

**RECEIVED**

by OAH on December 13, 2018

**CITY OF PINE ISLAND  
OLMSTED AND GOODHUE COUNTIES  
ANNEXATION RESOLUTION NO. 18-23**

WHEREAS, Elk Farm Four LLC, a Delaware limited liability company (“Owner”), owns property described in Exhibit A (“Property”);

WHEREAS, by City of Pine Island Res No. 08-005 and New Haven Township Res. No. 08-01, the City and Town entered an orderly annexation agreement (“OAA”) governing the Property;

WHEREAS, the OAA authorizes the City to submit a resolution to the Minnesota Office of Administrative Hearings (“OAH”) for annexation of all or portions of the territory covered;

WHEREAS, by petition dated September 17, 2018 the Owner requested annexation of the Property under the OAA;

WHEREAS, as required by the OAA, the Owner has agreed to: present a development plan within 24 months; reimburse all City expenses for the annexation, and; comply with the City’s requirements for utility extension.

NOW THEREFORE BE IT RESOLVED by the City as follows:

1. OAH Jurisdiction/Consideration by the Chief Judge. The OAA confers jurisdiction over annexation of the Property described in Exhibit A to the OAH. The City requests immediate annexation of the Property. Pursuant to the OAA and Minnesota Statutes, Section 414.0325, Subd. 1(g) and (h), the chief judge may review and comment but no additional consideration is necessary and the annexation shall be ordered within 30 days without alteration of the boundaries.

2. Electric Utility Service Notice. The Owner timely gave any and all required notices to the City prior to petitioning, and the City timely gave any required notices to petitioner regarding potential changes in the cost of electric utility service.

3. Effective Date of Annexation. The chief’s order for annexation shall be effective as of the date of issuance.

4. Reimbursement. Pursuant to paragraph 9 of the OAA, New Haven Township has been reimbursed by the Owner in the amount of \$28,493.41 as payment in lieu of taxes.

