

OCT 06 2014

RESOLUTION OF THE CITY OF MANKATO APPROVING ANNEXATION OF  
PROPERTY IN ACCORDANCE WITH THE ORDERLY ANNEXATION AGREEMENT  
WITH MANKATO TOWNSHIP

WHEREAS, a petition has been submitted by the owner of property at 100 Country Club Drive described as Lot 1, Block 1, Country Club Estates; and

WHEREAS, the property is legally described in the attached petition; and

WHEREAS, the annexation of the property is being requested in order for city services to be extended for servicing an existing house and development of a new single-family dwelling; and

WHEREAS, there are zero (0) people living on the subject property; and

WHEREAS, the Council of the City of Mankato finds that it is in the best interest of the City to support such annexation.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Mankato, Minnesota, hereby states that the City has no objection to the annexation of the following described property in Exhibit A and the City of Mankato hereby annexes said property per M.S. 414.0325.

Upon receipt of this resolution and an annexation petition approved by each party to the joint resolution, the Municipal Board may review and comment, but shall, within thirty (30) days, order annexation in accordance with the terms of this joint resolution when an annexation petition is presented to the Municipal Board.

Passed this 22nd day of September, 2014.

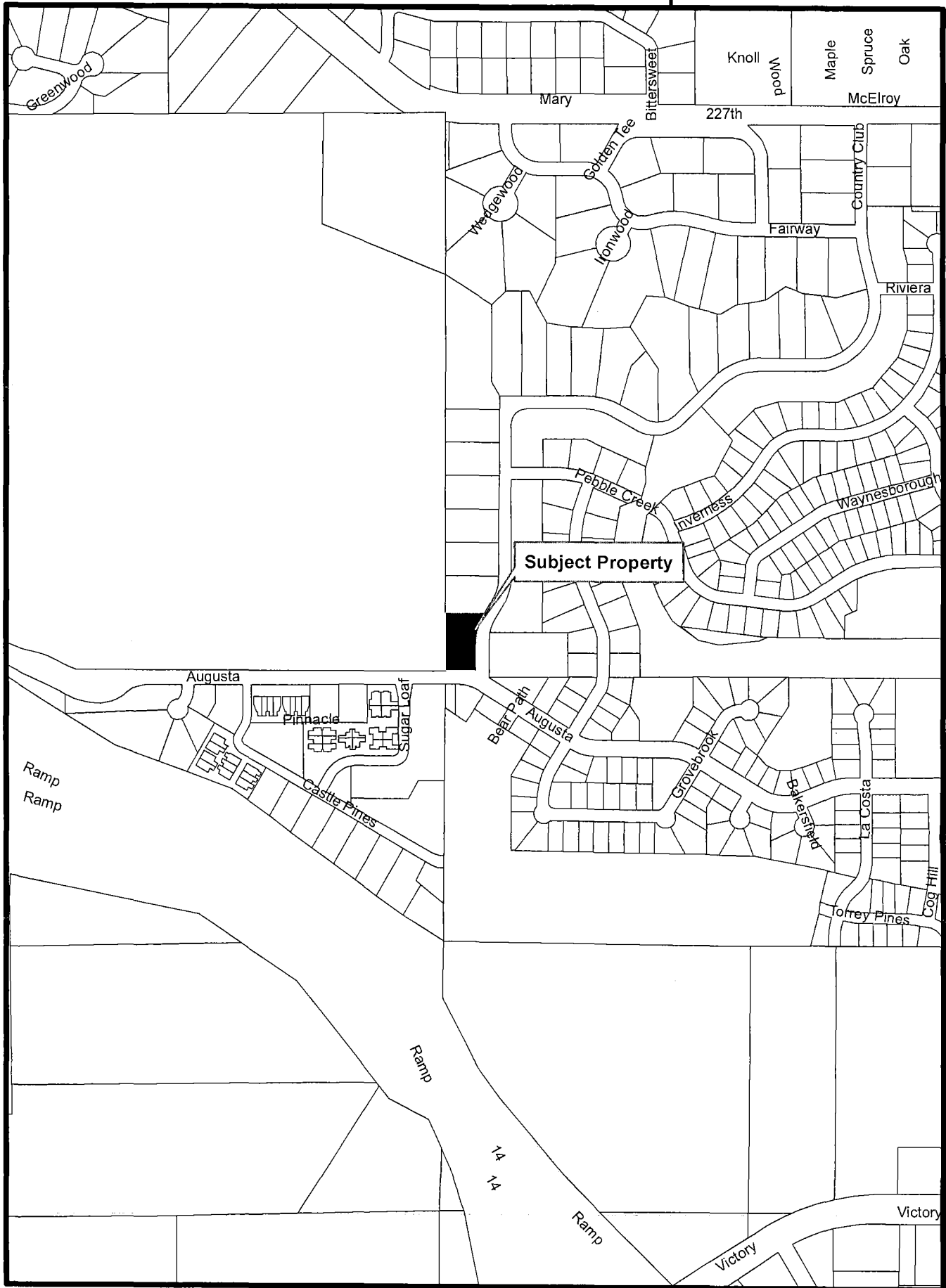
  
Mayor Pro Tem Frederick

ATTEST: Renee Kopischke  
Executive Secretary

# General Location Map

REC'D BY  
MBA

OCT 06 2014

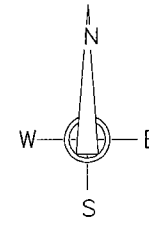


0 250 500 1,000 Feet



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MBA

OCT 06 2014



30 15 0 30 60 90

SCALE IN FEET

- INDICATES 1/2" DIA. X 20" LONG IRON PIPE SET WITH PLASTIC CAP MARKED BY LICENSE NO. 14701.
- INDICATES IRON PIPE MONUMENTS FOUND.

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: 8/27/14 License No. 14701

# TOPOGRAPHIC SITE PLAN

MANKATO, MINNESOTA

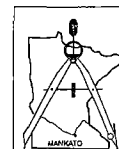
LOT 1, BLOCK ONE,  
COUNTRY CLUB ESTATES

FOR: MID-STATE HOLDINGS

SCALE: 1"=30'

