

**IN THE MATTER OF THE PETITION OF
CITY OF HOUSTON FOR ANNEXATION PURSUANT
TO MINNESOTA STATUTES 414.031
TO THE HOUSTON, MINNESOTA**

TO: HOUSTON TOWNSHIP
c/o John Beckman, Chairman
6584 State 76
Houston, MN 55943

AND

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

PETITIONER STATES: The City of Houston is hereby commencing a proceeding under Minn. Stat. § 414.031.

The names of all parties entitled to notice under Minn. Stat. § 414.09 is as follows:

HOUSTON TOWNSHIP
c/o John Beckman, Chairman
6584 State 76
Houston, MN 55943

City of Houston
105 West Maple Street
P.O. Box 667
Houston, MN 55943

Houston County
c/o Houston County Auditor
304 S. Marshall St.
Caledonia, MN 55921

Houston County Planning and Zoning
304 S. Marshall St.
Caledonia, MN 55921

The boundaries of the territory proposed for annexation is described on map attached as **Exhibit A**. The legal descriptions of the territory proposed for annexation is attached hereto on **Exhibit B**.

The names of all the landowners and brief description of the property proposed to be annexed is as follows:

1. The property owned by Randy L. and Mary L. Muller of 506 Elm Street E, P.O. Box 373, Houston, MN 55943 with a Houston County Parcel ID. No. 06.0329.001 with a partial legal description of *that part of the Northeast Quarter of the Northwest Quarter of Section 4, Township 103, Range 6, consisting of 1.03 acres.*
2. The property owned by Farmers Coop Elevator Co., of 308 Elm Street, P.O. Box 604, Rushford, MN 55971 with a Houston County Parcel ID. No. 06.0236.001 consisting of .93 acres;
3. Property owned by Farmers Coop Elevator Co., of 308 Elm Street, P.O. Box 604, Rushford, MN 55971 with a Houston County Parcel ID. No. 06.0238.000 consisting of 5.56 acres;
4. Property owned by Valley View Nursing Home, Inc. of 510 East Cedar Street, Houston MN 55943 with a Houston County Parcel ID. No. 06.0394.000.
5. Property owned by Green Acres Properties, LLC. Mitchell Bublitz of 200 Westgate Drive, Houston MN 55943 with a Houston County Parcel ID. No. 06.0237.000 consisting of 3.88 acres;
6. Property owned by Christine Kellstrom Rischette and Steven Joel Rischette of Houston MN with a Houston County Parcel ID. No. 06.032900 consisting of 13.5 acres. The purpose of the annexation for the Rischette only concern a residential portion of their property and not their agricultural section of their lot.

The area described above should be annexed to the City of Houston, Minnesota for the following reasons:

1. Said property is unincorporated, abuts the City's on the North side of the City, East Side of the City and South side of the City and is not included within any other municipality.
2. The reason for the requested annexation is to continue to provide essential services to the annexation area as such land already receives city utilities and services.
3. A portion of the land requested to be annexed serves the waste water treatment facility for the city of Houston.

4. The area proposed for annexation is currently classified as residential, and commercial land and buildings.
5. All of the area proposed for annexation is or is about to become urban or suburban in character.
6. That the City of Houston in the area proposed for annexation is required to protect the public health, safety, and welfare.
7. It would be in the best interest of the subject area to be annexed to the City of Houston.
8. The area to be annexed is not included in any other boundary adjustment proceeding pending before the Office of Administrative Hearings– Municipal Boundary Adjustments.
9. The City of Houston has adopted a Comprehensive Plan and zoning controls with the City.
10. The area to be annexed would provide the City with stable borders within which to efficiently plan for and deliver municipal services.
11. The area proposed for annexation is not included in any area that has already been designated for orderly annexation.
12. On February 9, 2015, the City of Houston, passed a Resolution for these Annexation Proceedings. Attached hereto as **Exhibit C** is a true and correct copy of the same.

PETITIONERS RESPECTFULLY REQUEST: That pursuant to Minn. Stat. § 414.031, the property described herein be annexed to and included within the City of Houston, Minnesota.