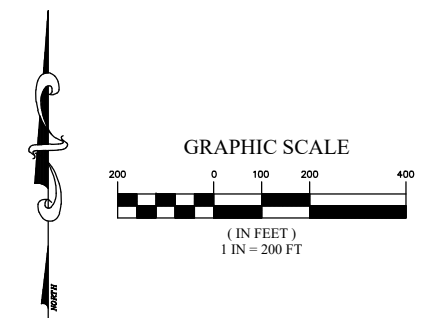
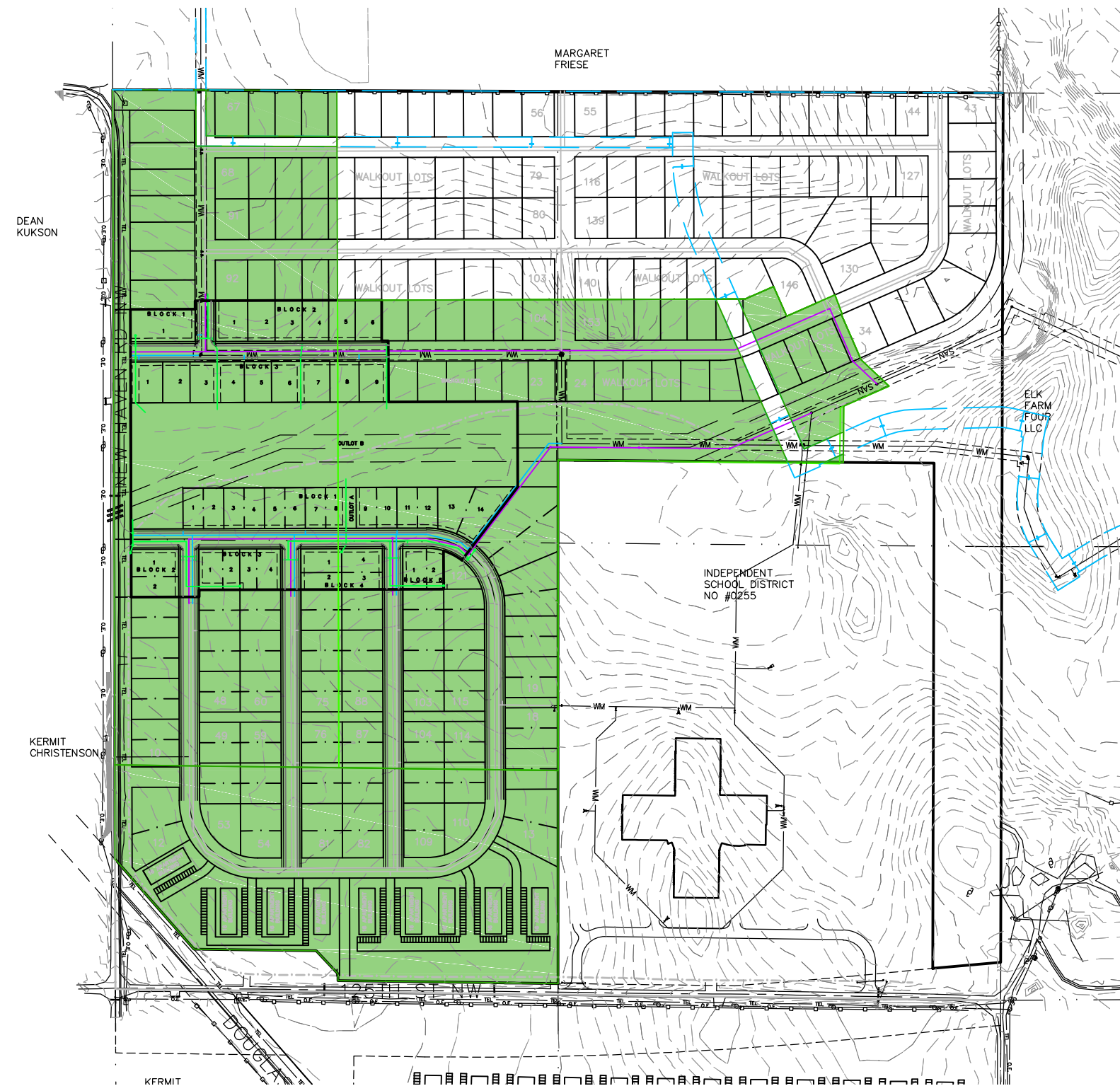
Adopted by the Pine Island City Council this 16<sup>th</sup> day of October, 2018.

BY: \_\_\_\_\_

Mayor

BY: \_\_\_\_\_

City Clerk



OWNERS/ DEVELOPERS  
 ELK FARM FOUR LLC  
 250 MAIN ST W STE 101  
 WOODLAND, CA 95695

ENGINEER & SURVEYOR  
 G-CUBED INC.  
 14070 HWY. 52 SE  
 CHATFIELD, MN 55923

EXHIBIT A  
 PROJECT CALCULATIONS:  
 75.73 ACRES

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK R. WELCH  
 DATE \_\_\_\_\_ REG. NO. 42736

DATE: 1/12/2017  
 Prepared For:  
 ELK FARM FOUR LLC.  
 250 MAIN ST W STE 101  
 WOODLAND, CA 95695

FILE NO.: 17-001 EXHIBITS

**G<sup>3</sup>**  
**G-Cubed**  
 14070 Hwy 52 S.E.  
 Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING  
 Ph. 507-867-1666  
 Fax 507-867-1665  
 www.gcg10

DESIGNED MRW  
 DRAWN ADB  
 CHECKED MRW

REVISED	BY	DATE
ANNEXATION	ADB	9/12/18
ANNEXATION	ADB	10/17/18
ANNEXATION	ADB	1/15/19

CITY OF PINE ISLAND  
 OLMSTED COUNTY

BENCHMARK:

ELK RUN WEST ESTATES  
 ANNEXATION EXHIBIT

SHEET 1  
 OF 2 SHEETS

Land Description:

The West 660.00 feet of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter, except the South 660.00 feet thereof, all in Section 3, Township 108 North, Range 15 West, Olmsted County, Minnesota.

