

**CITY OF CANNON FALLS
GOODHUE COUNTY, MINNESOTA**

ORDINANCE NUMBER 374

**AN ORDINANCE OF THE CITY OF CANNON FALLS, MINNESOTA ANNEXING
LAND LOCATED IN CANNON FALLS TOWNSHIP, GOODHUE 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 on attached Exhibit A and depicted on attached Exhibit B be annexed to the City of Cannon Falls, Minnesota, was duly presented to the Council of the City of Cannon Falls on the 2nd day of March, 2021; and

WHEREAS, said property is unincorporated and abuts the City of Cannon Falls on its northwest 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 residential and agricultural and annexation is requested to facilitate the extension of city services for the residential development of the property; and

WHEREAS, the City of Cannon Falls held a public hearing pursuant to Minnesota Statutes § 414.033 Subd. 2b, on March 2, 2021, following thirty (30) days written notice by certified mail to the Town of Cannon Falls and to all landowners within and contiguous to the area 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 CANNON FALLS
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 residential 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 Cannon Falls, Minnesota, are hereby extended to include the following described property, said land abutting the City of Cannon Falls 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: See Attached Exhibit A.

The above described property consists of a total of 12.40 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.

4. That the population of the area legally described herein and hereby annexed is 5.

5. The City of Cannon Falls, pursuant to Minnesota Statutes § 414.036, that with respect to the property taxes payable on the area legally described herein, hereby annexed, shall make a cash payment to the Town of Cannon Falls in the amount of one year's property taxes for the property to be annexed in the total amount of \$44.35 (2020 taxes were \$3.58 per acre on the entire 157.85 acres; 12.40 acres to be annexed). The payment shall be made in accordance with the following schedule:

- a. In the first year following the year in which the City of Cannon Falls could first levy on the annexed area, an amount equal to \$22.18; and
- b. In the second year, an amount equal to \$22.18.

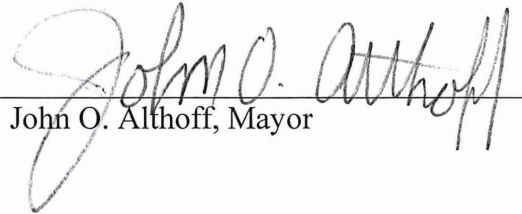
6. That pursuant to Minnesota Statutes § 414.036 with respect to any special assessments assigned by the Town to the annexed property and any portion of debt incurred by the Town prior to the annexation and attributable to the property to be annexed, but for which no special assessments are outstanding, for the area legally described herein there are no special assessments or debt incurred by the Town on the subject are for which reimbursement is required.

7. That pursuant to City Code Section 152.448 the property is presumed to be classified UR District. However, the City Council has made a determination that the appropriate classification for the annexed property is R-3 Medium Density Residential and that upon annexation the property shall be automatically classified as such without need for a separate amendment to rezone the property.

8. That the City Clerk of the City of Cannon Falls 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 Goodhue County Auditor, and the Cannon Falls Township Clerk.


9. 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 Cannon Falls, Minnesota, this 16th day of March, 2021.



John O. Althoff, Mayor

ATTEST:



