

STATE OF MINNESOTA  
OFFICE OF ADMINISTRATIVE HEARINGS

In the Matter of the Orderly Annexation  
of Certain Real Property to the City  
of Mankato from Lime Township  
(MBAU Docket OA-1701-1)

**ORDER APPROVING  
ANNEXATION**

A joint resolution for orderly annexation (Joint Resolution to Designate) was adopted by the City of Mankato (City) on April 30, 2018, and Lime Township (Township) on March 20, 2018, pursuant to Minn. Stat. § 414.0325, designating certain real property for annexation.

City Resolution Number R-18-0709-151 (City Resolution), adopted by the City on July 9, 2018, requests annexation of certain real property (Property) legally described as follows:

All that part of Section 33, Township 109 North, Range 26 West, described as:

Commencing at the South quarter corner of Section 33; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) along the South line of the Southeast Quarter of Section 33, a distance of 109.50 feet to the point of beginning; thence continuing North 90 degrees 00 minutes 00 seconds East along the South line of the Southeast Quarter of Section 33, a distance of 416.31 feet to the westerly line of Hensonshire Addition; thence North 01 degrees 56 minutes 36 seconds West along the westerly line of Hensonshire Addition, a distance of 1651.52 feet to the southerly right-of-way line of the now abandoned Chicago and Northwestern Railroad, said right-of-way line being a 1773.20 foot non-tangential curve, having a central angle of 10 degrees 00 minutes 14 seconds, a chord bearing of South 81 degrees 16 minutes 58 seconds West; thence along the curve 309.60 feet to the Northeast corner of a parcel recorded in Book 258 Blue Earth County records, Page 529; thence South 18 degrees 40 minutes 54 seconds East along the easterly line of said parcel, a distance of 371.62 feet; thence South 58 degrees 59 minutes 50 seconds West along the southerly line of said parcel, a distance of 92.89 feet; thence South 12 degrees 18 minutes 35 seconds East, 135.88 feet; thence South 79 degrees 30 minutes 00 seconds West, 307.75 feet to the easterly line of a parcel recorded in Book 240 Blue Earth County Records, Page 532; thence South 12 degrees 10 minutes 30 seconds East along the easterly line of said parcel, a distance of 210.00 feet; thence North 60 degrees 46 minutes 18 seconds West, along a southerly line of said parcel, a distance of 178.80 feet; thence South 74 degrees 38 minutes 42 seconds West, along a southerly line of said parcel 196.28 feet to a northeasterly line of Knollwood Parks Mobile Home Court property; thence South 44 degrees 06 minutes 00 seconds East along said line, 475.16 feet; thence South 04 degrees 49 minutes 00 seconds West, along an easterly line of Knollwood Parks, 97.20 feet; thence South 90 degrees 00 minutes 00 seconds East, along a northerly line of Knollwood Parks,

158.00 feet; thence South 00 degrees 00 minutes 00 seconds West, along an easterly line of Knollwood Parks, 407.00 feet to the point of beginning. Contains 16.74 acres and is subject to the following easements for purposes of ingress and egress, 33 feet in width, the centerlines of which are described as follows:

Commencing at the South quarter corner of Section 33; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) along the South line of the Southeast quarter of Section 33, a distance of 466.31 feet to the point of beginning; thence North 12 degrees 18 minutes 36 seconds West along the existing driveway entrance road, 1232.18 feet.

Also, commencing at the South quarter corner of Section 33; thence North 90 degrees 00 minutes 00 seconds East (assume bearing) along the South line of the Southeast quarter of Section 33, a distance of 466.31 feet to the point of beginning; thence North 12 degrees 18 minutes 36 seconds West along the existing driveway entrance road, 1096.30 feet; thence South 79 degrees 30 minutes 00 seconds West, 307.75 feet and;

PARCEL ONE: That part of the Southeast Quarter of the Southwest Quarter of Section 33, Township 109 North, Range 26 West described as: Commencing at the South quarter corner of Section 33; thence South 90 degrees 00 minutes 00 seconds West (assumed bearing) along the westerly extension of the South line of the Southeast quarter of Section 33, a distance of 181.75 feet; thence North 00 degrees 00 minutes 00 seconds East, 897.00 feet to the point of beginning; thence South 60 degrees 46 minutes 18 seconds East, 178.80 feet; thence North 12 degrees 10 minutes 30 seconds West, 455.00 feet; thence South 57 degrees 15 minutes 48 seconds West, 267.51 feet; thence continuing South 57 degrees 15 minutes 48 seconds West, 185 feet more or less to a point on the Northeasterly property line of the Knollwood Parks Mobile Home Court property; thence southeasterly along said Northeasterly property line, 210 feet more or less to the point of intersection of said property line with a line which bears South 74 degrees 38 minutes 42 seconds West from the point of beginning; thence North 74 degrees 38 minutes 42 seconds East, 196 feet more or less to the point of beginning;

Together with an easement for access purposes 33.00 feet in width, the centerline of which is described as: Commencing at the South quarter corner of Section 33; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) along the South line of the Southeast quarter of Section 33, a distance of 466.31 feet to the point of beginning; thence North 12 degrees 18 minutes 36 seconds West along the existing driveway entrance road, 1096.30 feet; thence South 79 degrees 30 minutes 00 seconds West, 307.75 feet to a point on the easterly boundary line of the above described tract at a point distance 210.00 feet northerly of the southeasterly corner of said tract as measured along its easterly boundary and there terminating.