AND

The South 660.00 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 108 North, Range 15 West, Olmsted County, Minnesota, EXCEPT that part platted and dedicated to the public known as OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 213, according to the recorded map thereof on file at the office of the Olmsted County Recorder.

AND

That part of the Northwest Quarter of the Southwest Quarter and that part of the Northeast Quarter of the Southwest Quarter, all in Section 3, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of said Northeast Quarter of the Southwest Quarter; thence on an assumed bearing of North 00°00'58" West, along the west line of said Northeast Quarter of the Southwest Quarter, 244.16 feet to a point 1574.03 feet north of the southwest corner of the Southeast Quarter of the Southwest Quarter; thence South 89°31'44" East, parallel with the south line of said Northeast Quarter of the Southwest Quarter, 840.05 feet; thence North 00°28'16" East 165.94 feet; thence North 66°19'08" East 145.67 feet; thence North 46°37'54" West 113.32 feet; thence North 23°40'52" West 145.65 feet; thence North 66°19'08" East 2.94 feet; thence North 20°52'20 West 60.07 feet; thence South 66°19'08" West 155.00 feet; thence North 23°40'52" West 95.00 feet; thence South 66°19'08" West 91.05 feet; thence South 89°49'08" West 1200.66 feet to the east line of the West 660.00 feet of said Northwest Quarter of the Southwest Quarter; thence South 00°11'00" East, along said east line, 709.28 feet to the south line of said Northwest Quarter of the Southwest Quarter; thence South 89°31'44" East, along said south line, 646.76 feet to the point of beginning.

EXCEPT (Previously annexed lands)