Neil L. Jensen, City Administrator

Exhibit A

Legal Description of Property to be Annexed

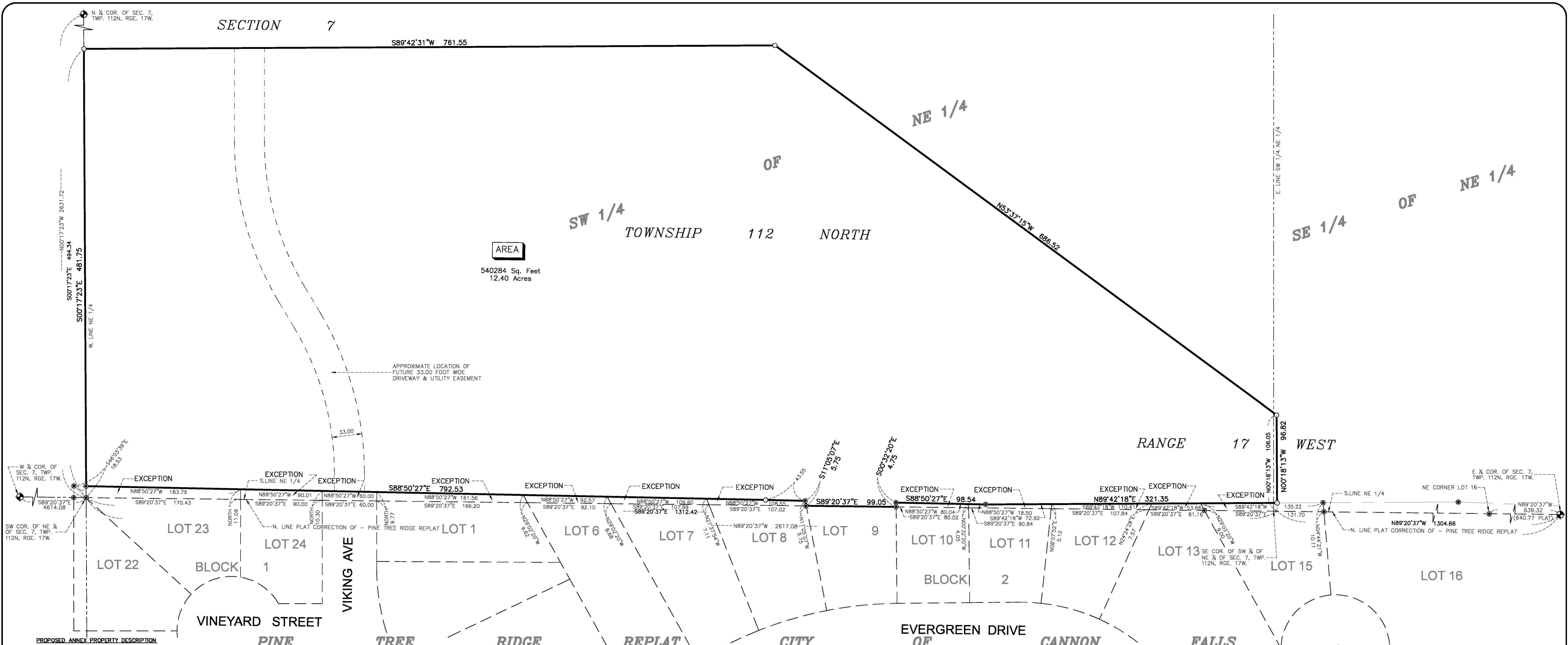
That part of the South Half of the Northeast Quarter of Section 7, Township 112 North, Range 17 West, Goodhue County, Minnesota, lying westerly, southwesterly and southerly of the following described line:

Commencing at the east quarter corner of said Section 7, thence on an assumed bearing of North 89 degrees 20 minutes 37 seconds West, along the south line of said Northeast Quarter and along the north line of PINE TREE RIDGE REPLAT CITY OF CANNON FALLS, according to the recorded plat thereof, on file in the Goodhue County Records office, a distance of 1304.66 feet to the point of beginning of the line to be described; thence North 00 degrees 18 minutes 13 seconds West, a distance of 106.05 feet; thence North 53 degrees 37 minutes 15 seconds West, a distance of 686.52 feet; thence South 89 degrees 42 minutes 31 seconds West, a distance of 761.55 feet to the west line of said Northeast Quarter and there terminating.