Dated: 10-9-15

CITY OF HOUSTON

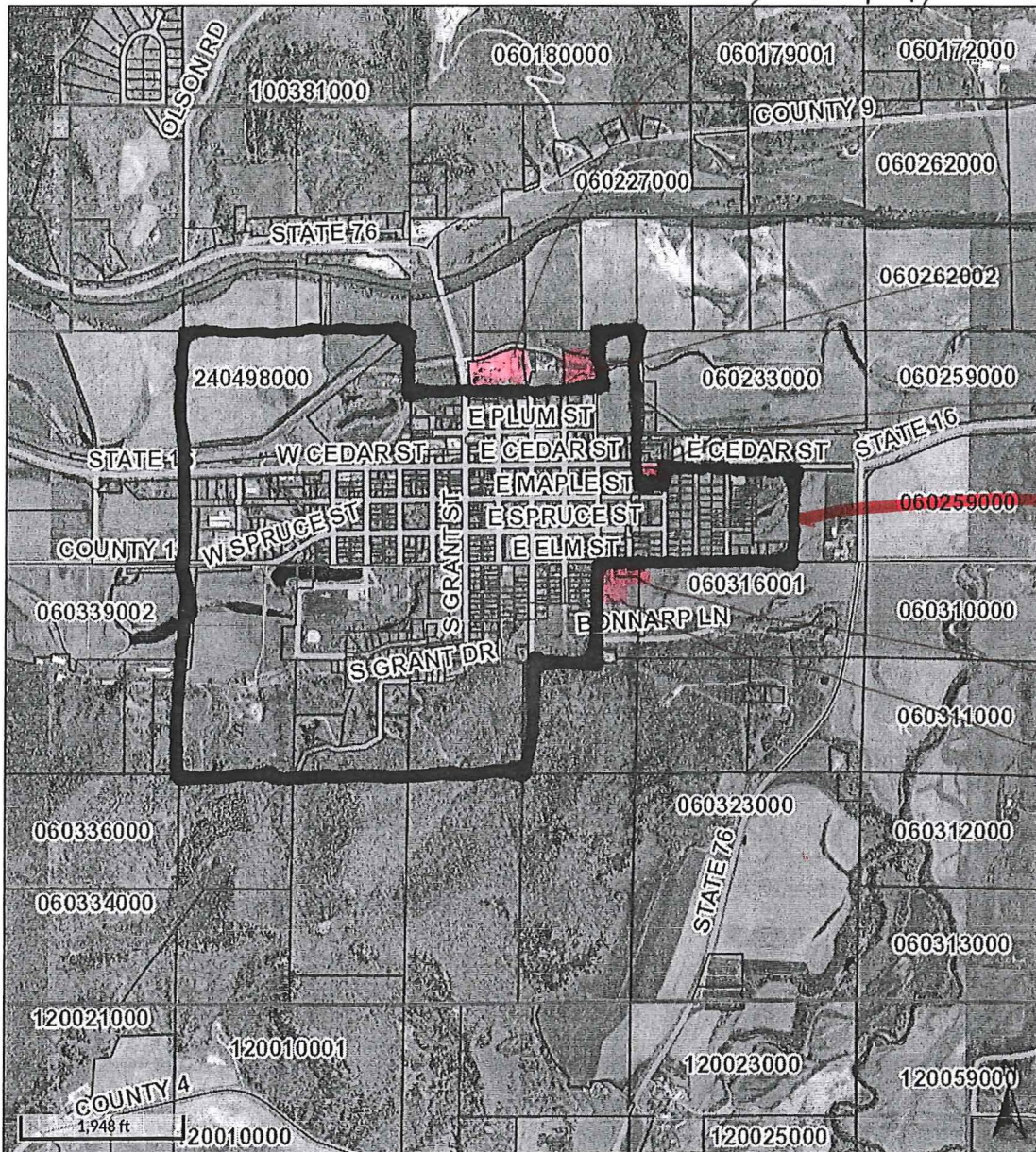
By: 

ATTEST:

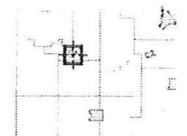

City Administrator



✓ Property 2 and 3



Overview



Property 5

Legend

- ☐ Corporate Limits
☐ Political Township
☐ Parcels
 — Roads

Property 4

city
line

-Property 1

Property of

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Developed by
The Schneider Corporation