That part of the South Half of Section 3 and that part of the Southwest Quarter of the Southwest Quarter of Section 2, all in Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said South Half of Section 3; thence on an assumed bearing of North 89°27'08" East along the north line of said South Half 245.00 feet to the point of beginning; thence South 00°53'10" East 165.23 feet; thence North 89°26'35" East 1402.89 feet; thence South 00°32'57" East 10.08 feet; thence southeasterly 284.52 feet along a non tangential curve concave to the northeast, said curve has a radius of 680.00 feet, a central angle of 23°58'25" and the chord of said curve bears South 12°32'09" East 282.45 feet; thence South 24°31'22" East tangent to said curve 748.61 feet; thence North 65°28'38" East 82.25 feet; thence North 24°31'22" West 6.00 feet; thence North 65°28'38" East 199.07 feet; thence northeasterly 103.86 feet along a tangential curve concave to the southeast, said curve has a radius of 270.00 feet, a central angle of 22°02'24" and the chord of said curve bears North 76°29'50" East 103.22 feet; thence North 87°31'02" East tangent to said curve 238.83 feet; thence easterly 45.99 feet along a tangential curve concave to the south, said curve has a radius of 170.00 feet, a central angle of 15°29'56" and the chord of said curve bears South 84°43'59" East 45.85 feet; thence South 76°59'01" East tangent to said curve 30.24 feet; thence South 05°45'16" West 16.45 feet; thence South 84°14'44" East 6.03 feet; thence South 05°45'16" West 146.52 feet; thence southeasterly 187.15 feet along a tangential curve concave to the northeast, said curve has a radius of 280.00 feet, a central angle of 38°17'43" and the chord of said curve bears South 13°23'35" East 183.68 feet; thence South 32°32'27" East tangent to said curve 148.34 feet; thence North 57°27'33" East 75.73 feet; thence North 32°32'27" West 13.00 feet; thence North 57°27'33" East 87.41 feet; thence easterly 560.84 feet along a tangential curve concave to the south, said curve has a radius of 570.00 feet, a central angle of 56°22'29" and the chord of said curve bears North 85°38'47" East 538.49 feet; thence South 66°09'58" East tangent to said curve 205.86 feet; thence South 23°50'02" West 13.00 feet; thence South 66°09'58" East 68.34 feet; thence North 23°50'02" East 13.00 feet; thence South 66°09'58" East 243.47 feet; thence southeasterly 282.68 feet along a tangential curve concave to the northeast, said curve has a radius of 710.00 feet, a central angle of 22°48'42" and the chord of said curve bears South 77°34'19" East 280.81 feet; thence South 88°58'40" East tangent to said curve 403.96 feet; thence South 01°01'20" West 13.00 feet; thence South 88°58'40" East 71.83 feet; thence North 01°01'20" East 13.00 feet; thence South 88°58'40" East 113.44 feet; thence southeasterly 440.99 feet along a tangential curve concave to the southwest, said curve has a radius of 570.00 feet, a central angle of 44°19'42" and the chord of said curve bears South 66°48'49" East 430.08 feet; thence South 44°38'58" East tangent to said curve 129.75 feet; thence North 45°21'02" East 86.23 feet; thence North 44°38'58" West 6.00 feet; thence North 45°21'02" East 97.81 feet; thence northeasterly 298.05 feet along a tangential curve concave to the southeast, said curve has a radius of 770.00 feet, a central angle of 22°10'40" and the chord of said curve bears North 56°26'22" East 296.19 feet; thence South 24°41'21" East not tangent to said curve 6.26 feet; thence North 65°18'39" East 20.00 feet; thence North 24°41'21" West 5.22 feet; thence northeasterly 43.21 feet along a non tangential curve