

ORDINANCE NO. 97, FOURTH SERIES**AN ORDINANCE OF THE CITY OF NORTH MANKATO, MINNESOTA ANNEXING
LAND LOCATED IN BELGRADE TOWNSHIP, NICOLLET COUNTY, MINNESOTA
PURSUANT TO MINNESOTA STATUTES § 414.033 SUBDIVISION 2(3),
PERMITTING ANNEXATION BY ORDINANCE**

WHEREAS, a petition signed by all the property owners, requesting that property legally described in Exhibit A be annexed to the City of North Mankato Minnesota, was duly presented to the Council of the City of North Mankato on the 17th day of October, 2017; and

WHEREAS, said property is unincorporated and abuts the City of North Mankato on its West boundary; is less than 120 acres; is not presently served by public sewer facilities or public sewer facilities are not otherwise available; and

WHEREAS, said property is not located within a flood plain or shoreland area; and

WHEREAS, said property is currently farmland and annexation is requested to facilitate the extension of city services for the industrial development of the property; and

WHEREAS, the City of North Mankato held a public hearing pursuant to Minnesota Statutes § 414.033 Subd. 2b, on December 4, 2017, following thirty (30) days written notice by certified mail to the Township of Belgrade and to all landowners within and contiguous to the area legally described in Exhibit A, to be annexed; and

WHEREAS, provisions of Minnesota Statutes § 414.033 Subd. 13 are not applicable in that there will be no change in the electric utility service provider resulting from the annexation of the territory to the municipality.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH MANKATO
HEREBY ORDAINS AS FOLLOWS:

1. The City Council hereby determines that the property as hereinafter described abuts the city limits and is or is about to become urban or suburban in nature in that industrial use is being proposed for said property the construction of which requires or will need city services, including public sewer facilities.
2. None of the property is now included within the limits of any city, or in any area that has already been designated for orderly annexation pursuant to Minnesota Statute § 414.0325.
3. The corporate limits of the City of North Mankato, Minnesota, are hereby extended to include the following described property, said land abutting the City of North Mankato and being 120 acres or less in area, and is not presently served by public sewer facilities or public sewer facilities are not otherwise available, and the City having received a petition for annexation from all the property owners of the land, to wit:

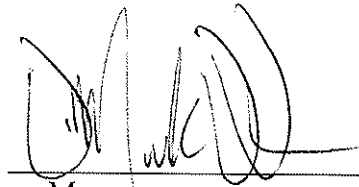
That part of the East Half of the East Half of the Northeast Quarter of Section 4,
Township 108 North Range 27 West, Nicollet County, Minnesota, described as:

Commencing at the East Quarter corner of said Section 4; thence North 00 degrees 11 minutes 38 seconds East, (Minnesota County Coordinate System - Nicollet County Zone - HARN NAD83 - 1996), along the east line of the Northeast Quarter of said Section 4, the same being the east line of Parcel 16N2 of Nicollet County Right Of Way Plat No. 26, on file and of record with the Nicollet County Recorder, 227.70 feet to the northeast corner of said Parcel 16N2, said point being the point of beginning; thence continuing North 00 degrees 11 minutes 38 seconds East, along the east line of the Northeast Quarter of said Section 4, a distance of 1373.66 feet to the northwesterly corner of Parcel 3N5 of said Right Of Way Plat; thence North 89 degrees 47 minutes 05 seconds West, along the westerly extension of the northerly line of said Parcel 3N5, a distance of 658.63 feet to the point of intersection with the west line of the East Half of the East Half of the Northeast Quarter of said Section 4; thence South 00 degrees 03 minutes 40 seconds West, along said west line, 1378.02 feet to the point of intersection with the north line of said Parcel 16N2; thence North 89 degrees 50 minutes 06 seconds East, along said north line, 655.44 feet to the point of beginning.

The above described property consists of a total of 20.75 acres, more or less. Copies of the corporate boundary map showing the property to be annexed and its relationship to the corporate boundaries and all appropriate plat maps are attached hereto in Exhibit B.

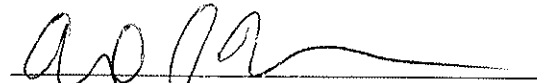
4. That the population of the area legally described herein and hereby annexed is 0.
5. The City of North Mankato pursuant to Minnesota Statutes §414.036, and in accordance with the reimbursement agreement (Exhibit C) that with respect to the property taxes payable on the area legally described herein, hereby annexed, shall make a cash payment to Belgrade Township of \$3,378.25 and shall not receive any further property tax income from the land commencing with the tax year 2017.
6. That pursuant to Minnesota Statutes § 414.036 with respect to any special assessments assigned by the Town to the annexed property and any portion of debt incurred by the Town prior to the annexation and attributable to the property to be annexed, but for which no special assessments are outstanding, for the area legally described there are no special assessments or debt incurred by the Town on the subject are for which reimbursement is required.
7. That the City Clerk of the City of North Mankato is hereby authorized and directed to file a copy of this Ordinance with the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings, the Minnesota Secretary of State, the Nicollet County Auditor, and the Belgrade Township Clerk.
8. That this Ordinance shall be in full force and effect and final upon the date this Ordinance is approved by the Office of Administrative Hearings.

PASSED AND ADOPTED by the City Council of the City of North Mankato, Minnesota, this 18th day of December, 2017.



Mayor

ATTEST:



City Clerk

(City Seal)

PROPERTY OWNER PETITION TO MUNICIPALITY
FOR ANNEXATION BY ORDINANCE - 120 Acres or Less

IN THE MATTER OF THE PETITION OF CERTAIN PERSONS FOR THE
ANNEXATION OF CERTAIN LAND TO THE CITY OF NORTH MANKATO,
MINNESOTA
PURSUANT TO MINNESOTA STATUTES § 414.033, SUBD. 2(3)

TO: Council of the City of North Mankato, Minnesota

PETITIONER(S) STATE: All of the property owners in number are required to commence a proceeding under Minnesota Statutes § 414.033, Subd. 2(3).

It is hereby requested by:

- the sole property owner; or
- all of the property owners (If the land is owned by both husband and wife, *both* must sign the petition to represent all owners.)

of the area proposed for annexation to annex certain property described herein lying in the Township of Belgrade to the City of North Mankato, County of Nicollet, Minnesota.