PARCEL TWO: That part of the Southeast quarter of the Southwest Quarter of Section 33, Township 109 North, Range 26 West described as: Commencing at the South quarter corner of Section 33; thence North 90 degrees 00 minutes 00

seconds East (assumed bearing) along the South line of the Southeast quarter of Section 33, a distance of 466.31 feet to the centerline of an existing 33 foot access easement; thence North 12 degrees 18 minutes 36 seconds West along the existing access easement, 1096.30 feet; thence South 79 degrees 30 minutes 00 seconds West, along the existing access easement, 247.95 feet to the point of beginning; thence continuing South 79 degrees 30 minutes 00 seconds West along the centerline of the existing access easement, 59.77 feet; thence North 12 degrees 10 minutes 30 seconds West, 249.57 feet; thence North 79 degrees 30 minutes 00 seconds East, 58.82 feet; thence South 12 degrees 23 minutes 40 seconds East, 249.60 feet to the point of beginning, Blue Earth county, Minnesota and;

That part of the Southeast quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter of Section 33, Township 109 North, Range 26 West described as: Commencing at the South quarter corner of Section 33; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) along the South line of the Southeast quarter of Section 33, a distance of 466.31 feet to the centerline of an existing 33 foot access easement; thence North 12 degrees 18 minutes 36 seconds West along the existing access easement, 1096.30 feet to the point of beginning; thence continuing North 12 degrees 18 minutes 36 seconds West along the existing access easement, 135.88 feet; thence South 58 degrees 59 minutes 50 seconds West, 27.11 feet; thence North 60 degrees 00 minutes 00 seconds West, 504.54 feet to the southerly right-of-way line of the now abandoned Chicago and Northwestern Railroad, being a non-tangential 1773.20 foot radius curve, concave to the Southeast, having a central angle of 14 degrees 45 minutes 30 seconds, a chord which bears South 54 degrees 17 minutes 54 seconds West for 455.48 feet; thence along the curve 456.74 feet to the Northeasterly line of Knollwood Park Mobile Home Court property; thence South 36 degrees 45 minutes 00 seconds East along said line, 207.75 feet; thence North 57 degrees 15 minutes 48 seconds East, 452.34 feet; thence North 12 degrees 10 minutes 30 seconds West, 4.57 feet; thence North 79 degrees 30 minutes 00 seconds East, 58.82 feet; thence South 12 degrees 23 minutes 40 seconds East, 249.60 feet to the centerline of a 33.00 foot wide access easement; thence North 79 degrees 30 minutes 00 seconds East along said centerline, 247.95 feet to the point of beginning and;

The following described property located in Blue Earth County, Minnesota: That part of the South half of Section 33, Township 109 North, Range 26 West, described as follows: Commencing at the South quarter corner of Section 33; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) along the South line of Section 33, a distance of 466.31 feet; thence North 12 degrees 18 minutes 36 seconds West, 1232.18 feet; thence South 58 degrees 59 minutes 50 seconds West, 27.11 feet to the point of beginning; thence North 58 degrees 59 minutes 50 seconds East, 120.00 feet; thence North 18 degrees 40 minutes 54 seconds West, 371.62 feet to the southerly right-of-way line of the abandoned Chicago & Northwestern Railroad; thence westerly along said railroad right-of-way, an arc distance of 451.85 feet to a point of intersection with a line which bears North 60 degrees 00 minutes 00 seconds West, from the point of beginning; thence

South 60 degrees 00 minutes 00 seconds East 504.54 feet to the point of beginning; Containing 2.53 acres together with an easement for access purposes 33.00 feet in width, the centerline of which is described as follows: Commencing at the South quarter corner of Section 33; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) along the South line of Section 33, a distance of 466.31 feet to the point of beginning; thence North 12 degrees 18 minutes 36 seconds West along the existing driveway entrance road, 1232.18 feet to a point on the southerly boundary line of the above described tract at a point 27.11 feet northeasterly of the Southwest corner of said tract, as measured along its southerly boundary and there terminating.

Based upon a review of the Joint Resolution to Designate and the City Resolution, the Chief Administrative Law Judge makes the following:

### ORDER

1. Pursuant to Minn. Stat. § 414.0325 (2018), the City Resolution is deemed adequate in all legal respects and properly supports this Order.
2. Pursuant to the terms of the Joint Resolution to Designate, the City Resolution, and this Order, the Property is **ANNEXED** to the City.
3. Pursuant to the agreement of the parties and as allowed by to Minn. Stat. § 414.036 (2018), the City will reimburse the Township in accordance with the terms of the Joint Resolution to Designate.

Dated: December 7, 2018



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TAMMY L. PUST  
Chief Administrative Law Judge

### NOTICE

This Order is the final administrative order in this case under Minn. Stat. §§ 414.0325, .07, .09, .12 (2018). Pursuant to Minn. Stat. § 414.07, subd. 2, any person aggrieved by this Order may appeal to Blue Earth County District Court by filing an Application for Review with the Court Administrator within 30 days of this Order. An appeal does not stay the effect of this Order.

Any party may submit a written request for an amendment of this Order within seven days from the date of the mailing of the Order pursuant to Minn. R. 6000.3100 (2017). However, no request for amendment shall extend the time of appeal from this Order.