DATE: AUG., 2014

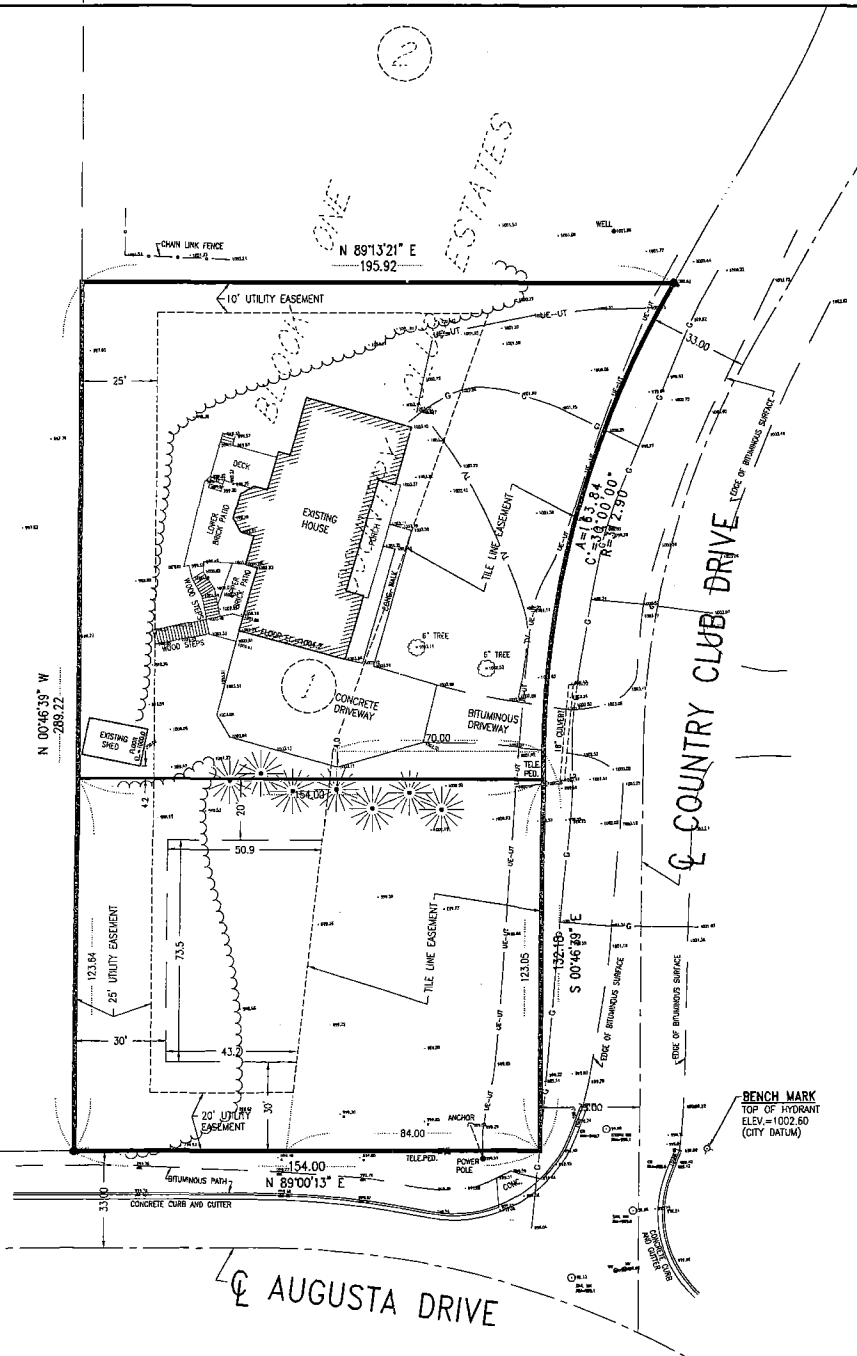
F.B.: FILE 14784



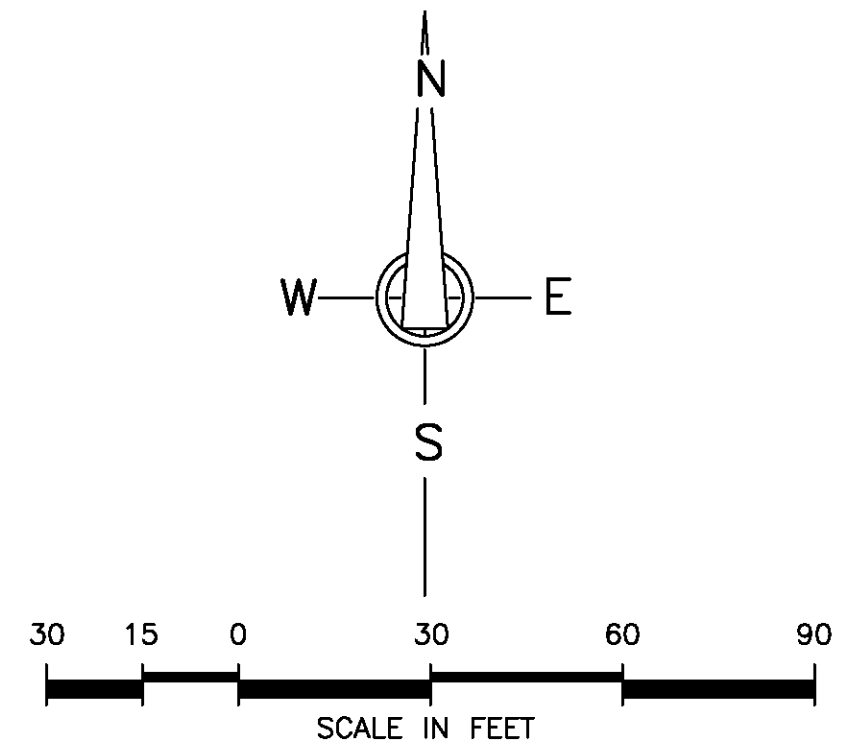
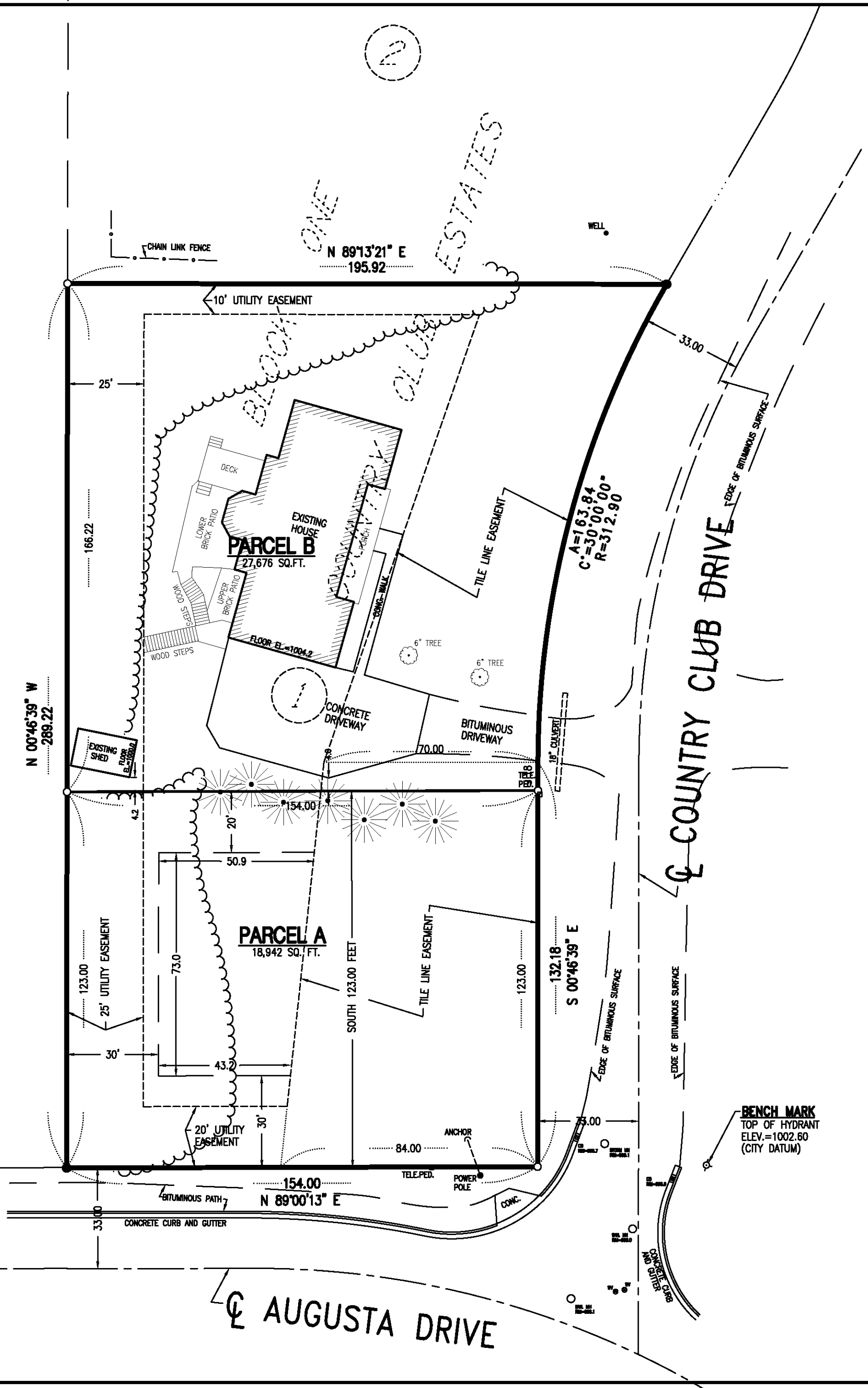
151 ST. ANDREWS COURT  
SUITE 400  
MANKATO, MN. 56001  
PHONE: 507-345-1003

S  
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C.

BLOCK 1  
MANKATO GOLF CLUB ADDITION



BLOCK 1  
MANKATO GOLF CLUB ADDITION



INDICATES 1/2" DIA. X 20" LONG IRON PIPE SET WITH PLASTIC CAP MARKED BY LICENSE NO. 14701.