The area proposed for annexation is described as follows:

That part of the East Half of the East Half of the Northeast Quarter of Section 4, Township 108 North Range 27 West, Nicollet County, Minnesota, described as:

Commencing at the East Quarter corner of said Section 4; thence North 00 degrees 11 minutes 38 seconds East, (Minnesota County Coordinate System - Nicollet County Zone - HARN NAD83 - 1996), along the east line of the Northeast Quarter of said Section 4, the same being the east line of Parcel 16N2 of Nicollet County Right Of Way Plat No. 26, on file and of record with the Nicollet County Recorder, 227.70 feet to the northeast corner of said Parcel 16N2, said point being the point of beginning; thence continuing North 00 degrees 11 minutes 38 seconds East, along the east line of the Northeast Quarter of said Section 4, a distance of 1373.66 feet to the northwesterly corner of Parcel 3N5 of said Right Of Way Plat; thence North 89 degrees 47 minutes 05 seconds West, along the westerly extension of the northerly line of said Parcel 3N5, a distance of 658.63 feet to the point of intersection with the west line of the East Half of the East Half of the Northeast Quarter of said Section 4; thence South 00 degrees 03 minutes 40 seconds West, along said west line, 1378.02 feet to the point of intersection with the north line of said Parcel 16N2; thence North 89 degrees 50 minutes 06 seconds East, along said north line, 655.44 feet to the point of beginning.

Said parcel contains 20.75 acres, subject to any and all easements of record.

1. There is 1 property owner in the area proposed for annexation. (If a property owner owns more than one parcel in the area proposed for annexation, he/she is only counted once as an owner - the *number* of parcels *owned* by a petitioner is not counted.)

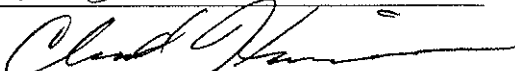
2. The land abuts the municipality and the area to be annexed is 120 acres or less, and the area to be annexed is not presently served by public wastewater facilities or public wastewater facilities are not otherwise available.

Except as provided for by an orderly annexation agreement, this clause may not be used to annex any property contiguous to any property previously annexed under this clause within the preceding 12 months if the property is owned by the same owners and annexation would cumulatively exceed 120 acres.

3. Said property is unincorporated, abuts on the city's N S E (circle one) boundary(ies), and is not included within any other municipality.
4. The area of land proposed for annexation, in acres, is 20.75 acres.
5. The reason for the requested annexation is industrial development.

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

Dated: 10-3-2017

Signature: 

Chad Harrison, BCD Properties, LLC

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd. 2b, before a municipality may adopt an ordinance under subdivision 2, clause (2), (3), or (4), a municipality must hold a public hearing and give 30 days' written notice by certified mail to the town or towns affected by the proposed ordinance and to all landowners within and contiguous to the area to be annexed.

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd. 11, when a municipality declares land annexed to the municipality under subdivision 2, clause (3), and the land is within a designated floodplain, as provided by section 103F.111, subdivision 4, or a shoreland area, as provided by section 103F.205, subdivision 4, the municipality shall adopt or amend its land use controls to conform to chapter 103F, and any new development of the annexed land shall be subject to chapter 103F.

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd. 12, when a municipality annexes land under subdivision 2, clause (2), (3) or (4), property taxes payable on the annexed land shall continue to be paid to the affected town or towns for the year in which the annexation becomes effective. If the annexation becomes effective on or before August 1 of a levy year, the municipality may levy on the annexed area beginning with that same levy year. If the annexation becomes effective after August 1 of a levy year, the town may continue to levy on the annexed area for that levy year, and the municipality may not levy on the annexed area until the following levy year.

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd 13, at least 30 days before a municipality may adopt an ordinance under subdivision 2, clause (2), (3), or (4), the petitioner must be notified by the municipality that the cost of electric utility service to the petitioner may change if the land is annexed to the municipality. The notice must include an estimate of the cost impact of any change in electric utility services, including rate changes and assessments, resulting from the annexation.

Municipal Boundary Adjustment Unit Contacts

Star Holman star.holman@state.mn.us 651-361-7909

Katie Lin katie.lin@state.mn.us 651-361-7911

(June 2011)

EXHIBIT B



Legend

- City Limits
- Medians
- Roadways
- Roads**
 - US TRUNK HWY
 - COUNTY STATE AID HWY
 - MUNICIPAL STATE AID STREET
 - LOCAL STREET
 - RAMP
 - PRIVATE STREET
- Lakes & Ponds
- Minnesota River

