATCH BASIN		FENCE LINE
	CATCH BASIN		DECIDUOUS TREE LINE
	FLARED END SECTION		CONIFEROUS TREE LINE
	CONCRETE SURFACE		CURB & GUTTER
			BITUMINOUS SURFACE

○ Denotes Set Iron Monument  
● Denotes Found Iron Monument