INDICATES IRON PIPE MONUMENTS FOUND.

PARCEL A

Lot 1, Block One, Country Club Estates, according to the plat thereof on file and of record with the Blue Earth County Recorder, EXCEPTING therefrom the South 123.00 feet of said Lot 1.

Said Parcel A contains 18,942 square feet, subject to any and all easements of record.

PARCEL B

The South 123.00 feet of Lot 1, Block One, Country Club Estates, according to the plat thereof on file and of record with the Blue Earth County Recorder.

Said Parcel B contains 27,676 square feet, subject to any and all easements of record.

CITY ACKNOWLEDGMENT

This Lot Split has been reviewed and approved pursuant to Section 11.14 of the Mankato City Code by the City Engineer and the Planning Director.

Signed this \_\_\_\_ day of \_\_\_\_\_ 2014.

Mankato City Engineer

Signed this \_\_\_\_ day of \_\_\_\_\_ 2014.

Mankato Planning Director

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: \_\_\_\_\_  
Print Name: **WARREN P. SMITH**  
Date \_\_\_\_\_ License No. **14701**

**SURVEY SERVICES**

151 St. Andrews Court  
Suite 400  
Mankato, MN. 56001  
Phone: 507-345-1003

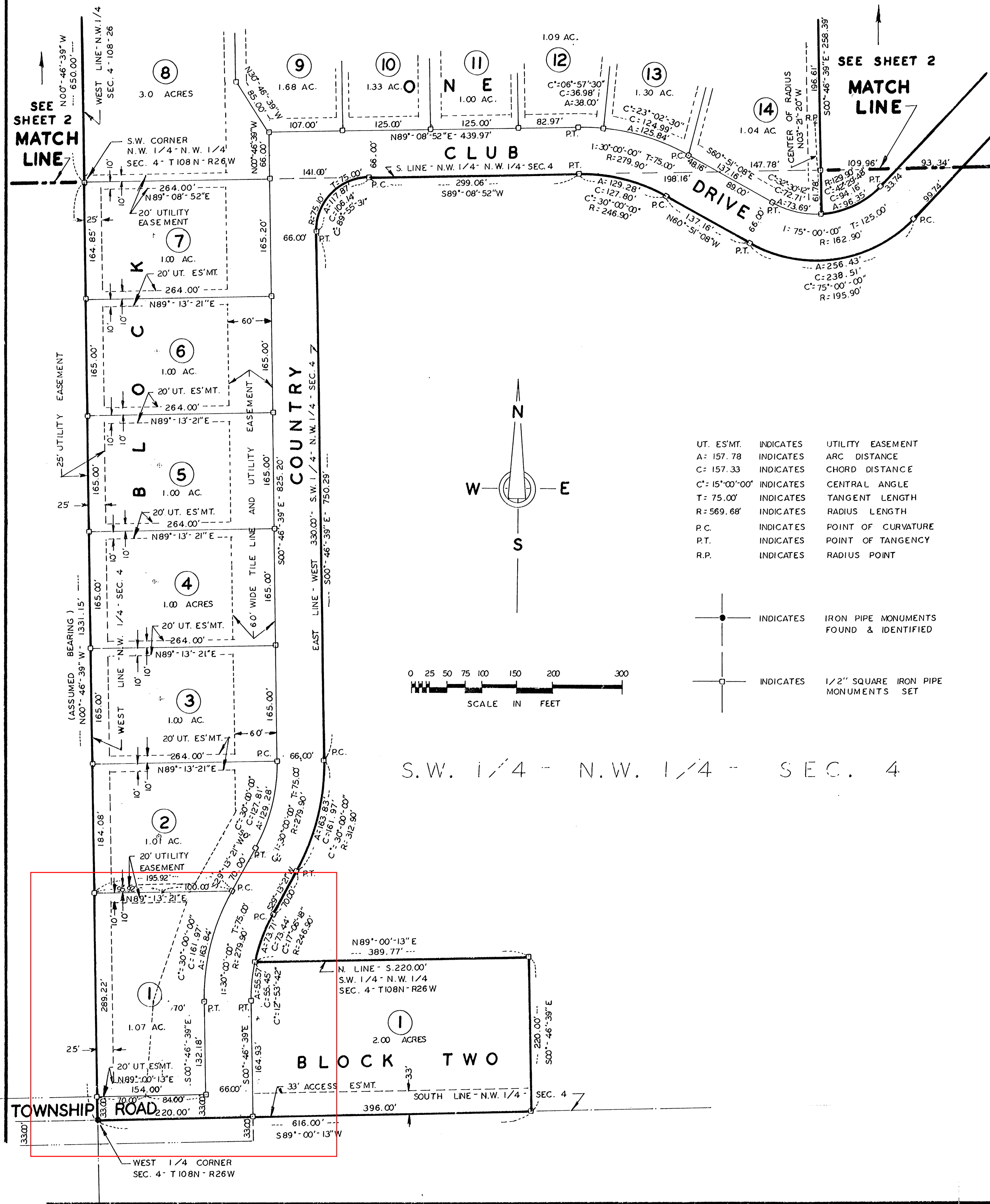
**ADMINISTRATIVE LOT SPLIT**  
MANKATO, MINNESOTA