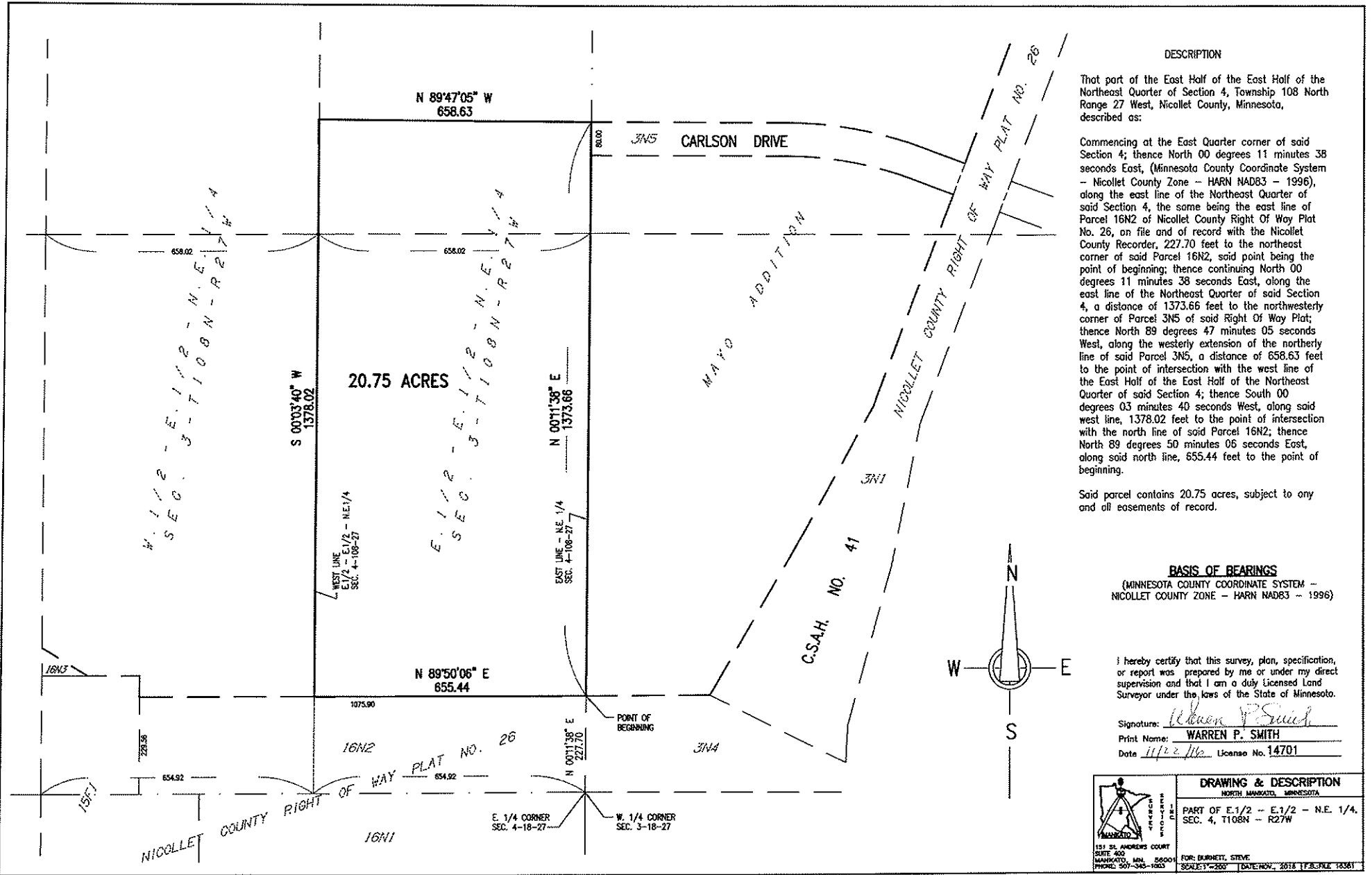


Disclaimer:
 This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of North Mankato is not responsible for any inaccuracies herein contained.

0 1,195 Feet

© Bolton & Menk, Inc - Web GIS 11/30/2017 7:51 AM





DESCRIPTION

That part of the East Half of the East Half of the Northeast Quarter of Section 4, Township 108 North Range 27 West, Nicollet County, Minnesota, described as:

Commencing at the East Quarter corner of said Section 4; thence North 00 degrees 11 minutes 38 seconds East, (Minnesota County Coordinate System - Nicollet County Zone - HARN NAD83 - 1996), along the east line of the Northeast Quarter of said Section 4, the same being the east line of Parcel 16N2 of Nicollet County Right Of Way Plat No. 26, on file and of record with the Nicollet County Recorder, 227.70 feet to the northeast corner of said Parcel 16N2, said point being the point of beginning; thence continuing North 00 degrees 11 minutes 38 seconds East, along the east line of the Northeast Quarter of said Section 4, a distance of 1373.66 feet to the northwesterly corner of Parcel 3N5 of said Right Of Way Plat; thence North 89 degrees 47 minutes 05 seconds West, along the westerly extension of the northerly line of said Parcel 3N5, a distance of 658.63 feet to the point of intersection with the west line of the East Half of the East Half of the Northeast Quarter of said Section 4; thence South 00 degrees 03 minutes 40 seconds West, along said west line, 1378.02 feet to the point of intersection with the north line of said Parcel 16N2; thence North 89 degrees 50 minutes 06 seconds East, along said north line, 655.44 feet to the point of beginning.

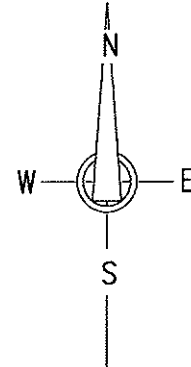
Said parcel contains 20.75 acres, subject to any and all easements of record.

BASIS OF BEARINGS

(MINNESOTA COUNTY COORDINATE SYSTEM - NICOLLET COUNTY ZONE - HARN NAD83 - 1996)

I hereby certify that this survey, plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

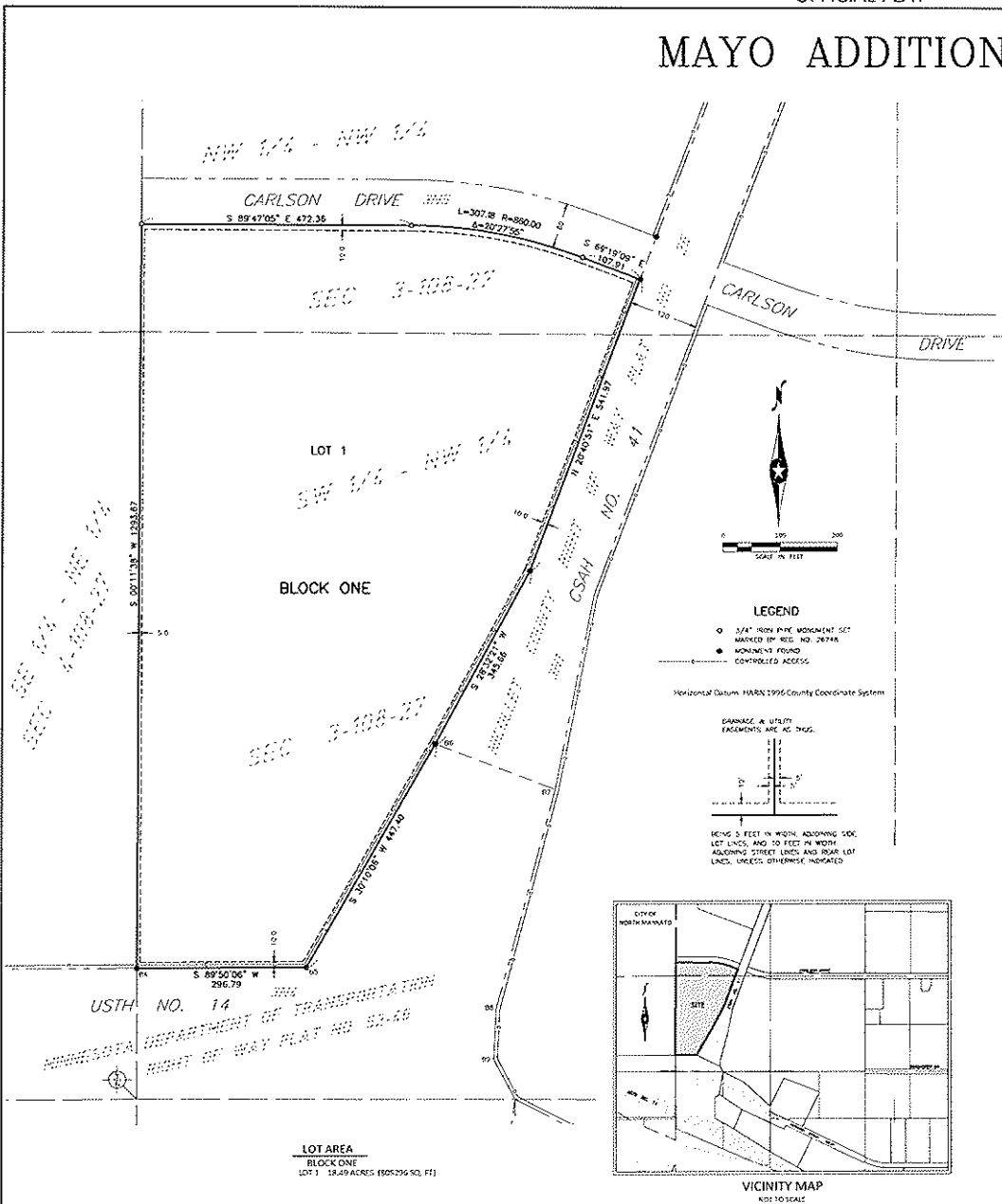
Signature: Warren P. Smith
 Print Name: **WARREN P. SMITH**
 Date: 11/22/16 License No. **14701**