concave to the southeast, said curve has a radius of 770.00 feet, a central angle of 3°12'55" and the chord of said curve bears North 70°37'35" East 43.21 feet; thence North 17°45'57" West not tangent to said curve 1.02 feet; thence North 80°21'24" East 357.37 feet; thence North 88°30'32" East 394.83 feet; thence North 75°07'06" East 136.37 feet to the east line of said Southwest Quarter of the Southwest Quarter of Section 2; thence North 00°48'00" West along said east line 41.24 feet; thence South 75°07'06" West 141.71 feet; thence South 88°30'32" West 392.98 feet; thence South 80°21'24" West 365.93 feet; thence North 17°45'57" West 18.57 feet; thence southwesterly 389.44 feet along a non tangential curve concave to the southeast, said curve has a radius of 830.00 feet, a central angle of 26°53'01" and the chord of said curve bears South 58°47'32" West 385.88 feet; thence South 45°21'02" West tangent to said curve 124.04 feet; thence North 44°38'58" West 63.75 feet; thence northwesterly 487.41 feet along a tangential curve concave to the southwest, said curve has a radius of 630.00 feet, a central angle of 44°19'42" and the chord of said curve bears North 66°48'49" West 475.35 feet; thence North 88°58'40" West tangent to said curve 589.22 feet; thence northwesterly 258.79 feet along a tangential curve concave to the northeast, said curve has a radius of 650.00 feet, a central angle of 22°48'42" and the chord of said curve bears North 77°34'19" West 257.08 feet; thence North 66°09'58" West tangent to said curve 517.67 feet; thence westerly 619.87 feet along a tangential curve concave to the south, said curve has a radius of 630.00 feet, a central angle of 56°22'29" and the chord of said curve bears South 85°38'47" West 595.17 feet; thence South 57°27'33" West tangent to said curve 103.14 feet; thence North 32°32'27" West 75.34 feet; thence northwesterly 147.04 feet along a tangential curve concave to the northeast, said curve has a radius of 220.00 feet, a central angle of 38°17'43" and the chord of said curve bears North 13°23'35" West 144.32 feet; thence North 05°45'16" East tangent to said curve 150.40 feet; thence northeasterly 64.28 feet along a tangential curve concave to the southeast, said curve has a radius of 270.00 feet, a central angle of 13°38'28" and the chord of said curve bears North 12°34'30" East 64.13 feet; thence North 76°59'01" West not tangent to said curve 96.84 feet; thence westerly 62.22 feet along a tangential curve concave to the south, said curve has a radius of 230.00 feet, a central angle of 15°29'56" and the chord of said curve bears North 84°43'59" West 62.03 feet; thence South 87°31'02" West tangent to said curve 238.84 feet; thence southwesterly 126.94 feet along a tangential curve concave to the southeast, said curve has a radius of 330.00 feet, a central angle of 22°02'24" and the chord of said curve bears South 76°29'50" West 126.16 feet; thence South 65°28'38" West tangent to said curve 221.32 feet; thence North 24°31'22" West 682.61 feet; thence northwesterly 259.42 feet along a tangential curve concave to the northeast, said curve has a radius of 620.00 feet, a central angle of 23°58'25" and the chord of said curve bears North 12°32'09" West 257.53 feet; thence North 00°32'57" West tangent to said curve 55.08 feet; thence South 89°27'03" West 60.00 feet; thence South 00°32'57" East 15.00 feet; thence South 89°26'35" West 1373.07 feet; thence North 00°53'10" West 135.22 feet to said north line of the South Half of Section 3; thence South 89°27'08" West along said north line of the South Half of Section 3 a distance of 30.00 feet to the point of beginning.

