

**ORDINANCE NO. 11**

**AN ORDINANCE OF THE CITY OF TAOPI, MINNESOTA ANNEXING  
LAND LOCATED IN LODI TOWNSHIP, MOWER COUNTY, MINNESOTA  
PURSUANT TO MINN. STAT. § 414.033 SUBD. 2(3),  
PERMITTING ANNEXATION BY ORDINANCE**

**WHEREAS**, a petition signed by all the property owners, requesting that property legally described herein be annexed to the City of Taopi, Minnesota, was duly presented to the Council of the City of Taopi on the 6th day of August 2025; and

**WHEREAS**, said property is unincorporated and abuts the City of Taopi on the City's north 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.

**WHEREAS**, said property is currently unimproved agricultural land and annexation is requested to facilitate the transfer of said Annexation Tract and conform with the Mower County Planning and Zoning Ordinance.

**WHEREAS**, the City of Taopi held a public hearing pursuant to Minn. Stat. § 414.033, subd. 2b, on September 22nd, 2025, following thirty (30) days written notice by certified mail to the Town of Lodi and to all landowners within and contiguous to the area legally described herein to be annexed; and

**WHEREAS**, provisions of Minn. Stat. § 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 TAOPI HEREBY ORDAINS  
AS FOLLOWS:**

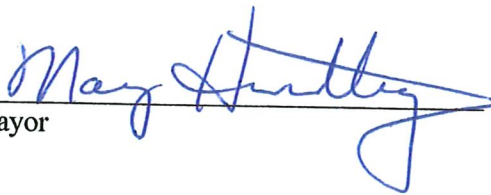
1. The City Council hereby determines that the property as hereinafter described abuts the city limits and needs to be annexed to the City of Taopi in order for the sale of said Annexation Tract to comply with the Mower County Planning and Zoning Ordinance.
2. None of the property is now included within the limits of any city, or in any area that has already been designated for orderly annexation pursuant to Minn. Stat. § 414.0325.
3. The corporate limits of the City of Taopi, Minnesota, are hereby extended to include the following described property, said land abutting the City of Taopi and being 120 acres or less in area, and is not presently served by public sewer facilities 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 3/10 of an acre, 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 in the attached exhibit and hereby annexed is zero.
5. The City of Taopi, pursuant to Minn. Stat. § 414.036, that with respect to the property taxes payable on the area legally described herein and hereby annexed, shall make no payment to the Town of Lodi pursuant to the waiver of the Town of Lodi attached hereto.
6. That pursuant to Minn. Stat. § 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 the City Clerk 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 Mower County Auditor, and Lodi Township.
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 Taopi, Minnesota , this 22<sup>nd</sup> day of September 2025.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

Dated: September 22nd, 2025

EXHIBIT A  
(Annexation Parcel)

All that part of the following described tract that lies within the Southeast Quarter Section 9, Township 101 North Range 15 West, Mower County, Minnesota:

Commencing at the southeast corner of said Southeast Quarter; thence South 89 degrees 03 minutes 55 seconds West a distance of 214.50 feet on an assumed bearing on the south line of said Southeast Quarter, to the point of beginning;

thence North 01 degrees 00 minutes 26 seconds West a distance of 85.85 feet, to the southeasterly right-of-way line of State Highway No. 56;

thence South 76 degrees 32 minutes 03 seconds West a distance of 394.79 feet on said southeasterly right-of-way line;