	DRAWING & DESCRIPTION NORTH MARSHAL, MINNESOTA
	PART OF E.1/2 - E.1/2 - N.E. 1/4, SEC. 4, T108N - R27W
151 ST. ANDREW'S COURT SUITE 400 MARSHAL, MN. 56001 PHONE 507-345-1003	FOR: BURNETT, STEVE SCALE: 1"=200' DATE: NOV, 2016 TFS:JLH 10381

OFFICIAL PLAT

MAYO ADDITION



INSTRUMENT OF DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, that Mayo Clinic Health System - Mankato, a non-profit corporation under the laws of the State of Minnesota, owner of the following described property situated in the City of North Mankato, Rice Lake County, Minnesota:

That part of the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter, Section 3, Township 166 North, Range 27 West, Rice Lake County, Minnesota lying West of Parcel 2A1, North of Parcel 2A4, and South of Parcel 2A5, Rice Lake County Right of Way Plat No. 26, according to the recorded plat thereof, Sections 18.49 acres of land.

Has created the same to be surveyed and platted as MAYO ADDITION and does hereby donate and dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Mayo Clinic Health System - Mankato, a non-profit corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers.

This _____ day of _____, 2015.

Signed: Mayo Clinic Health System - Mankato, a non-profit corporation under the laws of the State of Minnesota.

Richard Grace, Chief Administrative Officer

NOTARY'S CERTIFICATE
 State of Minnesota
 County of _____

This instrument was acknowledged before me on this _____ day of _____, 2015, by Richard Grace, Chief Administrative Officer of Mayo Clinic Health System - Mankato, a non-profit corporation under the laws of the State of Minnesota.

 Notary Public
 My Commission Expires: _____

SURVEYOR'S CERTIFICATE
 I, Janice Fawcett, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be, correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 350.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2015.

 Janice Fawcett, Land Surveyor
 Minnesota License No. 76748

NOTARY'S CERTIFICATE
 State of Minnesota
 County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 2015, by Janice Fawcett, Land Surveyor, Minnesota License No. 76748.

 Laura E. Bunch, Notary Public
 My Commission Expires: 1-31-2020

TITLE OPINION
 I, Chuck Peterson, Licensed Attorney, State of Minnesota, do hereby certify that the owners as indicated hereon represent all ownership interest in the land encompassed by this plat.

 Chuck Peterson, Licensed Attorney

APPROVAL
 Approved by the Planning Commission of the City of North Mankato, this _____ day of _____, 2015.

Signed _____ Attest _____
 Chairperson Secretary

APPROVALS
 Approved by the City of North Mankato, Minnesota, this _____ day of _____, 2015.

Signed _____ Attest _____
 Mayor City Clerk

COUNTY AUDITOR/TREASURER
 I hereby certify that taxes payable and/or special assessments in the year 2015 on the lands described within are paid in full and there are no delinquent taxes and that transfer was entered this _____ day of _____, 2015.

 Rice Lake County Auditor/Treasurer

REGISTRAR OF TITLES, RICE LAKE COUNTY

OFFICIAL PLAT

NICOLLET COUNTY RIGHT OF WAY PLAT NO. 26

U.S.T.H. No. 14, COUNTY STATE AID HIGHWAY NO. 41, CARLSON DRIVE, HOWARD DRIVE WEST & PLEASANT VIEW DRIVE

The Board of County Commissioners for Nicollet County, Minnesota, pursuant to Board Resolution Number _____, dated 2-23-2010, hereby designating the definite location of the right of way of U.S.T.H. No. 14 and County State Aid Highway Number 41 as indicated on NICOLLET COUNTY RIGHT OF WAY PLAT NO. 26. Said Highway being located in Sections 3 and Section 4, Township 108 North, Range 27 West, Nicollet County, Minnesota.

That portion of said County State Aid Highway Number 41 located in Section 3 and Section 4, Township 108 North, Range 27 West, as shown on this plat effected by the County of Nicollet, Department of Highways is hereby certified to be the official plat of that portion of said County Highway within said section pursuant to Minnesota Statutes Chapter 160.065 and Chapter 160.16, Subchapter 1.

[Signature] Date 2-23-10
Seth Greenwald, Nicollet County Highway Engineer
Minnesota Registration No. 44184

AND

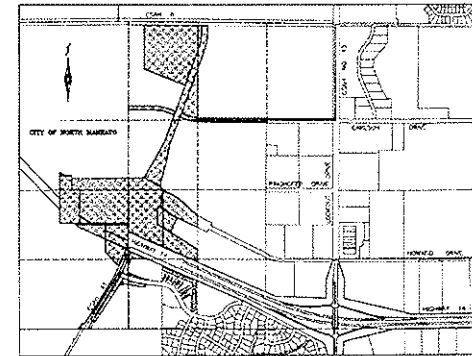
That the City of North Mankato, a body politic and corporate under the laws of the State of Minnesota, pursuant to Minnesota Statutes Chapter 505.1792 as amended, has caused the right of way of Carlson Drive, Howard Drive West and Pleasant View Drive to be mapped as it intrapasses over and across that part of Section 3 and Section 4, Township 108 North, Range 27 West, Nicollet County, Minnesota.

