

**PROPERTY OWNER PETITION FOR ANNEXATION BY ORDINANCE**

IN THE MATTER OF THE PETITION OF CERTAIN PERSONS FOR THE ANNEXATION  
OF CERTAIN LAND TO THE CITY OF NEW RICHLAND, MINNESOTA  
PURSUANT TO MINNESOTA STATUTES § 414.033, SUBD. 5

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TO: Council of the City of New Richland, Minnesota

AND

Office of Administrative Hearings  
Municipal Boundary Adjustment Unit  
P. O. Box 64620  
St. Paul, MN 55164-0620

PETITIONER(S) STATE: The property owner or a majority of the property owners in number are required to commence a proceeding under Minnesota Statutes § 414.033, Subd. 5.

It is hereby requested by:

all of the property owners;

of the area proposed for annexation to annex certain property described herein lying in the Town of New Richland to the City of New Richland, County of Waseca, Minnesota.

The area proposed for annexation is described as follows:

**Beginning at the Southwest Corner of Section Sixteen (16), Township One Hundred Five (105) North, Range Twenty-two (22) West, Waseca County, Minnesota; thence East Four Hundred Eighteen and One tenth (418.1) feet on the South line of said Section; thence North Two Hundred Twenty-five (225) feet at a right angle; thence West One Hundred (100) feet at a right angle; thence North Ninety-two (92) feet at a right angle; thence West, at a right angle, to the West line of said Section; thence South on the West line of said Section to the point of beginning; Except the West One (1) rod of said tract; subject to highway right of way on the South and West sides thereof.**

1. There are one property owners in the area proposed for annexation.
2. All property owners have signed this petition. (If the land is owned by both husband and wife, *both* must sign the petition to represent all owners.)
3. Said property is unincorporated, abuts on the city's East boundary, and is not included within any other municipality.
4. The area of land proposed for annexation, in acres, is:  
2.82 acres Unplatted    0 Platted    2.82 acres Total

5. The reason for the requested annexation is to connect to City water and sewer service.
6. The area proposed for annexation will be zoned C-3 Highway Commercial.
7. All of the area proposed for annexation is or is about to become urban or suburban in character.
8. The area proposed for annexation is not included in any area that has already been designated for orderly annexation pursuant to Minnesota Statutes § 414.0325, nor in any other boundary adjustment proceeding pending before the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings.

PETITIONERS REQUEST: That pursuant to Minnesota Statutes § 414.033, the property described herein be annexed to and included within the City of New Richland, Minnesota.

Dated: June 22, 2015  
 Signatures: [Signature]  
[Signature]

NOTE: Pursuant to Minnesota Statutes § 414.033 and Minnesota Rules 6000.0800, the petition to the Office of Administrative Hearings must be accompanied by a certification showing that a copy of the petition was filed within 10 days after service on the annexing city to the affected township(s), county, and any other abutting municipality(ies).