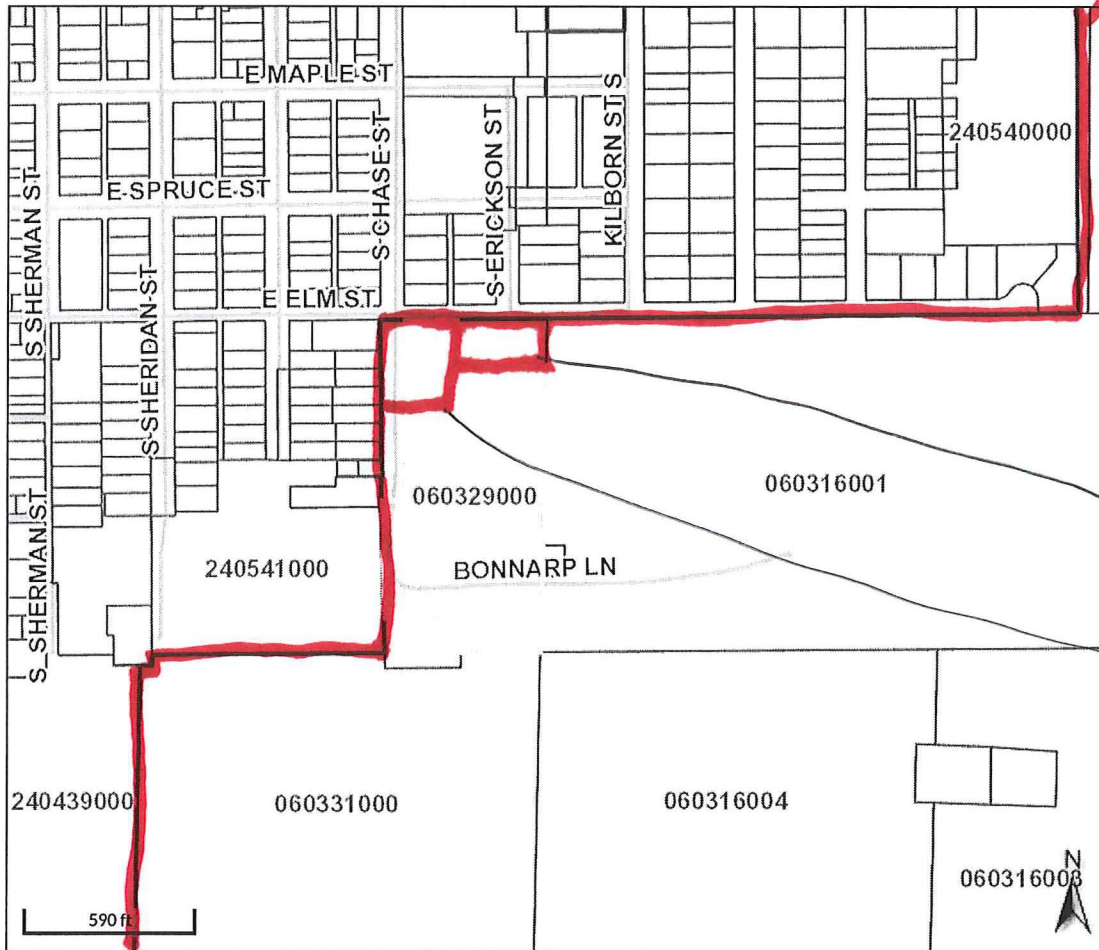
Exhibit A



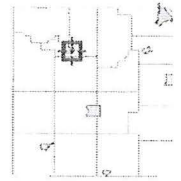
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Houston County, MN

City line



Overview



Legend

- ☐ Corporate Limits
- ☐ Political Township
- ☐ Parcels
- ☐ Roads

Property 1

Property 6

Parcel ID	060329000	Alternate ID	n/a	Owner Address	RISCETTE,CHRISTINE KELLSTROM
Sec/Twp/Rng	4-103-6	Class	101 - AGRICULTURAL		& STEPHEN JOEL RISCETTE
Property Address		Acreage	13.58		DRAWER C
					HOUSTON, MN 55943
District	n/a				
Brief Tax Description	Sect-04 Twp-103 Range-006 13.58 AC E 15 1/2A NE1/4 NW1/4 EX 1.92A				
	(Note: Not to be used on legal documents)				