The City Council for the City of North Mankato, pursuant to the City Council Resolution Number 16-10, dated 02/25/10, hereby designated the right of way of Carlson Drive, Howard Drive West and Pleasant View Drive as indicated on NICOLLET COUNTY RIGHT OF WAY PLAT NO. 26.

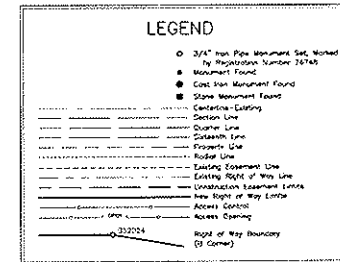
[Signature] Dated this 1 day of March 2010.
Mayor

[Signature] Dated this 1 day of March 2010.
Administrator

KATHRYN CONLON
County Recorder
Nicollet County, Minnesota
Document No. **287445**
Certified Record on 03/02/2010 at 10:59 AM
Well Certificate _____ Pages 4
Recd. 10/12/10 FOR NEW PUBLIC WORKS DE 3 10/10
Nicollet County Recorder



VICINITY MAP
NOT TO SCALE



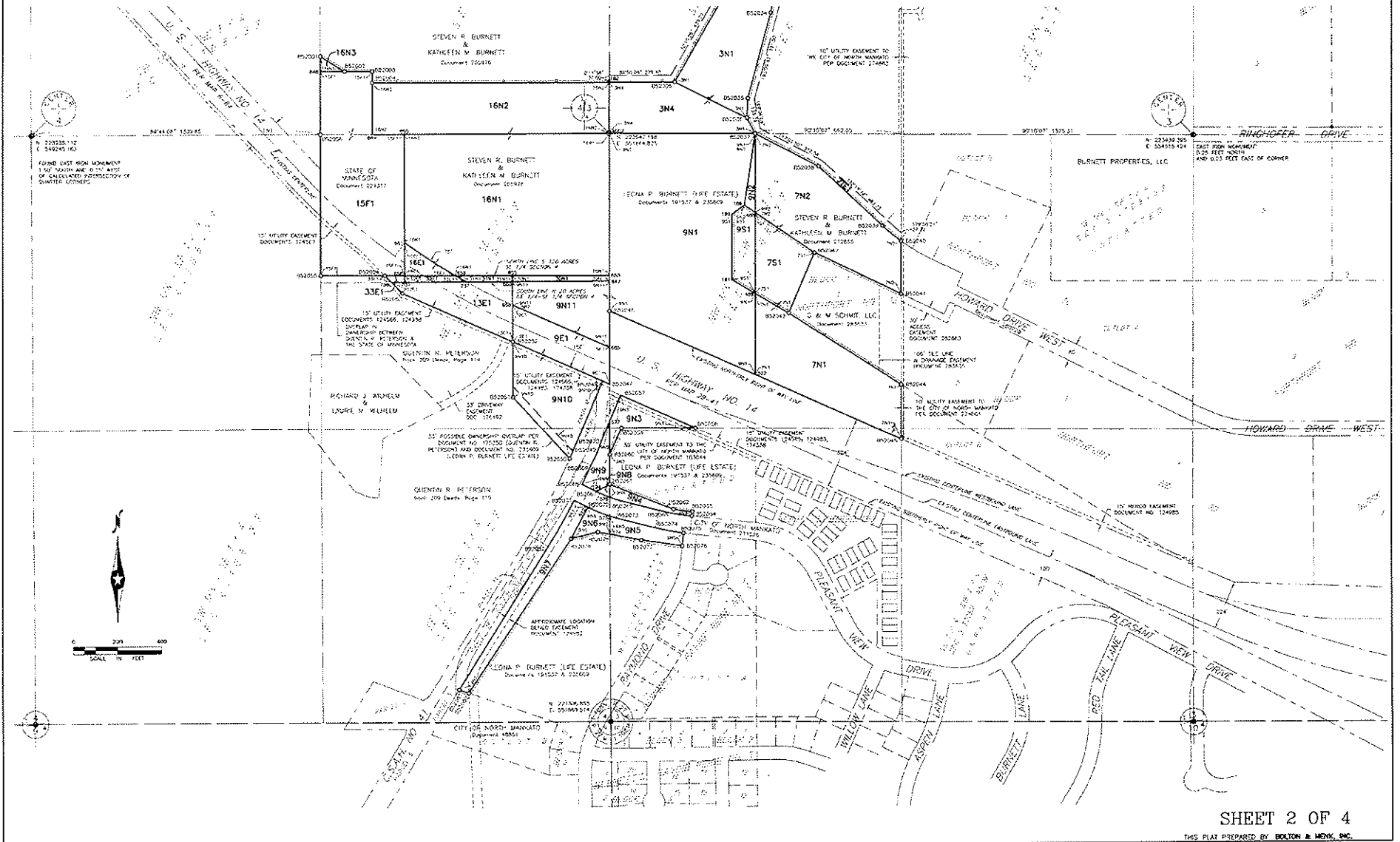
SURVEYOR'S NOTES

- Orientation of the bearing system in this Minnesota County Coordinate System, North/East Earth County Datum, NAD 83 (1983) datum.
- The record corners identified on this plat were taken from the recorded deeds provided to Bolton & Menck, Inc. by the Nicollet County Recorder.
- The location and size of the acquisition parcel boundaries ("N" parcels) were determined by current deed evidence of record only. The acquisition parcel boundaries ("M" parcels) shown on this plat are intended to correspond with the existing ownership boundaries. If there are discrepancies between said boundaries, the acquisition parcel boundaries should be adjusted to conform to the actual ownership boundaries.
- The North and West monumented exterior boundary lines of Northport No. 5 do not correspond to the North and West legs of the Southwest Quarter of the Northeast Quarter of Section 3 shown herein. Brad Conroy, US #15114, when recorded and monumented said plat of Northport No. 5 was notified of the discrepancy. The location of the south right of way line of Carlson Drive shown herein is based on the existing monumented right of way line of said Northport No. 5.