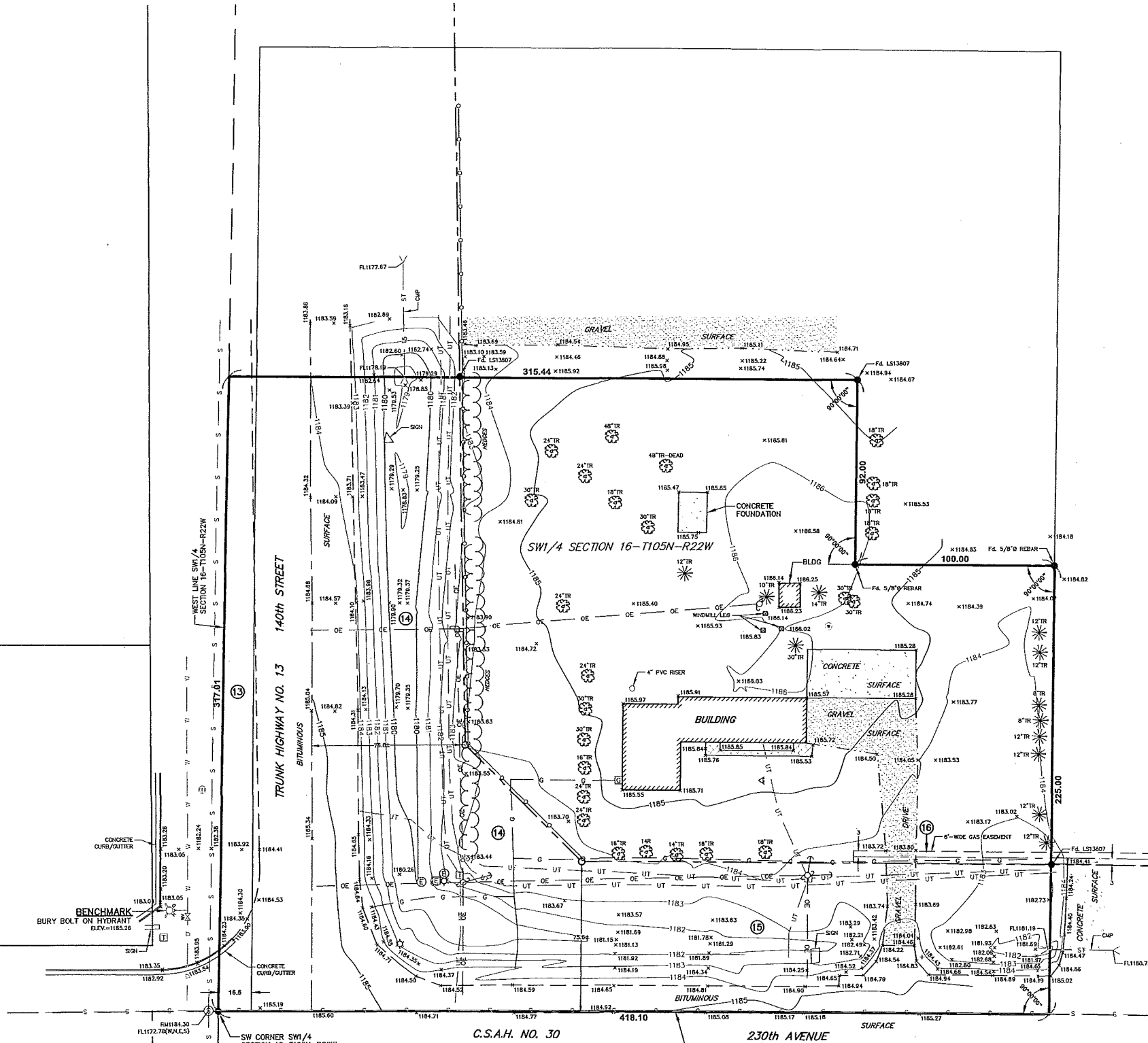
NOTE: Under Minnesota Statutes § 414.033, Subd. 5, if the petition is not signed by all of the property owners of the land proposed for annexation, the ordinance shall not be enacted until the municipal council has held a hearing on the proposed annexation after at least 30 days mailed notice to all property owners within the area to be annexed.

Municipal Boundary Adjustment Unit Contacts  
 Star Holman [star.holman@state.mn.us](mailto:star.holman@state.mn.us) 651-361-7909  
 Katie Lin [katie.lin@state.mn.us](mailto:katie.lin@state.mn.us) 651-361-7911  
 (June 2011)

# ALTA/ACSM LAND TITLE SURVEY

IN SW1/4 SECTION 16-T105N-R22W  
NEW RICHLAND, WASECA COUNTY, MINNESOTA

REC'D BY  
MBA JUL 15 2015



- LEGEND**
- = 5/8"Ø X 16" Iron stake monument (capped RLS 22705)-Placed
  - = Iron stake monument-Found
  - = Water Main
  - S— = Sanitary Sewer
  - ST— = Storm Sewer
  - C— = Gas Main
  - UT— = Underground Telephone
  - OT— = Overhead Telephone
  - FO— = Fiber-Optics
  - UE— = Underground Electric
  - OE— = Overhead Electric
  - = Control Access
  - = Electric Meter
  - = Gas Meter
  - = Fiber-Optics Box
  - = Telephone Pedestal
  - = AC Unit
  - = Refrigeration Unit
  - = Television Pedestal
  - = Water Meter
  - = Light Pole
  - = Lamp
  - = Power Pole
  - = Guy Anchor
  - = Fire hydrant
  - = Water Main Valve
  - = Tile Inlet
  - = Culvert
  - = Catch Basin
  - = Manholes
  - = Elevation Contour Line
  - = Spot Elevation
  - = Rim Elevation
  - = FlowLine Elevation
  - = Deciduous Tree
  - = Coniferous Tree
  - = Concrete Surface
  - = Bituminous Surface
  - = Gravel Surface
  - = Pavers