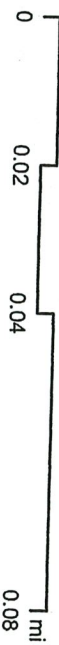
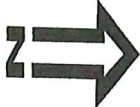
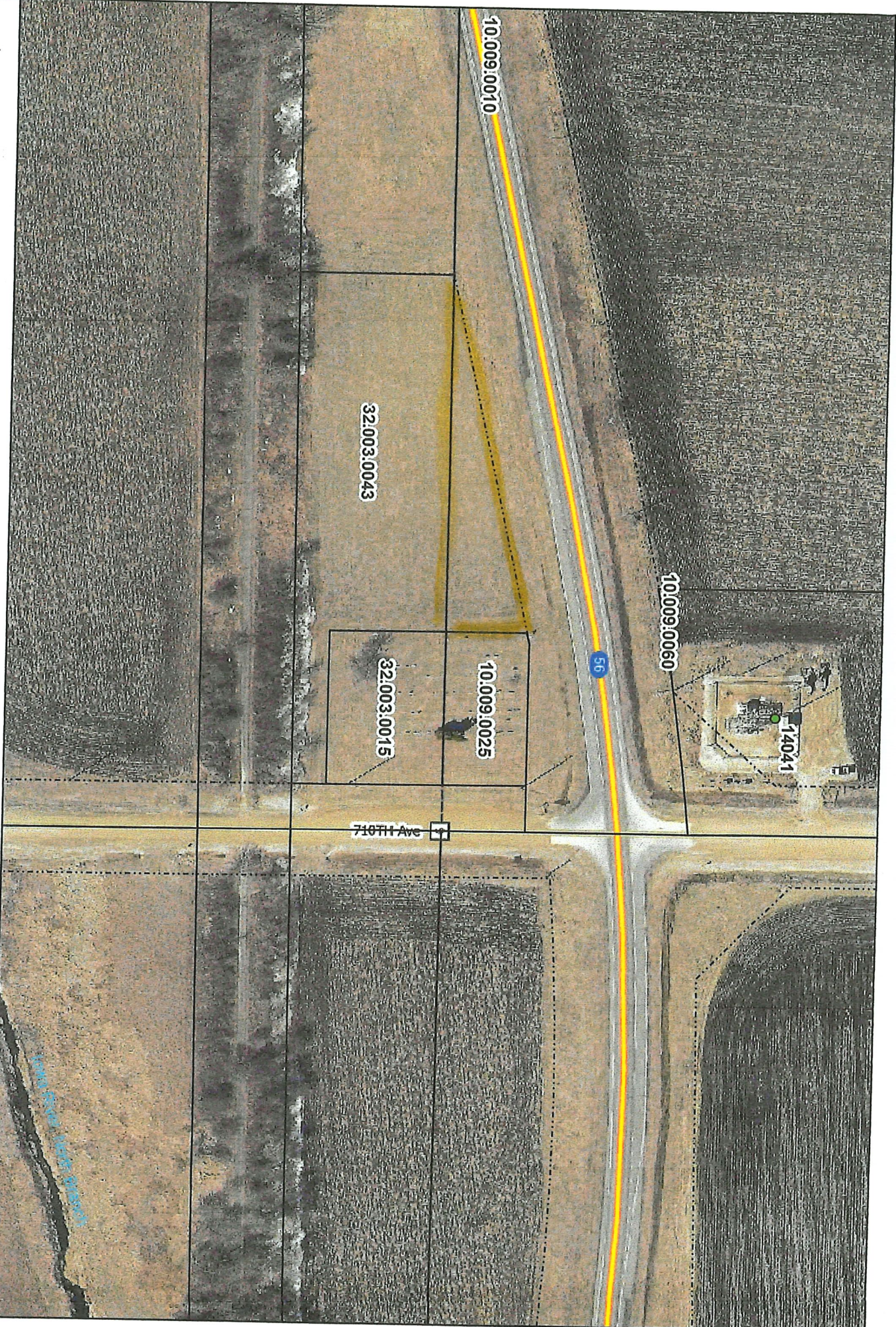
thence South 01 degrees 04 minutes 30 seconds East a distance of 165.66 feet on a right-of-way line of said State Highway No. 56, to the north right-of-way line of the Milwaukee, St. Paul and Pacific Railroad, now abandoned;

thence North 88 degrees 45 minutes 18 seconds East a distance of 600.59 feet on said north right-of-way line, to the east line of said Northeast Quarter;

thence North 01 degrees 17 minutes 00 seconds West a distance of 36.71 feet on said east line, to the south line of the north 125.50 feet of said Northeast Quarter;

thence South 89 degrees 03 minutes 55 seconds West a distance of 214.50 feet on said south line;

thence North 01 degrees 17 minutes 00 seconds West a distance of 125.50 feet, to the point of beginning.