Date created: 9/2/2015

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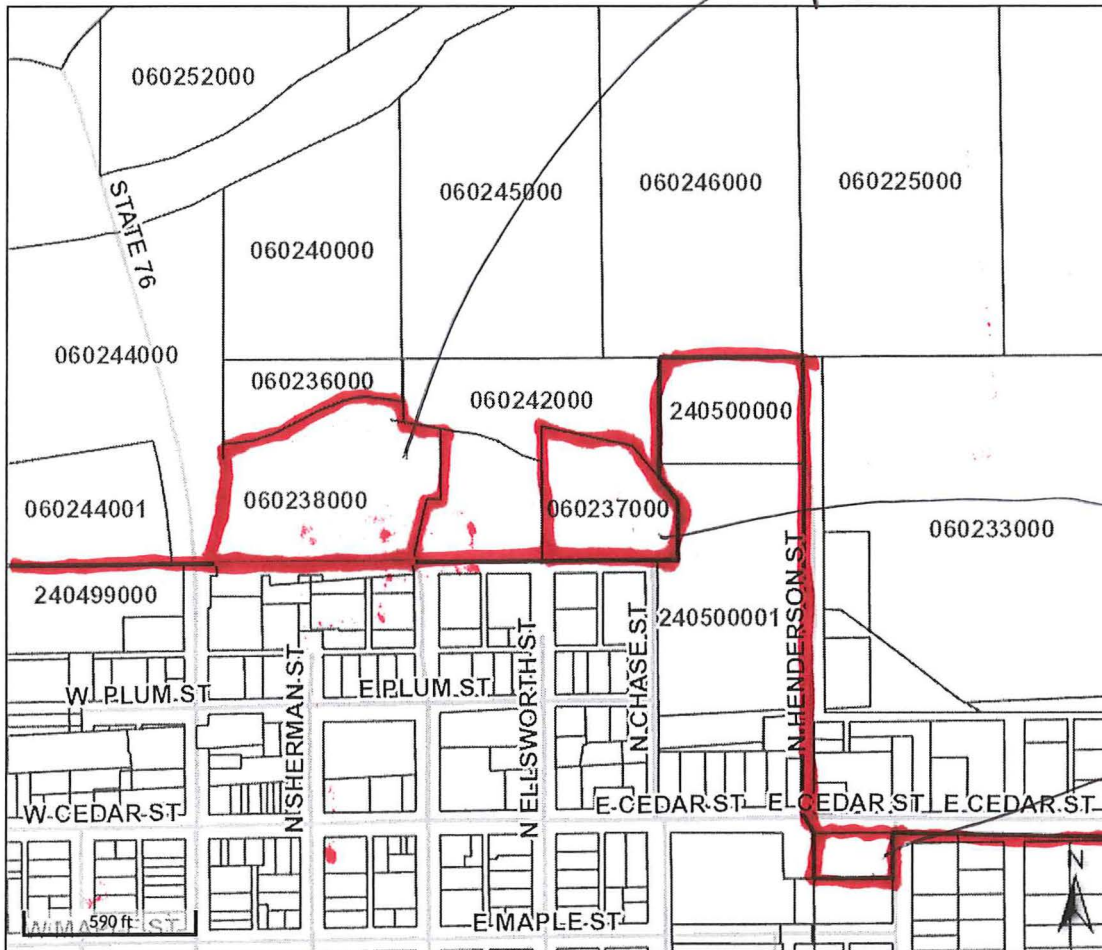
Developed by
The Schneider Corporation



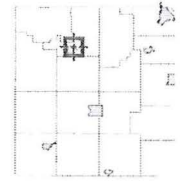
Beacon™

Houston County, MN

Property 2 and 3



Overview



Legend

- Corporate Limits
- Political Township
- Parcels
- Roads

Property 5

Property 4
06.03 & 4.000

City line

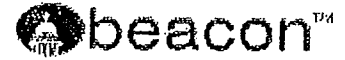
Parcel ID	060238000	Alternate ID	n/a	Owner Address	FARMERS CO-OP ELEVATOR CO/RUSH
Sec/Twp/Rng	33-104-6	Class	233 - COMM LAND & BLDGS		308 ELM ST
Property Address	300 GRANT ST N	Acreage	5.56		PO BOX 604
	HOUSTON				RUSHFORD, MN 55971
District	n/a				
Brief Tax Description	Sect-33 Twp-104 Range-006 5.56 AC PT SW1/4 DOC #236040				
	(Note: Not to be used on legal documents)				