**ITEMS PURSUANT TO SCHEDULE B SECTION II**

12. Highway Easement filed March 25, 1925 in Book 26 of Deeds at page 311 of the Records of Waseca County, Minnesota. (DOES NOT AFFECT PROPERTY)
13. Highway Easement filed July 10, 1925 in Book 26 of Deeds at page 349 of the Records of Waseca County, Minnesota.
14. Easements and controlled access as disclosed by Final Certificate filed April 14, 1948 in Book 43 of Deeds at page 110 of the Records of Waseca County, Minnesota.
15. Easements and controlled access as disclosed by Final Certificate filed April 24, 1962 in Book 47 of Deeds at page 315 of the Records of Waseca County, Minnesota.
16. Easement to Northern Natural Gas Company filed July 9, 1968 in Book 21 of Misc. at page 325 of the Records of Waseca County, Minnesota.
17. Amended Center Line Order No. 32706 filed October 8, 2002 as Instrument Number 243253 of the Records of Waseca County, Minnesota. (DOES NOT AFFECT PROPERTY)

**TITLE COMMITMENT**

TITLE COMMITMENT NO. MN1530146, DATED JANUARY 28, 2015, AT 07:00 AM BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

**FLOOD ZONE DESIGNATION**

THE SURVEYED PROPERTY LIES IN ZONE C, AREAS OF MINIMAL FLOODING, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY NO. 270647 B, WASECA COUNTY, MINNESOTA EFFECTIVE DATE, August 19, 1985.

**LEGAL DESCRIPTION**

Beginning at the Southwest Corner of Section Sixteen (16), Township One Hundred Five (105) North, Range Twenty-two (22) West, Waseca County, Minnesota; thence East Four Hundred Eighteen and One-tenth (418.1) feet on the South line of said Section; thence North Two Hundred Twenty-five (225) feet at a right angle; thence West One Hundred (100) feet at a right angle; thence North Ninety-two (92) feet at a right angle; thence West, at a right angle, to the West line of said Section; thence South on the West line of said Section to the point of beginning; Except the West One (1) rod of said tract; subject to highway right of way on the South and West sides thereof.

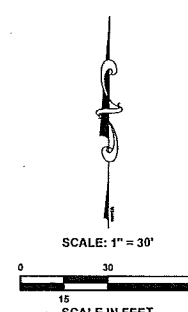
**SURVEYOR'S CERTIFICATE**

To The Overland Group, L.L.C., and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 8, 11(a), 16, and 18 of Table A thereof. The field work was completed on 3-11-2015.

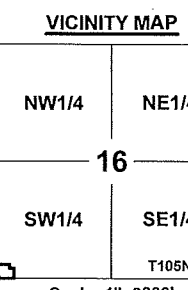
Date of Plat or map: 3-19-15

Steven J. Thompson  
License No. 22705



**STREET ADDRESS**  
14059 STATE HIGHWAY NO. 30  
NEW RICHLAND, MN 56072

**AREA**  
2.82 ACRES± (122,866 Sq.Ft.)



**Zoned: Commerical**

Setbacks for Buildings:  
Front Yard = 50' (R/W)  
Side Yard = 15' (if abuts Ag. or Residential)  
Back Yard = 15' (50' if abuts Ag. or Residential)

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No responsibility is accepted for the locations of utilities shown hereon. Verification of actual locations should be requested prior to the commencement of construction or the taking of any other action relying on the actual locations.

Locations of all utilities shown are approximate.  
GOPHER STATE ONE-CALL: 1-800-252-1166

**BENCHMARK**

Bury Bolt on hydrant located at the intersection of Trunk Highway No. 13 & C.S.A.H. No. 30  
Elevation = 1185.26

**BASIS OF BEARING SYSTEM**

All bearings are based upon the Mndot Waseca County Coordinate system Nad 83 (96) Harn Adjustment Grid

**ALTA/ACSM LAND TITLE SURVEY**  
IN SW1/4 SECTION 16-T105N-R22W  
NEW RICHLAND, WASECA COUNTY, MINNESOTA

FOR: RSB INVESTMENTS, LLC

Drawn: ADM  
Checked: SJT  
Date: 3/11/2015  
Revised:

JONES, HAUGH & SMITH INC.  
**JHS**  
ENGINEERS  
SURVEYORS  
Albert Lea - Austin - Owatonna  
515 SOUTH WASHINGTON AVENUE PH: 507-373-4876  
ALBERT LEA, MINNESOTA 56007