**LOT 1, BLOCK ONE, COUNTRY CLUB ESTATES**

FOR: MID-STATE HOLDINGS

SCALE: 1"=30'      DATE: SEPT., 2014      F.B.: FILE 14784

COUNTRY CLUB ESTATES  
BLUE EARTH COUNTY, MINNESOTA



INSTRUMENT OF DEDICATION

Know all men by these present that we, Kenneth S. Hiniker and Florence E. Hiniker, husband and wife; Robert M. Regan and Josephine A. Regan, husband and wife; and Charles T. Peterson and the Norwest Bank of Minneapolis as co-representatives of the Marvin S. Goodrich Estate, fee owners; and Gary E. Hiniker and Kim R. Hiniker, husband and wife, contract purchasers from the Marvin S. Goodrich Estate; and Kenneth S. Hiniker and Florence E. Hiniker, husband and wife, and Gary J. Peterson and Tordis L. Peterson, husband and wife, contract purchasers from Robert M. Regan and Josephine A. Regan; owners of the following described property to-wit:

That part of the Southwest Quarter of the Northwest Quarter of Section 4 and that part of the North Half of the Northwest Quarter of Section 4, all in Township 108 North, Range 26 West, Blue Earth County, Minnesota, described as:

Beginning at the west quarter corner of Section 4; thence North 00 degrees 46 minutes 39 seconds West (assumed bearing) along the west line of the Northwest Quarter of Section 4, a distance of 1331.15 feet to the southwest corner of the Northwest Quarter of Section 4; thence continuing North 00 degrees 46 minutes 39 seconds West along the west line of the Northwest Quarter of Section 4, a distance of 650.00 feet; thence South 59 degrees 24 minutes 30 seconds East, 259.42 feet; thence North 45 degrees 14 minutes 30 seconds East, 95.65 feet; thence North 89 degrees 08 minutes 52 seconds East, 120.00 feet; thence South 29 degrees 35 minutes 30 seconds East, 176.78 feet; thence South 81 degrees 45 minutes 42 seconds East, 126.59 feet; thence South 87 degrees 23 minutes 18 seconds East, 161.76 feet; thence North 85 degrees 32 minutes 00 seconds East, 128.90 feet; thence South 34 degrees 39 minutes 04 seconds East, 250.00 feet to a point on the east line of the west 1050.00 feet of the Northwest Quarter of the Northwest Quarter of Section 4; thence South 00 degrees 46 minutes 39 seconds East along said east line and its southerly extension, 258.39 feet to a point on a circular curve which center of radius bears North 03 degrees 21 minutes 20 seconds West; thence northeasterly along a 129.90 foot radius curve, central angle = 42 degrees 29 minutes 48 seconds, an arc distance of 96.35 feet to the point of tangency of said curve; thence North 44 degrees 08 minutes 52 seconds East along the tangent of said curve, 259.94 feet to the point of curvature of a circular curve to the right; thence northeasterly and easterly along a 334.78 foot radius curve, central angle = 45 degrees 00 minutes 00 seconds, an arc distance of 275.95 feet to the point of curvature of a circular curve to the left; thence northeasterly and northerly along a 273.91 foot radius curve, central angle = 105 degrees 00 minutes 12 seconds, an arc distance of 501.98 feet to the point of tangency of said curve; thence North 15 degrees 51 minutes 20 seconds West along the tangent of said curve, 149.39 feet to the point of curvature of a circular curve to the right; thence northerly along a 602.68 foot radius curve, central angle = 15 degrees 00 minutes 00 seconds, an arc distance of 157.78 feet to the point of tangency of said curve; thence North 00 degrees 51 minutes 20 seconds West along the tangent of said curve, 561.30 feet to a point on the north line of the North Half of the Northwest Quarter of Section 4; thence North 89 degrees 08 minutes 40 seconds East along said north line, the same being the centerline of County State Aid Highway No. 12, a distance of 66.00 feet; thence South 00 degrees 51 minutes 20 seconds East, 561.30 feet to the