Record Owner	Location	New County Right of Way Parcel to be Acquired in Fee (Acres)	New City Right of Way Parcel to be Acquired in Fee (Acres)	New MNDOT Right of Way Parcel to be Acquired in Fee (Acres)	Recorded Right of Way Easement (Acres)	Recorded Right of Way Easement to be Acquired in Fee (Acres)	Recorded Utility Easement to be Acquired in Fee (Acres)	Existing MNDOT Right of Way Owned in Fee (Acres)	Severed Parcels Created by New Right of Way (Acres)	Construction Easement to be Acquired from Land Owner (Acres)
Tina Farris Et Al Book 181 Deeds Page 81	NE 1/4 SW 1/4 3-108-27	7N1 1.642	103 0.231				1E1 0.625			11E1 1.215
		7N2 2.593								11E2 1.224
Randy C. Rial et al Doc. 156943	N 1/2 NE 1/4 3-108-27	2N1 8.944	2N3 0.612	2N4 2.714					2S1 3.225	21E1 1.299
		2N2 22.561	2N5 1.656							21E2 1.622
HR Partnership Doc. 206827	W 1/2 SW 1/4 3-108-27									31E1 0.642
			5N1 0.253				5E1 1.922			51E1 2.225
Lynell Properties, LLLP Doc. 215209	SW 1/4 SW 1/4 3-108-27									
Stewart R. & Kathleen M. Stewart Doc. 212355	SE 1/4 SW 1/4 3-108-27		7N2 5.214	7N3 4.651						
		9E3 0.729	9E2 0.165	9E4 83.281		9E1 5.53		8E1 0.046		
Dorothy P. Burnett (M-E Estate) Doc. 161537 & 235609	NW 1/4 SW 1/4 3-108-27 & SE 1/4 SW 1/4 3-108-27	8N1 1.345	8N4 0.358	8N1 2.632						
		9N3 0.445	9N5 0.312							
Queen W. Peterson Book 208 Deeds Page 116	SE 1/4 SW 1/4 3-108-27									
State of Minnesota Doc. 223317	E 1/2 NE 1/4 SW 1/4 3-108-27 SE 1/4 NE 1/4 3-108-27									
Stewart R. & Kathleen M. Stewart Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27 SE 1/4 NE 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626	E 1/2 NE 1/4 SW 1/4 3-108-27									
Five Ownership Groups Between Queen W. Peterson, Book 208 Deeds, Page 116 & Stewart R. & Kathleen M. Stewart, Doc. 191527 & 235609 & Stewart R. & Kathleen M. Stewart, Doc. 202626										

NICOLLET COUNTY RIGHT OF WAY PLAT NO. 26

U.S.T.H. No. 14, COUNTY STATE AID HIGHWAY NO. 41, CARLSON DRIVE, HOWARD DRIVE WEST & PLEASANT VIEW DRIVE

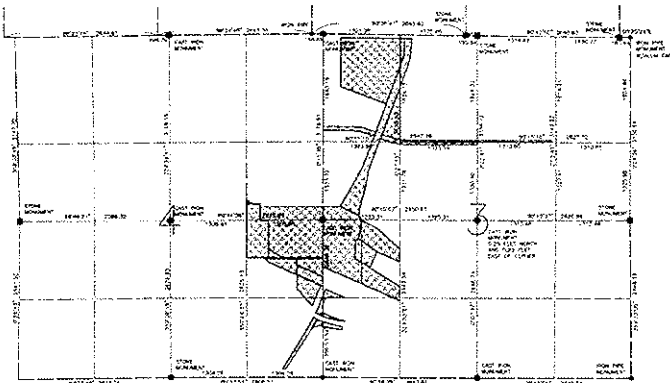
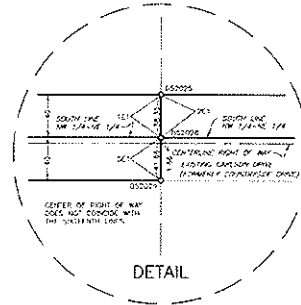


1:\projects\142000\142000.dwg (DATE) 01-24-2012 7:12:28

NICOLLET COUNTY RIGHT OF WAY PLAT NO. 26

U.S.T.H. No. 14, COUNTY STATE AID HIGHWAY NO. 41, CARLSON DRIVE, HOWARD DRIVE WEST & PLEASANT VIEW DRIVE

SECTION CORNER INFORMATION			
LOCATION	MONUMENT DESCRIPTION	COORDINATE	
Northwest Corner Section 3, Township 108 North, Range 27 West	Iron Pipe Monument within 500'	227092.217	527496.271
East Quarter Corner Section 3, Township 108 North, Range 27 West	Stone Monument	227331.562	527147.375
Southeast Corner Section 3, Township 108 North, Range 27 West	Coal Iron Monument	227123.455	527183.106
North Quarter Corner Section 3, Township 108 North, Range 27 West	Stone Monument	227064.118	524517.875
Center Section 3 Township 108 North, Range 27 West	Calculable Position	227232.393	524813.424
South Quarter Corner Section 3, Township 108 North, Range 27 West	Coal Iron Monument	227202.604	524613.284
Northwest Corner Section 4, Township 108 North, Range 27 West	Coal Iron Monument	227274.009	524875.573
East Quarter Corner Section 4, Township 108 North, Range 27 West	Coal Iron Monument	227272.770	524872.420
Southeast Corner Section 4, Township 108 North, Range 27 West	Coal Iron Monument	227306.555	524856.314
North Quarter Corner Section 4, Township 108 North, Range 27 West	Coal Iron Monument	227201.227	524226.450
Center Section 4, Township 108 North, Range 27 West	Coal Iron Monument	227255.412	524245.163
South Quarter Corner Section 4, Township 108 North, Range 27 West	Stone Monument	227268.225	524251.001
West Quarter Corner Section 4, Township 108 North, Range 27 West	Stone Monument	227226.132	524558.858