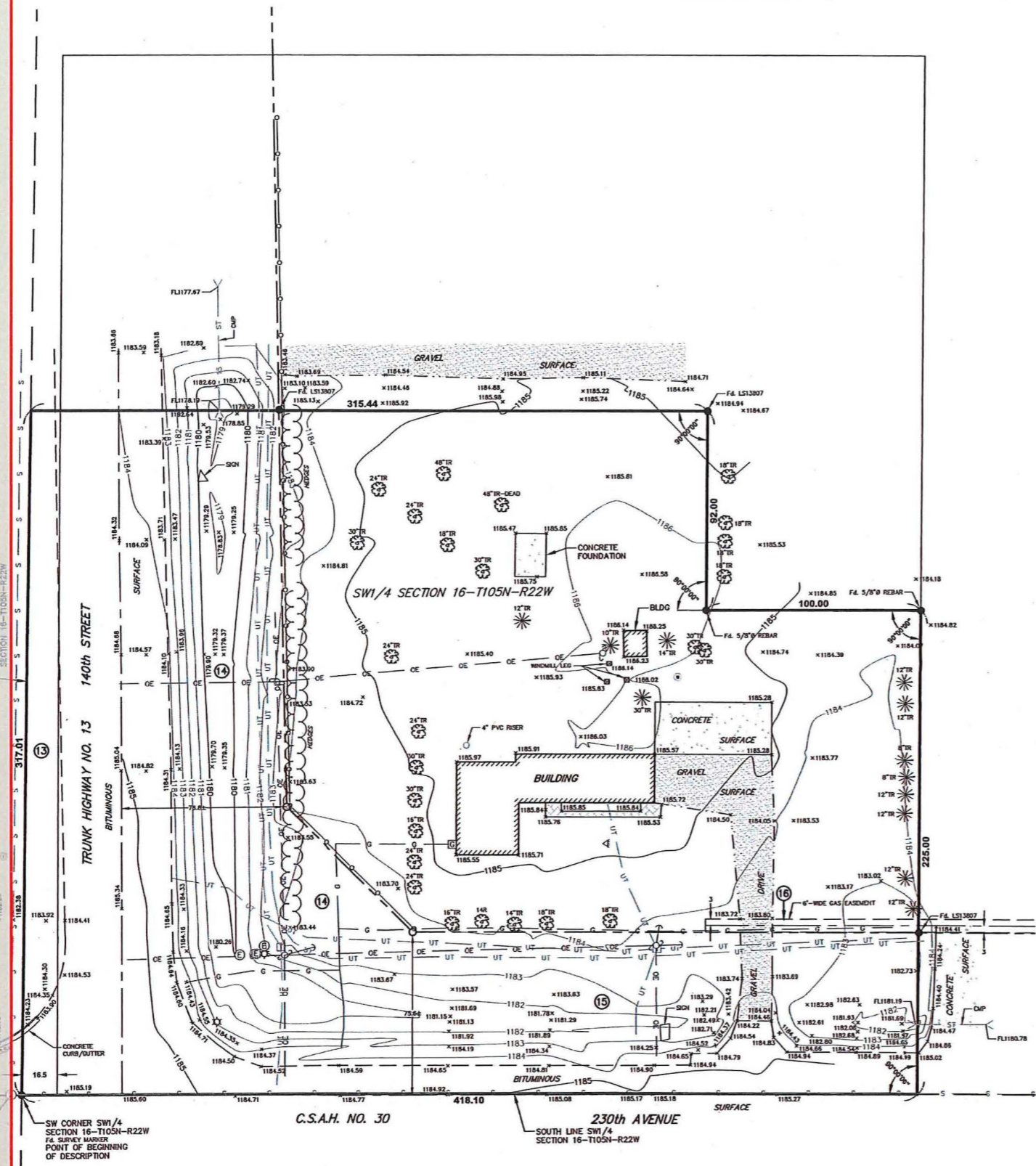
Scale: 1" = 30"  
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Survey: SJT  
Book: -  
Page: -

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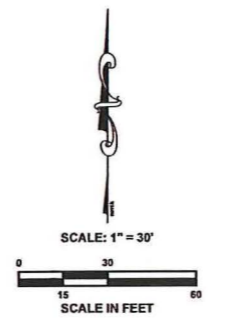
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IN SW1/4 SECTION 16-T105N-R22W NEW RICHLAND, WASECA COUNTY, MINNESOTA		Scale: 4" = 30'	
15-064ALTA	Drawn: ADM	Checked: SJT	Date: 3/11/2015
<b>JONES, HAUGH &amp; SMITH INC.</b>		Survey: SJT	
<i>JHS</i> ENGINEERS SURVEYORS		Book: - Page: -	
Albert Lea - Austin - Owatonna 515 SOUTH WASHINGTON AVENUE ALBERT LEA, MINNESOTA 56007 PH: 507-373-4876			