Date created: 9/2/2015

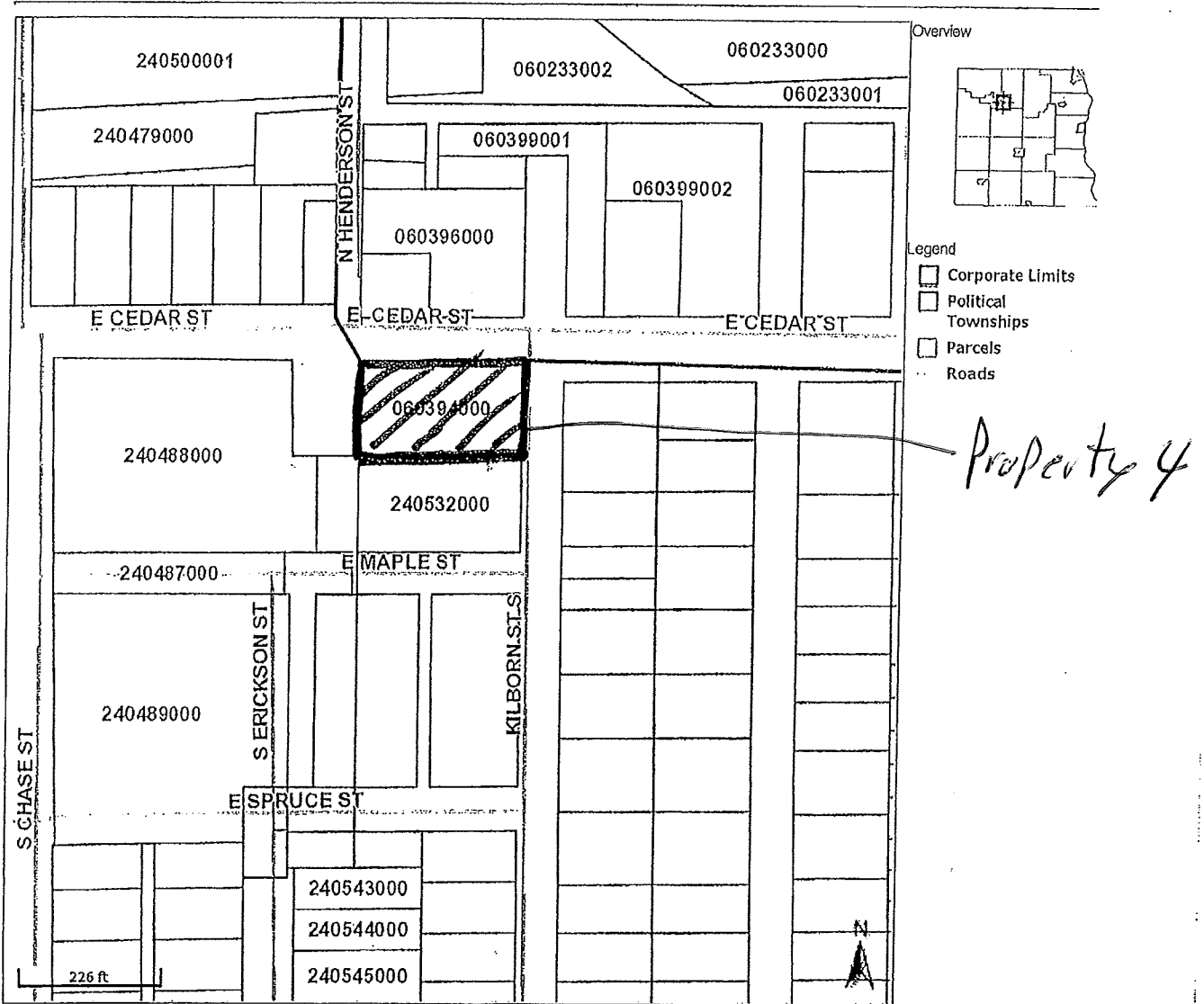
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The Schneider Corporation