SECTION BREAKDOWN
SECTIONS 3 & 4-108-27
NOT TO SCALE

From	To	Bearing	Distance
108-27-3-1	108-27-3-2	N 89° 52' 12" W	120.00
108-27-3-2	108-27-3-3	S 89° 52' 12" E	120.00
108-27-3-3	108-27-3-4	N 89° 52' 12" W	120.00
108-27-3-4	108-27-3-5	S 89° 52' 12" E	120.00
108-27-3-5	108-27-3-6	N 89° 52' 12" W	120.00
108-27-3-6	108-27-3-7	S 89° 52' 12" E	120.00
108-27-3-7	108-27-3-8	N 89° 52' 12" W	120.00
108-27-3-8	108-27-3-9	S 89° 52' 12" E	120.00
108-27-3-9	108-27-3-10	N 89° 52' 12" W	120.00
108-27-3-10	108-27-3-11	S 89° 52' 12" E	120.00
108-27-3-11	108-27-3-12	N 89° 52' 12" W	120.00
108-27-3-12	108-27-3-13	S 89° 52' 12" E	120.00
108-27-3-13	108-27-3-14	N 89° 52' 12" W	120.00
108-27-3-14	108-27-3-15	S 89° 52' 12" E	120.00
108-27-3-15	108-27-3-16	N 89° 52' 12" W	120.00
108-27-3-16	108-27-3-17	S 89° 52' 12" E	120.00
108-27-3-17	108-27-3-18	N 89° 52' 12" W	120.00
108-27-3-18	108-27-3-19	S 89° 52' 12" E	120.00
108-27-3-19	108-27-3-20	N 89° 52' 12" W	120.00
108-27-3-20	108-27-3-21	S 89° 52' 12" E	120.00
108-27-3-21	108-27-3-22	N 89° 52' 12" W	120.00
108-27-3-22	108-27-3-23	S 89° 52' 12" E	120.00
108-27-3-23	108-27-3-24	N 89° 52' 12" W	120.00
108-27-3-24	108-27-3-25	S 89° 52' 12" E	120.00
108-27-3-25	108-27-3-26	N 89° 52' 12" W	120.00
108-27-3-26	108-27-3-27	S 89° 52' 12" E	120.00
108-27-3-27	108-27-3-28	N 89° 52' 12" W	120.00
108-27-3-28	108-27-3-29	S 89° 52' 12" E	120.00
108-27-3-29	108-27-3-30	N 89° 52' 12" W	120.00
108-27-3-30	108-27-3-31	S 89° 52' 12" E	120.00
108-27-3-31	108-27-3-32	N 89° 52' 12" W	120.00
108-27-3-32	108-27-3-33	S 89° 52' 12" E	120.00
108-27-3-33	108-27-3-34	N 89° 52' 12" W	120.00
108-27-3-34	108-27-3-35	S 89° 52' 12" E	120.00
108-27-3-35	108-27-3-36	N 89° 52' 12" W	120.00
108-27-3-36	108-27-3-37	S 89° 52' 12" E	120.00
108-27-3-37	108-27-3-38	N 89° 52' 12" W	120.00
108-27-3-38	108-27-3-39	S 89° 52' 12" E	120.00
108-27-3-39	108-27-3-40	N 89° 52' 12" W	120.00
108-27-3-40	108-27-3-41	S 89° 52' 12" E	120.00
108-27-3-41	108-27-3-42	N 89° 52' 12" W	120.00
108-27-3-42	108-27-3-43	S 89° 52' 12" E	120.00
108-27-3-43	108-27-3-44	N 89° 52' 12" W	120.00
108-27-3-44	108-27-3-45	S 89° 52' 12" E	120.00
108-27-3-45	108-27-3-46	N 89° 52' 12" W	120.00
108-27-3-46	108-27-3-47	S 89° 52' 12" E	120.00
108-27-3-47	108-27-3-48	N 89° 52' 12" W	120.00
108-27-3-48	108-27-3-49	S 89° 52' 12" E	120.00
108-27-3-49	108-27-3-50	N 89° 52' 12" W	120.00
108-27-3-50	108-27-3-51	S 89° 52' 12" E	120.00
108-27-3-51	108-27-3-52	N 89° 52' 12" W	120.00
108-27-3-52	108-27-3-53	S 89° 52' 12" E	120.00
108-27-3-53	108-27-3-54	N 89° 52' 12" W	120.00
108-27-3-54	108-27-3-55	S 89° 52' 12" E	120.00
108-27-3-55	108-27-3-56	N 89° 52' 12" W	120.00
108-27-3-56	108-27-3-57	S 89° 52' 12" E	120.00
108-27-3-57	108-27-3-58	N 89° 52' 12" W	120.00
108-27-3-58	108-27-3-59	S 89° 52' 12" E	120.00
108-27-3-59	108-27-3-60	N 89° 52' 12" W	120.00
108-27-3-60	108-27-3-61	S 89° 52' 12" E	120.00
108-27-3-61	108-27-3-62	N 89° 52' 12" W	120.00
108-27-3-62	108-27-3-63	S 89° 52' 12" E	120.00
108-27-3-63	108-27-3-64	N 89° 52' 12" W	120.00
108-27-3-64	108-27-3-65	S 89° 52' 12" E	120.00
108-27-3-65	108-27-3-66	N 89° 52' 12" W	120.00
108-27-3-66	108-27-3-67	S 89° 52' 12" E	120.00
108-27-3-67	108-27-3-68	N 89° 52' 12" W	120.00
108-27-3-68	108-27-3-69	S 89° 52' 12" E	120.00
108-27-3-69	108-27-3-70	N 89° 52' 12" W	120.00
108-27-3-70	108-27-3-71	S 89° 52' 12" E	120.00
108-27-3-71	108-27-3-72	N 89° 52' 12" W	120.00
108-27-3-72	108-27-3-73	S 89° 52' 12" E	120.00
108-27-3-73	108-27-3-74	N 89° 52' 12" W	120.00
108-27-3-74	108-27-3-75	S 89° 52' 12" E	120.00
108-27-3-75	108-27-3-76	N 89° 52' 12" W	120.00
108-27-3-76	108-27-3-77	S 89° 52' 12" E	120.00
108-27-3-77	108-27-3-78	N 89° 52' 12" W	120.00
108-27-3-78	108-27-3-79	S 89° 52' 12" E	120.00
108-27-3-79	108-27-3-80	N 89° 52' 12" W	120.00
108-27-3-80	108-27-3-81	S 89° 52' 12" E	120.00
108-27-3-81	108-27-3-82	N 89° 52' 12" W	120.00
108-27-3-82	108-27-3-83	S 89° 52' 12" E	120.00
108-27-3-83	108-27-3-84	N 89° 52' 12" W	120.00
108-27-3-84	108-27-3-85	S 89° 52' 12" E	120.00
108-27-3-85	108-27-3-86	N 89° 52' 12" W	120.00
108-27-3-86	108-27-3-87	S 89° 52' 12" E	120.00
108-27-3-87	108-27-3-88	N 89° 52' 12" W	120.00
108-27-3-88	108-27-3-89	S 89° 52' 12" E	120.00
108-27-3-89	108-27-3-90	N 89° 52' 12" W	120.00
108-27-3-90	108-27-3-91	S 89° 52' 12" E	120.00
108-27-3-91	108-27-3-92	N 89° 52' 12" W	120.00
108-27-3-92	108-27-3-93	S 89° 52' 12" E	120.00
108-27-3-93	108-27-3-94	N 89° 52' 12" W	120.00
108-27-3-94	108-27-3-95	S 89° 52' 12" E	120.00
108-27-3-95	108-27-3-96	N 89° 52' 12" W	120.00
108-27-3-96	108-27-3-97	S 89° 52' 12" E	120.00
108-27-3-97	108-27-3-98	N 89° 52' 12" W	120.00
108-27-3-98	108-27-3-99	S 89° 52' 12" E	120.00
108-27-3-99	108-27-3-100	N 89° 52' 12" W	120.00