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# Mower County Public GIS

Date/Time: 9/22/2025 12:32 PM

The Town of Lodi has been served with a Notice of Intent to Annex a small tract of land from the City of Taopi, Minnesota, described as follows:

Pursuant to Minn. Stat. § 414.036, the City of Taopi is required to reimburse the Town of Lodi for certain real estate taxes (and special assessments and debts, if any exist) related to the Annexation Tract.

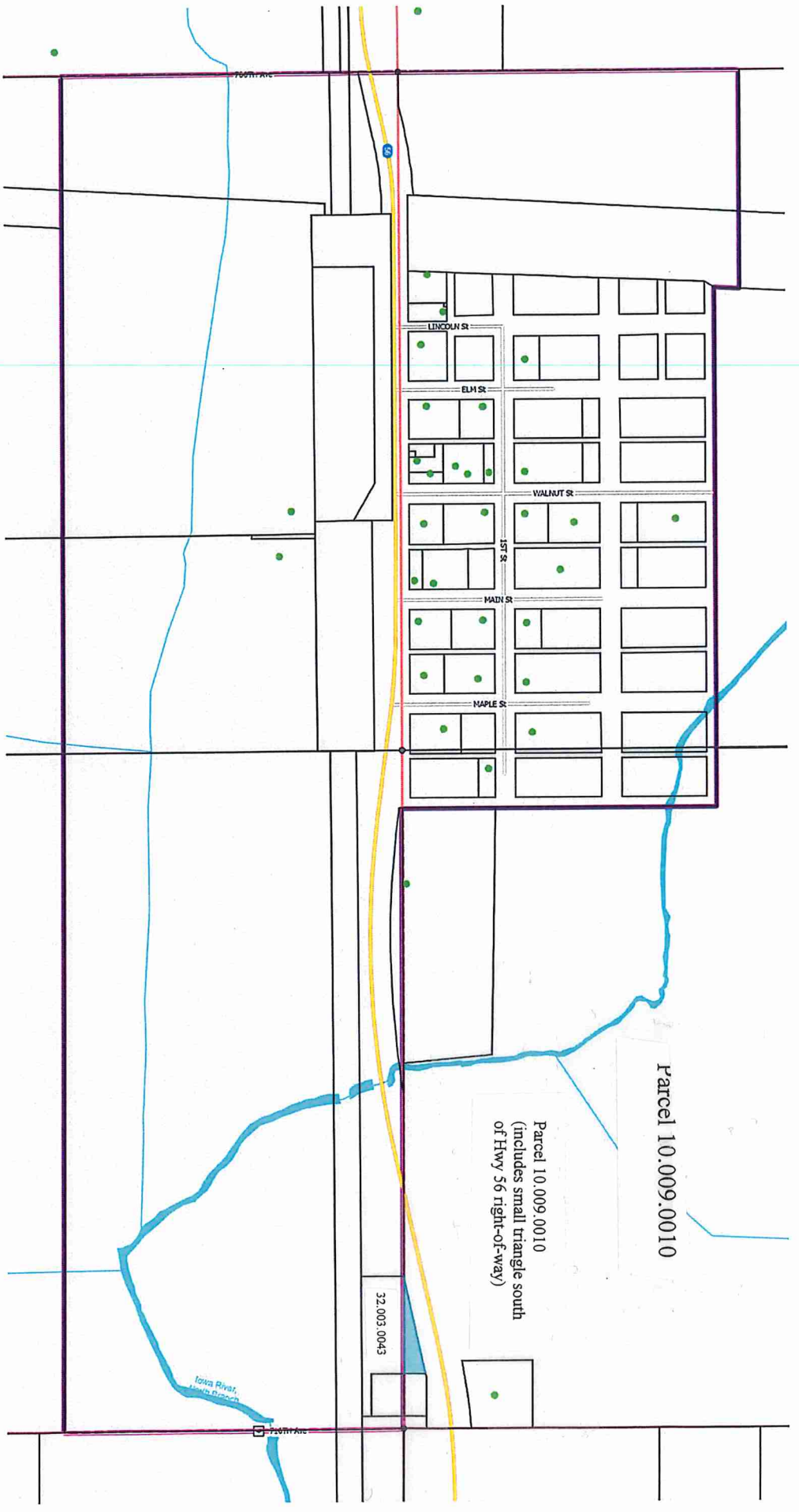
The Town of Lodi, through its Town Board, hereby waives any right to reimbursement by the City of Taopi related to the annexation of the property described above as the Annexation Tract.