Exhibit B

Map of Property to be Annexed

See Attached PDF Survey



That part of the Northeast Quarter of Section 7, Township 112 North, Range 17 West, Goodhue County, Minnesota, described as follows:

Commencing at the east quarter corner of said Section 7, thence on an assumed bearing of North 89 degrees 20 minutes 37 seconds West, along the south line of said Northeast Quarter and along the north line of PINE TREE RIDGE REPLAT CITY OF CANNON FALLS, according to the recorded plat thereof, on file in the Goodhue County Recorder's office, a distance of 1304.66 feet to the point of beginning of the land to be described; thence North 00 degrees 18 minutes 13 seconds West, a distance of 106.05 feet; thence North 53 degrees 37 minutes 15 seconds West, a distance of 686.52 feet; thence South 89 degrees 42 minutes 31 seconds West, a distance of 761.55 feet to the west line of said Northeast Quarter; thence South 00 degrees 17 minutes 23 seconds East, along the west line of said Northeast Quarter, a distance of 494.34 feet to the southeast corner of said Northeast Quarter; thence South 89 degrees 20 minutes 37 seconds East, along the south line of said Northeast Quarter, and along the north line of said PINE TREE RIDGE REPLAT CITY OF CANNON FALLS, a distance of 1312.42 feet to the point of beginning.

EXCEPT:

That part of the Northeast Quarter of Section 7, Township 112, Range 17, Goodhue County, Minnesota described as follows:

Beginning at the northwest corner of Lot 10, Block 2, PINE TREE RIDGE REPLAT CITY OF CANNON FALLS, according to the recorded plat thereof, on file and of record in the office of the County Recorder; thence South 89 degrees 20 minutes 37 seconds East (assumed bearing) along the north line of said Lot 10 a distance of 80.02 feet to the northeast corner of said Lot 10; thence North 0 degrees 32 minutes 20 seconds West a distance of 4.05 feet; thence North 88 degrees 50 minutes 27 seconds West a distance of 80.04 feet; thence South 0 degrees 32 minutes 20 seconds East a distance of 4.75 feet to the point of beginning.

AND ALSO EXCEPT:

That part of the Northeast Quarter of Section 7, Township 112, Range 17, Goodhue County, Minnesota described as follows:

Beginning at the northwest corner of Lot 8, Block 2, PINE TREE RIDGE REPLAT CITY OF CANNON FALLS, according to the recorded plat thereof, on file and of record in the office of the County Recorder; thence South 89 degrees 20 minutes 37 seconds East (assumed bearing) along the north line of said Lot 8 a distance of 107.02 feet to the northeast corner of said Lot 8; thence North 11 degrees 05 minutes 07 seconds West a distance of 5.75 feet; thence North 88 degrees 50 minutes 27 seconds West a distance of 108.55 feet; thence South 21 degrees 37 minutes 54 seconds East a distance of 7.11 feet to the point of beginning.

AND ALSO EXCEPT:

That part of the Northeast Quarter of Section 7, Township 112, Range 17, Goodhue County, Minnesota described as follows:

Beginning at the northwest corner of Lot 6, Block 2, PINE TREE RIDGE REPLAT CITY OF CANNON FALLS, according to the recorded plat thereof, on file and of record in the office of the County Recorder; thence South 89 degrees 20 minutes 37 seconds East (assumed bearing) along the north line of said Lot 6 a distance of 92.10 feet to the northeast corner of said Lot 6; thence North 23 degrees 02 minutes 20 seconds West a distance of 8.68 feet; thence North 88 degrees 50 minutes 27 seconds West a distance of 92.57 feet; thence South 29 degrees 02 minutes 20 seconds East a distance of 9.62 feet to the point of beginning.

AND ALSO EXCEPT:

That part of the Northeast Quarter of Section 7, Township 112, Range 17, Goodhue County, Minnesota described as follows:

Beginning at the northwest corner of Lot 7, Block 2, PINE TREE RIDGE REPLAT CITY OF CANNON FALLS, according to the recorded plat thereof, on file and of record in the office of the County Recorder; thence South 89 degrees 20 minutes 37 seconds East (assumed bearing) along the north line of said Lot 7 a distance of 107.99 feet to the northeast corner of said Lot 7; thence North 21 degrees 37 minutes 54 seconds West a distance of 7.11 feet; thence North 88 degrees 50 minutes 27 seconds West a distance of 109.60 feet; thence South 29 degrees 02 minutes 20 seconds East a distance of 8.68 feet to the point of beginning.