Houston County, MN



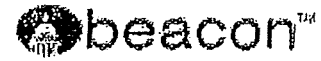
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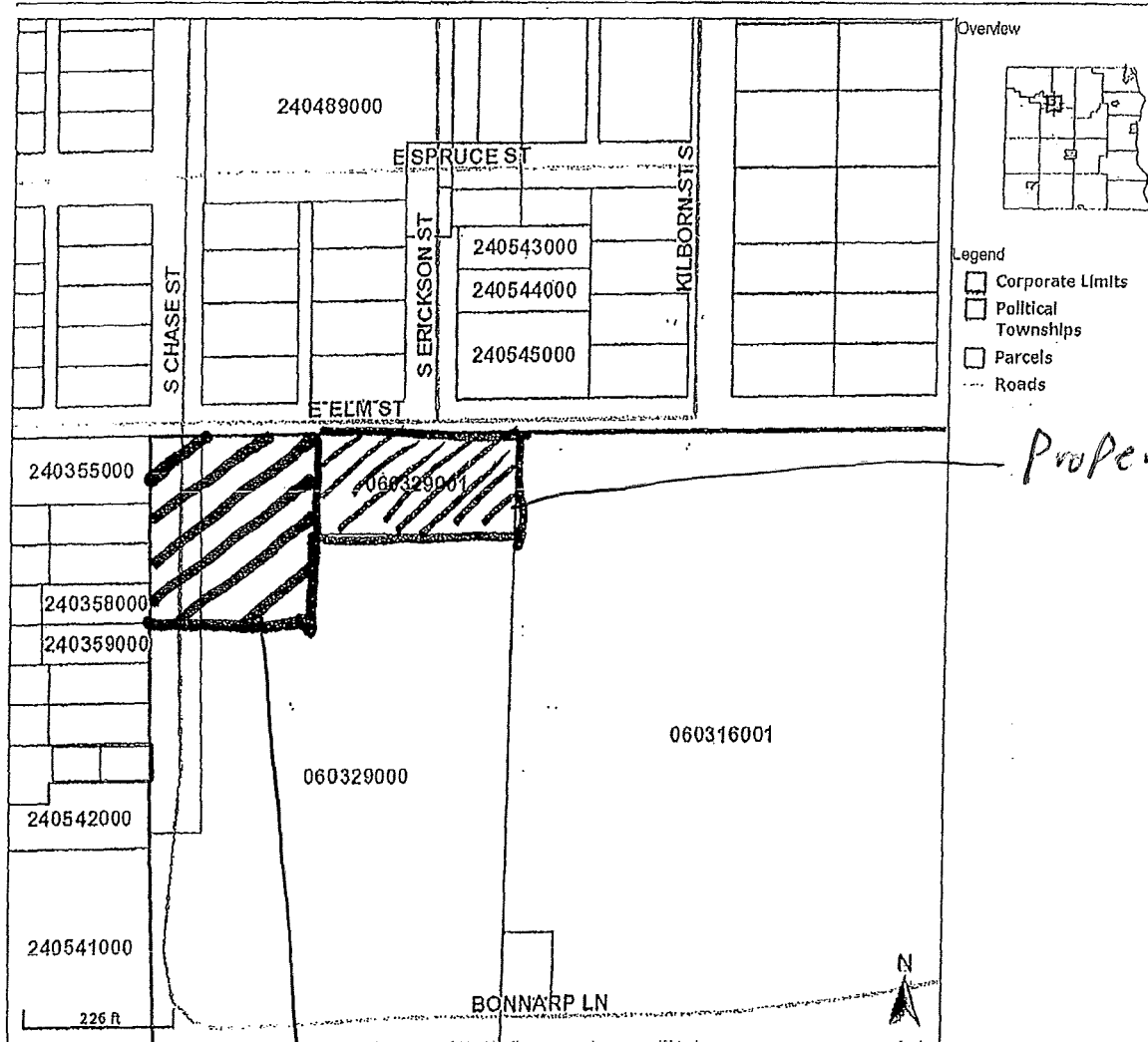
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Exhibit A