point of curvature of a circular curve to the left; thence southerly along a 536.68 foot radius curve, central angle = 15 degrees 00 minutes 00 seconds, an arc distance of 140.50 feet to the point of tangency of said curve; thence South 15 degrees 51 minutes 20 seconds East along the tangent of said curve, 149.39 feet to the point of curvature of a circular curve to the right; thence southerly and southwesterly along a 339.91 foot radius curve, central angle = 105 degrees 00 minutes 12 seconds, an arc distance of 622.94 feet to the point of tangency of said curve; thence South 89 degrees 08 minutes 52 seconds West along the tangent of said curve, 275.95 feet to the point of curvature of a circular curve to the left; thence southwesterly along a 268.78 foot radius curve, central angle = 45 degrees 00 minutes 00 seconds, an arc distance of 211.10 feet to the point of tangency of said curve; thence South 44 degrees 08 minutes 52 seconds West along the tangent of said curve, 259.94 feet to the point of curvature of a circular curve to the right; thence southwesterly and westerly along a 195.90 foot radius curve, central angle = 75 degrees 00 minutes 00 seconds, an arc distance of 256.43 feet to the point of tangency of said curve; thence North 60 degrees 51 minutes 08 seconds West along the tangent of said curve, 137.16 feet to the point of curvature of a circular curve to the left; thence northwesterly along a 246.90 foot radius curve, central angle = 30 degrees 00 minutes 00 seconds, an arc distance of 129.28 feet to the point of tangency of said curve and on the south line of Northwest Quarter-Northwest Quarter of Section 4; thence South 89 degrees 08 minutes 52 seconds West along the tangent of said curve along the south line of the Northwest Quarter of the Northwest Quarter of Section 4, a distance of 299.06 feet to the point of curvature of a circular curve to the left; thence southwesterly along a 75.10 foot radius curve; central angle = 89 degrees 55 minutes 31 seconds, an arc distance of 117.87 feet to the point of tangency of said curve; said point being on the east line of the west 330.00 feet of the Southwest Quarter of the Northwest Quarter of Section 4; thence South 00 degrees 46 minutes 39 seconds East along a line parallel with and distant 330.00 feet easterly of, as measured at right angles to, the west line of the Southwest Quarter of the Northwest Quarter of Section 4, a distance of 750.29 feet to the point of curvature of a circular curve to the right; thence southwesterly along a 312.90 foot radius curve, central angle = 30 degrees 00 minutes 00 seconds, an arc distance of 163.83 feet to the point of tangency of said curve; thence South 29 degrees 13 minutes 21 seconds West along the tangent of said curve, 70.00 feet to the point of curvature of a circular curve to the left; thence southerly along a 246.90 foot radius curve, central angle = 17 degrees 06 minutes 18 seconds, an arc distance of 73.71 feet to a point on the north line of the south 220.00 feet of the Southwest Quarter of the Northwest Quarter of Section 4; thence North 89 degrees 08 minutes 13 seconds East, not radially to said curve, along said north line, 389.77 feet; thence South 00 degrees 46 minutes 39 seconds East along a line parallel with and distant 616.00 feet easterly of the west line of the Northwest Quarter of Section 4, as measured along the south line of said Northwest Quarter, a distance of 220.00 feet to a point on the south line of the Northwest Quarter of Section 4; thence South 89 degrees 00 minutes 13 seconds West along said south line, 616.00 feet to the point of beginning.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set and that we have named said platted area COUNTRY CLUB ESTATES, and that we dedicate to the public use the street and easements shown hereon.