Town of Lodi

By: John Kirtz  
Chairperson

By: Nancy Lewison  
Town Clerk

9-10-2025



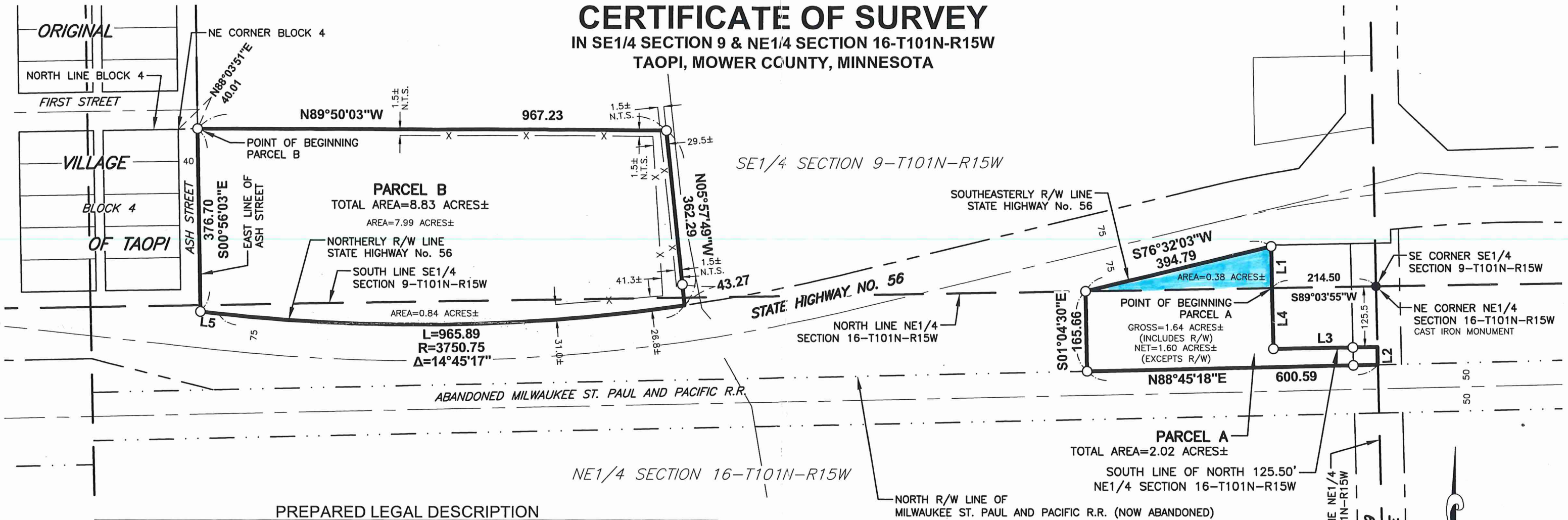
Red line denotes current city boundary lines.  
 City of Taopi, Minnesota

Light blue triangle denotes small portion of Parcel 10.009.0010 being split off to be annexed to the City of Taopi and become part of Parcel 32.003.0043.