AND ALSO EXCEPT:

That part of the Northeast Quarter of Section 7, Township 112, Range 17, Goodhue County, Minnesota described as follows:

Beginning at the northwest corner of Lot 1, Block 2, PINE TREE RIDGE REPLAT CITY OF CANNON FALLS, according to the recorded plat thereof, on file and of record in the office of the County Recorder; thence South 89 degrees 20 minutes 37 seconds East (assumed bearing) along the north line of said Lot 1 a distance of 166.20 feet to the northeast corner of said Lot 1; thence North 29 degrees 02 minutes 20 seconds West a distance of 9.62 feet; thence North 88 degrees 50 minutes 27 seconds West a distance of 161.56 feet; thence on a bearing of South a distance of 9.77 feet to the point of beginning.

AND ALSO EXCEPT:

That part of the Northeast Quarter of Section 7, Township 112, Range 17, Goodhue County, Minnesota described as follows:

Beginning at the northwest corner of Lot 24, Block 1, PINE TREE RIDGE REPLAT CITY OF CANNON FALLS, according to the recorded plat thereof, on file and of record in the office of the County Recorder; thence South 89 degrees 20 minutes 37 seconds East (assumed bearing) along the north line of said Lot 24 a distance of 90.00 feet to the northeast corner of said Lot 24; thence on a bearing of North a distance of 10.30 feet; thence North 88 degrees 50 minutes 27 seconds West a distance of 90.01 feet; thence on a bearing of South a distance of 11.09 feet to the point of beginning.

AND ALSO EXCEPT:

That part of the Northeast Quarter of Section 7, Township 112, Range 17, Goodhue County, Minnesota described as follows:

Beginning at the northwest corner of Lot 23, Block 1, PINE TREE RIDGE REPLAT CITY OF CANNON FALLS, according to the recorded plat thereof, on file and of record in the office of the County Recorder; thence South 89 degrees 20 minutes 37 seconds East (assumed bearing) along the north line of said Lot 23 a distance of 170.43 feet to the northeast corner of said Lot 23; thence on a bearing of North a distance of 11.09 feet; thence North 88 degrees 50 minutes 27 seconds West a distance of 183.79 feet; thence South 46 degrees 03 minutes 39 seconds East a distance of 18.53 feet to the point of beginning.

AND ALSO EXCEPT:

That part of the Northeast Quarter of Section 7, Township 112, Range 17, Goodhue County, Minnesota described as follows:

Beginning at the northwest corner of Lot 12, Block 2, PINE TREE RIDGE REPLAT CITY OF CANNON FALLS, according to the recorded plat thereof, on file and of record in the office of the County Recorder; thence South 89 degrees 20 minutes 37 seconds East (assumed bearing) along the north line of said Lot 12 a distance of 107.84 feet to the northeast corner of said Lot 12; thence North 24 degrees 24 minutes 28 seconds East a distance of 7.57 feet; thence South 89 degrees 42 minutes 18 seconds West a distance of 110.41 feet; thence South 6 degrees 07 minutes 52 seconds West a distance of 5.12 feet to the point of beginning.

AND ALSO EXCEPT:

That part of the Northeast Quarter of Section 7, Township 112, Range 17, Goodhue County, Minnesota described as follows:

Beginning at the northwest corner of Lot 13, Block 2, PINE TREE RIDGE REPLAT CITY OF CANNON FALLS, according to the recorded plat thereof, on file and of record in the office of the County Recorder; thence South 89 degrees 20 minutes 37 seconds East (assumed bearing) along the north line of said Lot 13 a distance of 61.16 feet to the northeast corner of said Lot 13; thence North 29 degrees 02 minutes 20 seconds West a distance of 9.00 feet; thence South 89 degrees 42 minutes 18 seconds West a distance of 53.66 feet; thence South 24 degrees 24 minutes 28 seconds West a distance of 7.57 feet to the point of beginning.