From	To	Bearing	Distance
108-27-4-1	108-27-4-2	N 89° 52' 12" W	120.00
108-27-4-2	108-27-4-3	S 89° 52' 12" E	120.00
108-27-4-3	108-27-4-4	N 89° 52' 12" W	120.00
108-27-4-4	108-27-4-5	S 89° 52' 12" E	120.00
108-27-4-5	108-27-4-6	N 89° 52' 12" W	120.00
108-27-4-6	108-27-4-7	S 89° 52' 12" E	120.00
108-27-4-7	108-27-4-8	N 89° 52' 12" W	120.00
108-27-4-8	108-27-4-9	S 89° 52' 12" E	120.00
108-27-4-9	108-27-4-10	N 89° 52' 12" W	120.00
108-27-4-10	108-27-4-11	S 89° 52' 12" E	120.00
108-27-4-11	108-27-4-12	N 89° 52' 12" W	120.00
108-27-4-12	108-27-4-13	S 89° 52' 12" E	120.00
108-27-4-13	108-27-4-14	N 89° 52' 12" W	120.00
108-27-4-14	108-27-4-15	S 89° 52' 12" E	120.00
108-27-4-15	108-27-4-16	N 89° 52' 12" W	120.00
108-27-4-16	108-27-4-17	S 89° 52' 12" E	120.00
108-27-4-17	108-27-4-18	N 89° 52' 12" W	120.00
108-27-4-18	108-27-4-19	S 89° 52' 12" E	120.00
108-27-4-19	108-27-4-20	N 89° 52' 12" W	120.00
108-27-4-20	108-27-4-21	S 89° 52' 12" E	120.00
108-27-4-21	108-27-4-22	N 89° 52' 12" W	120.00
108-27-4-22	108-27-4-23	S 89° 52' 12" E	120.00
108-27-4-23	108-27-4-24	N 89° 52' 12" W	120.00
108-27-4-24	108-27-4-25	S 89° 52' 12" E	120.00
108-27-4-25	108-27-4-26	N 89° 52' 12" W	120.00
108-27-4-26	108-27-4-27	S 89° 52' 12" E	120.00
108-27-4-27	108-27-4-28	N 89° 52' 12" W	120.00
108-27-4-28	108-27-4-29	S 89° 52' 12" E	120.00
108-27-4-29	108-27-4-30	N 89° 52' 12" W	120.00
108-27-4-30	108-27-4-31	S 89° 52' 12" E	120.00
108-27-4-31	108-27-4-32	N 89° 52' 12" W	120.00
108-27-4-32	108-27-4-33	S 89° 52' 12" E	120.00
108-27-4-33	108-27-4-34	N 89° 52' 12" W	120.00
108-27-4-34	108-27-4-35	S 89° 52' 12" E	120.00
108-27-4-35	108-27-4-36	N 89° 52' 12" W	120.00
108-27-4-36	108-27-4-37	S 89° 52' 12" E	120.00
108-27-4-37	108-27-4-38	N 89° 52' 12" W	120.00
108-27-4-38	108-27-4-39	S 89° 52' 12" E	120.00
108-27-4-39	108-27-4-40	N 89° 52' 12" W	120.00
108-27-4-40	108-27-4-41	S 89° 52' 12" E	120.00
108-27-4-41	108-27-4-42	N 89° 52' 12" W	120.00
108-27-4-42	108-27-4-43	S 89° 52' 12" E	120.00
108-27-4-43	108-27-4-44	N 89° 52' 12" W	120.00
108-27-4-44	108-27-4-45	S 89° 52' 12" E	120.00
108-27-4-45	108-27-4-46	N 89° 52' 12" W	120.00
108-27-4-46	108-27-4-47	S 89° 52' 12" E	120.00
108-27-4-47	108-27-4-48	N 89° 52' 12" W	120.00
108-27-4-48	108-27-4-49	S 89° 52' 12" E	120.00
108-27-4-49	108-27-4-50	N 89° 52' 12" W	120.00
108-27-4-50	108-27-4-51	S 89° 52' 12" E	120.00
108-27-4-			

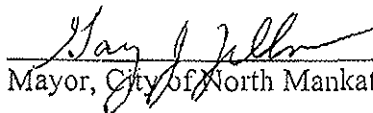
EXHIBIT C

ANNEXATION REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF NORTH MANKATO AND BELGRADE TOWNSHIP

Pursuant to Minn. Stat. Sec. 414.036:

Unless otherwise agreed to by the annexing municipality and the affected town, when an order or other approval under this chapter annexes part of a town to a municipality the order or other approval must provide a reimbursement from the municipality to the town for all or part of the taxable property annexed as part of the order. The reimbursement shall be completed in substantially equal payments over not less than two nor more than eight years from the time of annexation. The municipality must reimburse the township for all special assessments assigned by the townships to the annexed property and any portion of debt incurred by the town prior to the annexation and attributable to the property to be annexed but for which no special assessments are outstanding, in substantially equal payments over a period of not less than two or no more than eight years.

In accordance with this State Statute, the City of North Mankato will reimburse Belgrade Township an annual amount based on the property taxes collected by Belgrade Township in the last year it collected taxes on any land valued over \$50,000 which the City of North Mankato annexes into its City limits. There will be no reimbursement for land valued under \$50,000 which the City annexes. Any reimbursement shall be paid for a period of five years. The City reserves the right to pre-pay at any time.



Mayor, City of North Mankato



Belgrade Township Supervisor

1-16-07

Date

1-9-2007

Date