SIGNED: Fee Owners

SIGNED: Contract Purchasers

Kenneth S. Hiniker

Florence E. Hiniker

Kenneth S. Hiniker

Florence E. Hiniker

Robert M. Regan

Josephine A. Regan

Gary J. Peterson

Tordis L. Peterson

SIGNED: Co-Representatives of the Marvin S. Goodrich Estate

Gary E. Hiniker

Kim R. Hiniker

Charles T. Peterson

Norwest Bank of Minneapolis

NOTARY CERTIFICATES

State of Minnesota )  
County of Blue Earth ) ss

On this the \_\_\_\_\_ day of \_\_\_\_\_, 1984, before me a Notary Public within and for said County, personally appeared Kenneth S. Hiniker and Florence E. Hiniker, husband and wife, Robert M. Regan and Josephine A. Regan, husband and wife, Gary J. Peterson and Tordis L. Peterson, husband and wife, and Gary E. Hiniker and Kim R. Hiniker, husband and wife, known by me to be the persons who executed this instrument and who did acknowledge the same to be their free act and deed.

Notary Public

State of Minnesota )  
County of Blue Earth ) ss

On this the \_\_\_\_\_ day of \_\_\_\_\_, 1984, before me a Notary Public in and for said County, appeared Charles T. Peterson, a co-representative of the Marvin S. Goodrich Estate, known by me to be the person who executed the above instrument and who did acknowledge the same to be his free act and deed.

Notary Public

State of Minnesota )  
County of \_\_\_\_\_ ) ss

On this the \_\_\_\_\_ day of \_\_\_\_\_, 1984, before me a Notary Public in and for said County, appeared \_\_\_\_\_, a co-representative of the Marvin S. Goodrich Estate, known by me to be the person who executed the above instrument and who did acknowledge the same to be his free act and deed.

Notary Public

SEE SHEET TWO FOR SURVEYOR'S  
CERTIFICATE, TITLE OPINION,  
APPROVALS, AUDITOR, TREASURER  
AND COUNTY RECORDER CERTIFICATIONS.

COUNTY OF BLUE EARTH  
STATE OF MINNESOTA

REC'D BY  
MBA

OCT 06 2014

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF  
MANKATO, MINNESOTA;

BOARD OF SUPERVISORS, MANKATO TOWNSHIP

The petitioner hereby states:

Lot 1 Block 1 Country Club Estates

- A. That the property is unincorporated and is not included within any other municipality.
- B. The total area is approximately 1.07 acres.
- C. That the reason for annexation is that the area wishes to be served by City utilities.
- D. The current estimated population of persons residing on the property 0.

Petitioner hereby requests that pursuant to M.S. 414.0325, said property be annexed to and included within the City of Mankato.

Dated this 29<sup>th</sup> day of August, 2014



Signature

TO: Department of Administration  
Municipal Boundary Adjustments  
300 Centennial Office Building  
658 Cedar Street  
St. Paul, MN 55155

REC'D BY  
MBA

OCT 06 2014

RE: Orderly Annexation Petition: Josh Kelley

Proposed Annexation to the City of Mankato

Ladies and Gentlemen:

The Town Board of Mankato Township, Blue Earth County, pursuant to a resolution duly adopted by the town board 9-17, 2014 hereby states that Mankato Township has no objection to the annexation of the following described land to the City of Mankato per M.S. 414.0325 and the Joint Resolution for Orderly Annexation between the City of Mankato and Mankato Township.

The property is described as Lot 1, Block 1, Country Club Estates.

Date 9-17-14

Signature   
Clerk