AND ALSO EXCEPT:

That part of the Northeast Quarter of Section 7, Township 112, Range 17, Goodhue County, Minnesota described as follows:

Beginning at the northwest corner of Lot 11, Block 2, PINE TREE RIDGE REPLAT CITY OF CANNON FALLS, according to the recorded plat thereof, on file and of record in the office of the County Recorder; thence South 89 degrees 20 minutes 37 seconds East (assumed bearing) along the north line of said Lot 11 a distance of 90.84 feet to the northeast corner of said Lot 11; thence North 6 degrees 07 minutes 52 seconds East a distance of 5.12 feet; thence South 89 degrees 42 minutes 18 seconds West a distance of 72.92 feet; thence North 88 degrees 50 minutes 27 seconds West a distance of 18.50 feet; thence South 0 degrees 32 minutes 20 seconds East a distance of 4.05 feet to the point of beginning.

AND ALSO EXCEPT:

That part of the Northeast Quarter of Section 7, Township 112, Range 17, Goodhue County, Minnesota described as follows:

Beginning at the northwest corner of Lot 15, Block 2, PINE TREE RIDGE REPLAT CITY OF CANNON FALLS, according to the recorded plat thereof, on file and of record in the office of the County Recorder; thence South 89 degrees 20 minutes 37 seconds East (assumed bearing) along the north line of said Lot 15 a distance of 131.70 feet to the northeast corner of said Lot 15; thence North 4 degrees 44 minutes 21 seconds West a distance of 10.11 feet; thence South 89 degrees 42 minutes 18 seconds West a distance of 135.22 feet; thence South 29 degrees 02 minutes 20 seconds East a distance of 9.00 feet to the point of beginning.

AND ALSO EXCEPT:

That part of the Northeast Quarter of Section 7, Township 112, Range 17, Goodhue County, Minnesota described as follows:

Beginning at the northwest corner of Viking Avenue, PINE TREE RIDGE REPLAT CITY OF CANNON FALLS, according to the recorded plat thereof, on file and of record in the office of the County Recorder; thence South 89 degrees 20 minutes 37 seconds East (assumed bearing) along the north line of said Viking Avenue a distance of 60.00 feet to the northeast corner of said Viking Avenue; thence North a distance of 9.77 feet; thence North 88 degrees 50 minutes 27 seconds West a distance of 60.00 feet; thence South a distance of 10.30 feet to the point of beginning.

LEGEND

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.
- DENOTES FOUND IRON MONUMENT.
- ⊕ DENOTES GOODHUE CO. SECTION CORNER.

THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF PINE TREE RIDGE REPLAT CITY OF CANNON FALLS.

0 50 100

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CERTIFICATE OF SURVEY FOR:
JOSIE HAYES

JOHNSON & SCOFIELD INC.
 SURVEYING AND ENGINEERING

1203 MAIN STREET, RED WING, MN 55066
 (651) 388-1558

I hereby certify that this survey, plan 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.

Marcus S. Johnson
 Minnesota License No. 47460
 Date: December 22, 2020

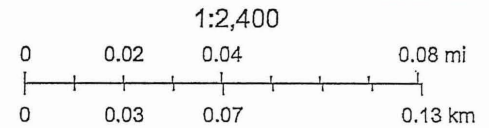
BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS	20-1065	S-9226	