Houston County, MN



Date Created: 2/6/2015



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Property 6



developed by
The Schneider Corporation
www.schneidercorp.com

EXHIBIT B**PROPERTY TO BE ANNEXED****Tract 1**

THAT PART OF THE NORTHWEST QUARTER OF SECTION FOUR, TOWNSHIP ONE HUNDRED THREE NORTH, OF RANGE SIX WEST OF THE FIFTH PRINCIPAL MERIDIAN, HOUSTON COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF SAID SECTION FOUR, THENCE WESTERLY ALONG THE NORTH SECTION LINE OF SAID SECTION FOUR A DISTANCE OF 300 FEET; THENCE SOUTHERLY A DISTANCE OF 150 FEET ON A LINE PARALLEL WITH THE EAST SECTION LINE OF THE NORTHWEST QUARTER OF SAID SECTION FOUR; THENCE EASTERLY A DISTANCE OF 300 FEET ON A LINE PARALLEL WITH THE NORTH SECTION LINE OF SAID SECTION FOUR; THENCE NORTHERLY ALONG THE EAST SECTION LINE OF THE NORTHWEST QUARTER OF SAID SECTION FOUR TO THE PLACE OF BEGINNING

Tract 2

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH OF ELM STREET AND LYING WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF CHASE STREET, ALL IN SECTION 33, TOWNSHIP 104 NORTH, RANGE 6 WEST, HOUSTON COUNTY, MINNESOTA DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 55 MINUTES 29 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 2009.75 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 37 MINUTES 57 SECONDS EAST 1321.72 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 37 DEGREES 14 MINUTES 20 SECONDS EAST 46.80 FEET TO THE NORTHEAST CORNER OF LOT 13 BLOCK 3 OF MONS ANDERSON'S ADDITION TO HOUSTON; THENCE NORTH 09 DEGREES 40 MINUTES 54 SECONDS WEST 40.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 09 DEGREES 40 MINUTES 54 SECONDS WEST 296.71 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 54 SECONDS WEST 154.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 6 SECONDS WEST 36.04 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 54 SECONDS WEST 30.49 FEET; THENCE SOUTH 75 DEGREES 34 MINUTES 20 SECONDS EAST 179.35 FEET TO A POINT ON A LINE WHICH BEARS NORTH 00 DEGREES 33 MINUTES 17 SECONDS WEST FROM A POINT WHICH IS 1420 FEET EAST AND 2213.50 FEET NORTH OF THE SOUTHWEST CORNER OF SAID

SECTION 33; THENCE SOUTH 00 DEGREES 33 MINUTES 17 SECONDS EAST 225.42 FEET TO A POINT WHICH IS 1420 FEET EAST AND 2213.50 NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 88 DEGREES 49 MINUTES 26 SECONDS WEST 46.16 FEET; THENCE SOUTH 11 DEGREES 20 MINUTES 28 SECONDS WEST 211.51 FEET TO THE POINT OF BEGINNING; CONTAINING 0.95 ACRES AND SUBJECT TO ANY EASEMENTS COVENANTS AND RESTRICTIONS OF RECORD.

Tract 3

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH OF ELM STREET AND LYING WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF CHASE STREET, IN SECTION 33, TOWNSHIP 104 NORTH, RANGE 6 WEST, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 37 DEGREES 14 MINUTES 20 SECONDS EAST 46.80 FEET TO THE NORTHEAST CORNER OF LOT 13 BLOCK 3 OF MONS ANDERSON'S ADDITION TO HOUSTON; THENCE NORTH 9 DEGREES 40 MINUTES 54 SECONDS WEST 248 FEET TO THE POINT OF BEGINNING; THENCE WEST 50.00 FEET; THENCE NORTH 241.51 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 06 SECONDS EAST 36.04 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 54 SECONDS EAST 154 FEET; THENCE SOUTH 09 DEGREES 40 MINUTES 54 SECONDS EAST 89.26 FEET TO POINT OF BEGINNING. THIS DESCRIPTION INTENDED TO DESCRIBED LAND LYING BETWEEN THE LAND OWNED BY GRANTEE AND THAT PREVIOUSLY OWNED BY GRANTOR IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 33, TOWNSHIP 104 NORTH, RANGE 6 WEST.

Tract 4

LOTS 17, 18, 19, 55, 56, 57 OF BLOCK 3 OF CROOKSTON'S ADDITION TO THE CITY OF HOUSTON ACCORDING TO THE RECORDED MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR SAID COUNTY AND STATE.

ALL OF THE VACATED ALLEY LYING BETWEEN SAID LOTS 17, 18, 19, 55, 56 AND 57.