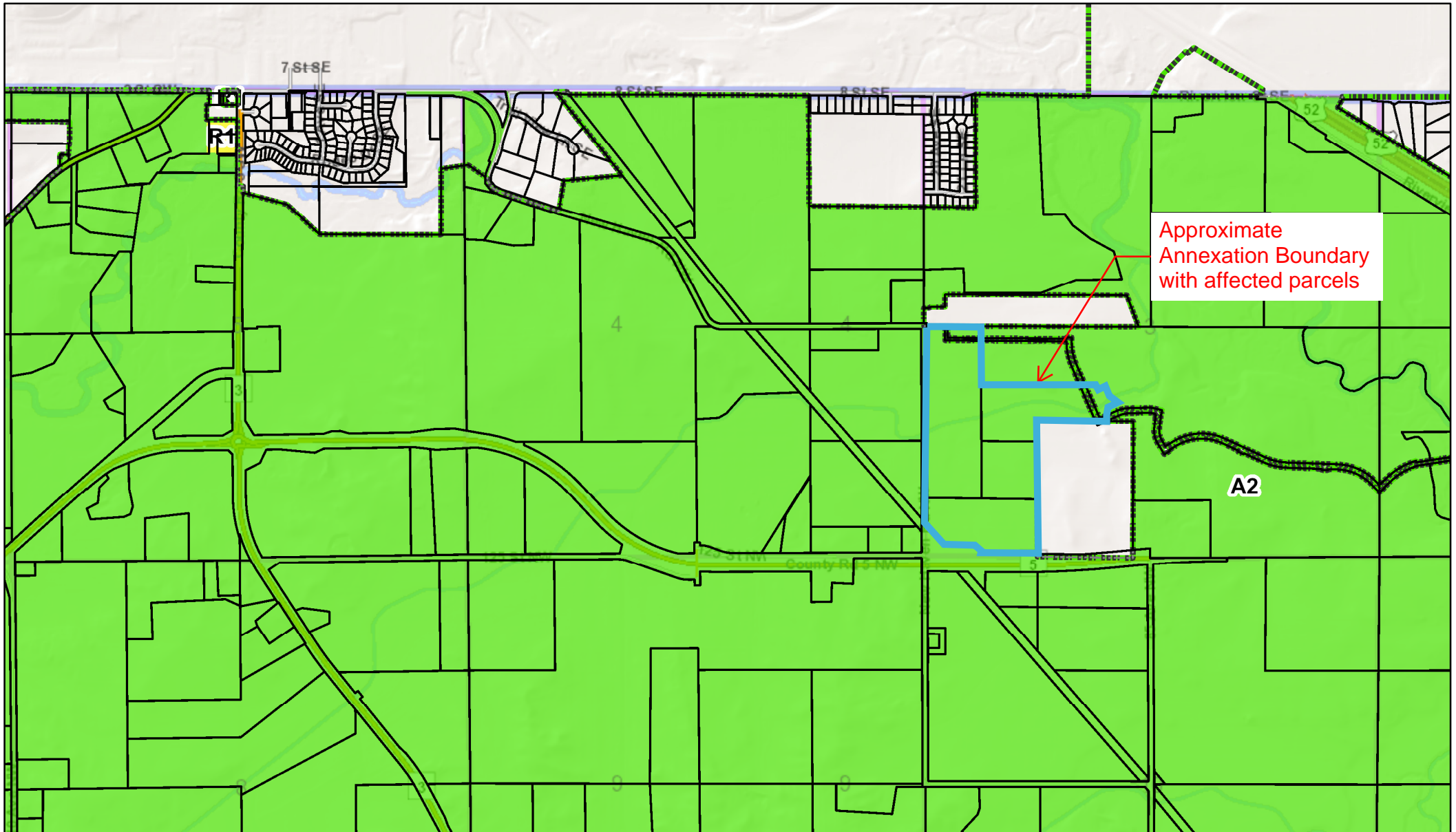
ALSO EXCEPT

The Douglas State Trail (formerly the Chicago Great Western Railroad Company Right of Way), a Minnesota recreational trail.

Containing 75.73 acres more or less.

ILLUSTRATION OR REVISION PREPARED BY: _____ DATE: _____ DRAWN BY: _____ CHECKED BY: _____ TITLE: _____	D-T: 1/12/2017 Prepared - r: -LK - -RM - \ LLC. 250 M-IN ST W ST- 101 WOODL -	 <b>ubed</b> 14070 Hwy 52 S.E. Chatfield, MN 55923 Ph. 507-867-1666 Fax 507-867-1665 www.ggg10	- IGN- \W \ - CH K- \W	R- IS- -X-TION - /12/18 -X-TION - /17/18 -X-TION - /15/19	CITY OF PINE ISLAND OLMSTED COUNTY	ELK RUN WEST ESTATES ANNEXATION EXHIBIT
	-IL- NO.: 17-001 EXHIBITS		B-N HMAFK:	SH 1 OF 2 SH 1		