ArcGIS WebMap

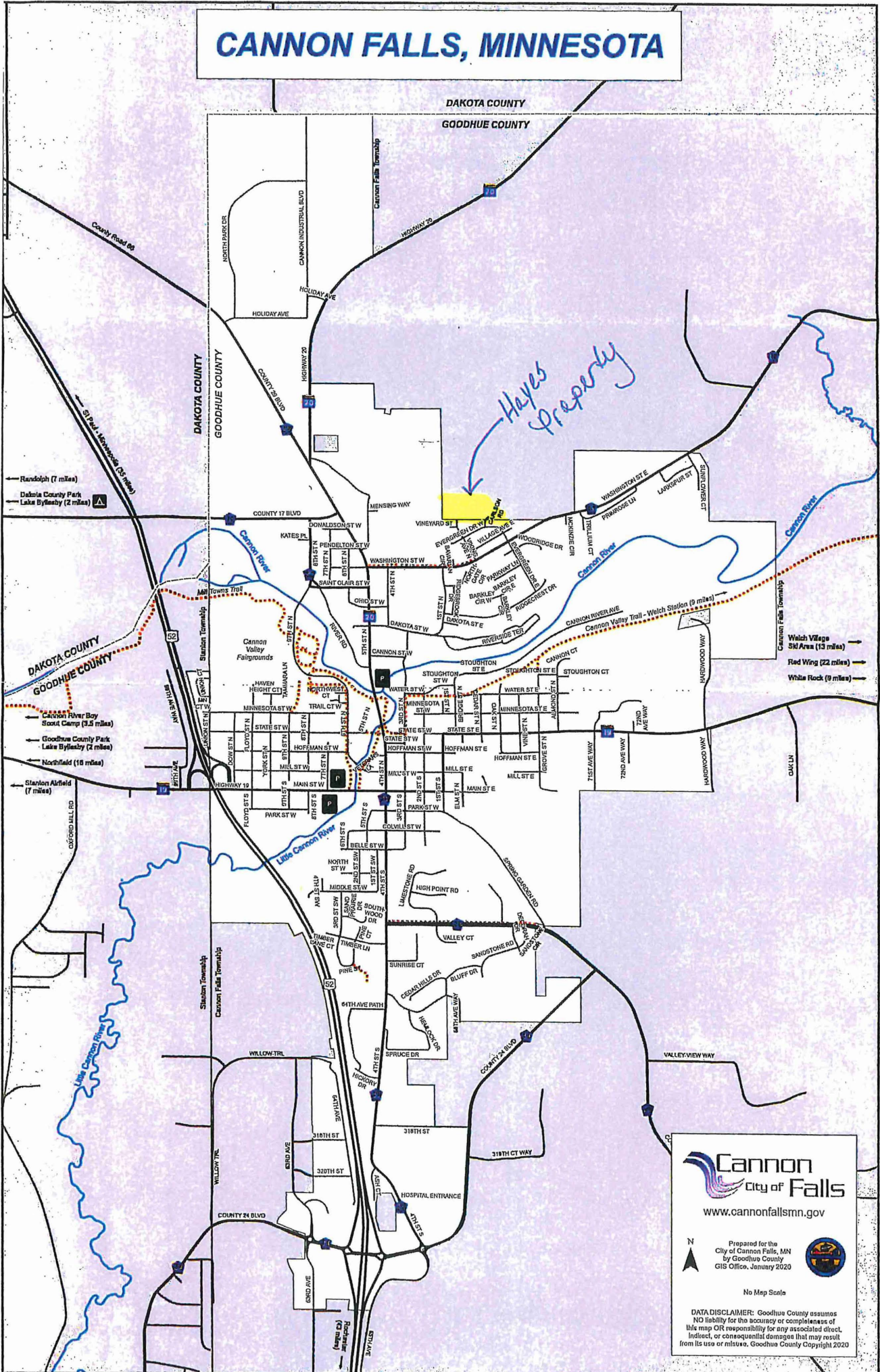


January 25, 2021

- Township or Other Roads
- County Roads 2,400
- County Roads - Paved
- Township or Other Roads
- Parcels



CANNON FALLS, MINNESOTA



Hayes Property



www.cannonfallsmn.gov

Prepared for the
 City of Cannon Falls, MN
 by Goodhue County
 GIS Office, January 2020

No Map Scale

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