# CERTIFICATE OF SURVEY

## IN SE1/4 SECTION 9 & NE1/4 SECTION 16-T101N-R15W

### TAOPI, MOWER COUNTY, MINNESOTA



#### PREPARED LEGAL DESCRIPTION

**PARCEL A:**

All that part of the SE1/4 Section 9 & NE1/4 Section 16-T101N-R15W, Mower County, Minnesota; described as follows:

Commencing at the southeast corner of said SE1/4; thence South 89°03'55" West a distance of 214.50 feet on an assumed bearing on the south line of said SE1/4, to the point of beginning;

thence North 01°00'26" West a distance of 85.85 feet, to the southeasterly right-of-way line of State Highway No. 56;

thence South 76°32'03" West a distance of 394.79 feet on said southeasterly right-of-way line;

thence South 01°04'30" East a distance of 165.66 feet on a right-of-way line of said State Highway No. 56, to the north right-of-way line of the Milwaukee, St. Paul and Pacific Railroad, now abandoned;

thence North 88°45'18" East a distance of 600.59 feet on said north right-of-way line, to the east line of said NE1/4;

thence North 01°17'00" West a distance of 36.71 feet on said east line, to the south line of the north 125.50 feet of said NE1/4;

thence South 89°03'55" West a distance of 214.50 feet on said south line;

thence North 01°17'00" West a distance of 125.50 feet, to the point of beginning.

**PARCEL B:**

All that part of the SE1/4 Section 9 & NE1/4 Section 16-T101N-R15W, Mower County, Minnesota; described as follows:

Commencing at the northeast corner of Block 4 in the Original Village of Taopi, as the same is platted and recorded in the office of the Mower County Recorder, Mower County, Minnesota; thence North 88°03'51" East a distance of 40.01 feet on an assumed bearing on the easterly extension of the north line of said Block 4, to the east line of Ash Street which is the point of beginning;

thence South 00°56'03" East a distance of 376.70 feet on said east line, to the northerly right-of-way line of State Highway No. 56;

thence South 83°39'46" East a distance of 35.88 feet on said right-of-way line;

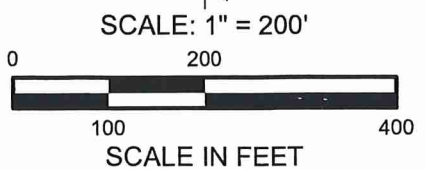
thence Easterly a distance of 965.89 feet on said right-of-way line on a tangential curve concave to the North, having a radius of 3750.75 feet and a central angle of 14°45'17";

thence North 05°57'49" West a distance of 362.29 feet;

thence North 89°50'03" West a distance of 967.23 feet, to the point of beginning.

Line Table		
Line #	Length	Bearing
L1	85.85	N01°00'26"W
L2	36.71	N01°17'00"W
L3	214.50	S89°03'55"W
L4	125.50	N01°17'00"W
L5	35.88	S83°39'46"E

**LEGEND:**  
 ○ = 5/8 Inch x 16 Inch iron stake monument (Capped SJT 22705)-Placed  
 ● = Iron stake monument-Found  
 N.T.S.=Not to Scale  
 —X— =Fenceline



FOR: VOIGT REVOCABLE TRUST

LOCATION MAP

Scale: 1" = 4000'

Date: 9/30/2024  
 Revised date: -  
 Drawn by: ADM  
 Survey: SJT  
 Coord-System: MNDOT CO. NAD83 1996  
 Page 1 of 1  
 Job No: 24-327CERT.DWG

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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.