Tract 5

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 104 NORTH, RANGE 6 WEST, HOUSTON COUNTY, MINNESOTA DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 89

DEGREES 41 MINUTES 41 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER 1321.36 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 64 DEGREES 18 MINUTES 19 SECONDS EAST 515.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78 DEGREES 18 MINUTES 19 SECONDS EAST 305.25 FEET; THENCE SOUTH 40 DEGREES 18 MINUTES 19 SECONDS EAST 247.50 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 19 SECONDS EAST 198.00 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 41 SECONDS WEST 445.50 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 02 SECONDS WEST 451.23 FEET TO THE POINT OF BEGINNING.

Tract 6

THAT PART OF THE EAST 31 RODS OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 103 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, HOUSTON COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF SAID SECTION FOUR, THENCE WESTERLY ALONG THE NORTH SECTION LINE OF SAID SECTION FOUR A DISTANCE OF 300 FEET TO THE PLACE OF BEGINNING, THENCE WESTERLY ALONG THE NORTH SECTION LINE OF SAID SECTION FOUR A DISTANCE OF 211.5 FEET, THENCE SOUTHERLY A DISTANCE OF 300 FEET ON A LINE PARALLEL WITH THE EAST SECTION LINE OF THE NORTHWEST QUARTER OF SAID SECTION FOUR; THENCE EASTERLY A DISTANCE OF 211.5 FEET ON A LINE PARALLEL WITH THE NORTH SECTION LINE OF SAID SECTION FOUR; THENCE NORTHERLY ON A LINE PARALLEL WITH THE EAST SECTION LINE OF THE NORTHWEST QUARTER OF SAID SECTION FOUR A DISTANCE OF 300 FEET TO THE PLACE OF BEGINNING.

RESOLUTION FOR ANNEXATION PROCEEDINGS

WHEREAS, on February 9, 2015 the city Council for the city of Houston viewed various maps regarding annexation of unincorporated areas outside of the City limits;

WHEREAS, on February 9, 2015, the City Council for the City of Houston authorized the City Administrator and City Attorney to move forward and commence various annexation proceedings; and

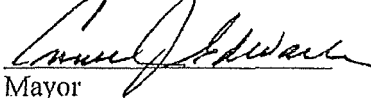
WHEREAS, the City council for the city of Houston finds that it is in the best interest of the City to move forward with said annexation.

NOW THEREFORE BE IT RESOLVED, that the City council of the City of Houston hereby approves the following:

1. That the Petition for Annexing Unincorporated Property by Chief Administrative Law Judge's Order in the Matter of the Petition of the City of Houston for Annexation of Unincorporated Abutting Property to the City of Houston, Minnesota Pursuant to Minnesota Statutes § 414.031, attached hereto, is hereby approved by the City Council.
2. Upon the expiration of the 30 day Notice of Intent, the City Administrator and City Attorney are hereby authorized to file the Petition for Annexation with the Office of Administrative Hearings, Municipal Boundary Adjustment Unit and to do all other things ancillary thereto to continue the annexation process.

ADOPTED this 9th day of February, 2015.

SIGNED:


Mayor

ATTEST:

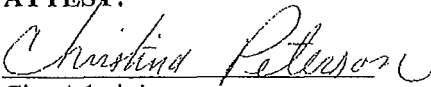

City Administrator

Exhibit C

STATE OF MINNESOTA
SS:
COUNTY OF HOUSTON

REC'D BY
MBA

NOV 10 2015

I swear that on the 6th day of November 2015 I personally served a copy of the following:

- City of Houston Petition for annexing land pursuant to MN Stat §414.031 Subd. 2(1)

upon the following:

Chief Administrative Law Judge
Attn: Star Holmen
P.O. Box 64620
St. Paul MN 55164

Christine Rischette
Houston Township Clerk
15302 Bonnarp Ln
Houston MN 55943

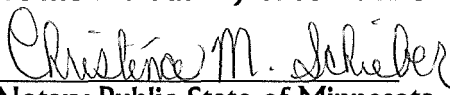
Houston Township
Eric Johnson
14212 Paradise Drive
Houston MN 55943

Attorney Troy Gilchrist
200 S 6th Street, Ste 470
Minneapolis MN 55402-1458

by US Mail (Certified Mail) on November 6, 2015 to them a copy of the above.


Terri LeJeune

Subscribed and sworn to before me this 6th day of November 2015.


Notary Public-State of Minnesota