# Parcel Map with County Zoning

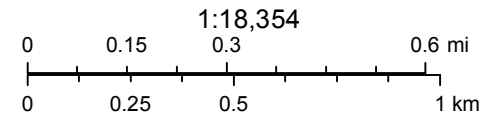


Approximate  
Annexation Boundary  
with affected parcels

A2

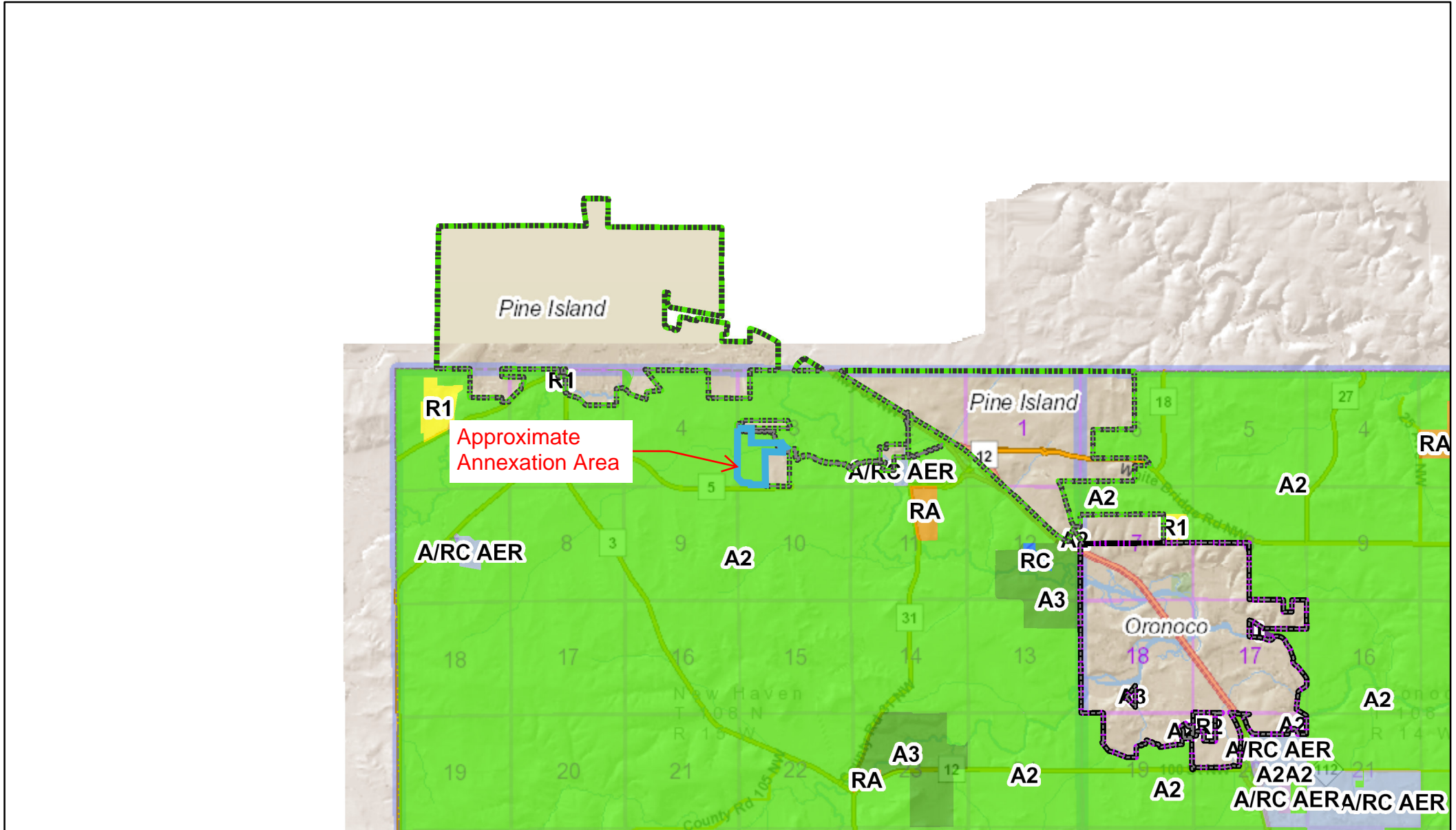
December 14, 2018

- Parcels
- Registered
- Historic Landmark Properties**
- Potential
- Removed

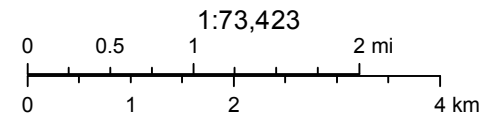
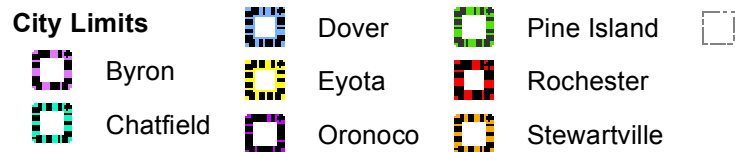


Rochester-Olmsted Planning Dept. GIS Division  
 Rochester-Olmsted County Planning Dept. GIS Division, Rochester Public  
 Utilities and Rochester Public Works Dept.  
 Rochester-Olmsted County Planning Dept. GIS Division.

# Pine Island City Limits



December 14, 2018



Rochester-Olmsted Planning Dept. GIS Division  
 Rochester-Olmsted County Planning Dept. GIS Division, Rochester Public Utilities and Rochester Public Works Dept.  
 Rochester-Olmsted County Planning Dept. GIS Division.