10-29-24

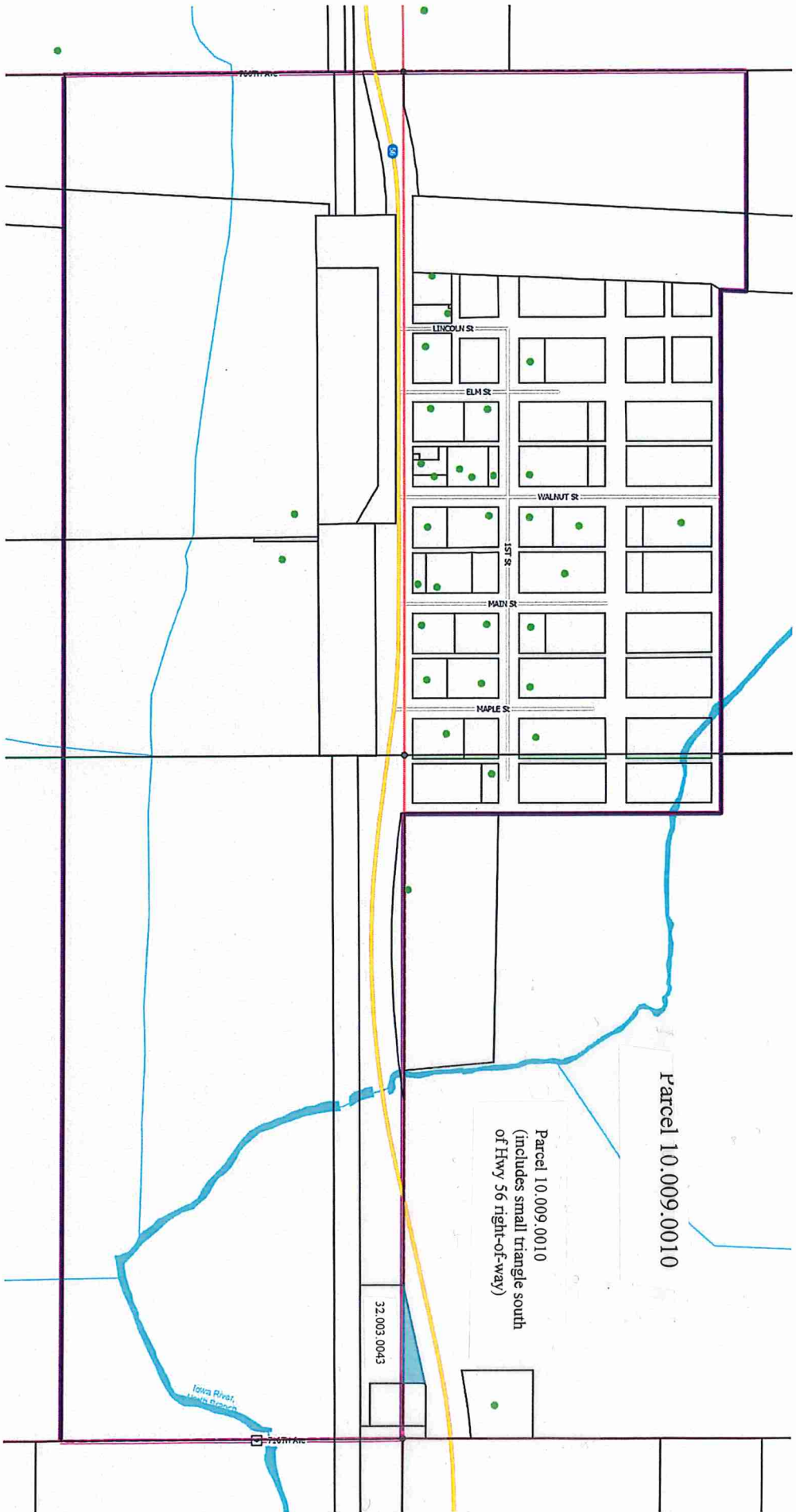
Steven J. Thompson, L.S. No. 22705      Date

JONES  
HAUGH  
SMITH

Engineers + Surveyors

515 South Washington Ave.  
Albert Lea, MN 56007  
507-373-4876

415 West North Street  
Owatonna, MN 55060  
507-451-4598



Red line denotes current city boundary lines.  
 City of Taopi, Minnesota

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