

**IN THE MATTER OF THE ORDERLY ANNEXATION BETWEEN  
THE CITY OF NEW LONDON AND NEW LONDON TOWNSHIP  
PURSUANT TO MINN. STAT. § 414.0325**

**RESOLUTION 2024-07**

***WHEREAS**, a request from all of the property owners of the area proposed for designation and immediate annexation was received.*

**WHEREAS**, the City of New London and New London Township jointly agree to designate and request the immediate annexation of the following described land located within New London Township to the City of New London, County of Kandiyohi, Minnesota;

Parcel 1: Lot 1, Block 1, CHAPIN-THORSON ADDITION, Kandiyohi County, Minnesota.

Parcel 2: Lots 1, 9, and 10 of Block G; Lots 1, 2, 3, 8, 9, and 10 of Block H; Lots 1 to 10 inclusive of Block I; Lots 1 to 10 inclusive of Block K; Lot 3 of Block L, excepting therefore the following: Commencing at the Southwest corner of Lot 2 in said Block L; thence West along the South boundary of Lot 3 a distance of 46.86 feet; thence North on a line parallel with the East boundary of said Lot 3 a distance of 84.88 feet to a point on the North boundary of said Lot 3; thence Northeasterly along the North line of said Lot 3 to the Northeast corner of said Lot 3; thence South along the East boundary of said Lot 3 a distance of 120 feet to the point of commencement; Lots 4 to 8 inclusive of Block L; Block M; and Lots 1 and 2 of Block N; all in POLMAN ADDITION TO NEW LONDON STATION, County of Kandiyohi, State of Minnesota.

Parcel 3: Lot 1 and that portion of Lots 2 and 3 lying northeasterly of the center line of State Highway No. 9, of Block F; and Lots 2, and 8, and that portion of Lots 3, 4, 6 and 7 lying northeasterly of the center line of State Highway No. 9, of Block G; and Lots 4, 5, and 7, and that portion of Lot 6 lying northwesterly of the center line of State Highway No. 23, of Block H;

All in POLMAN ADDITION TO NEW LONDON STATION, Kandiyohi County, Minnesota.

TOGETHER WITH those parts of vacated Second Avenue, Third Avenue, Main Street, New London Street, Cleveland Street, and the vacated alleys lying with Blocks L, I, K, H, G, and F in the plat of Polman Addition to New London Station that accrue to the above described lots.

and

**WHEREAS**, the City of New London and New London Township are in agreement as to the orderly annexation of the unincorporated land described; and

**WHEREAS**, Minn. Stat. § 414.0325 provides a procedure whereby the City of New London and New London Township may agree on a process of orderly annexation of a designated area; and

**WHEREAS**, the City of New London and New London Township have agreed to all the terms and conditions for the annexation of the above-described lands; and the signatories hereto agree that no alteration of the designated area is appropriate and no consideration by the Chief Administrative Law Judge is necessary. The Chief Administrative Law Judge may review and comment, but shall within thirty (30) days, order the annexation in accordance with the terms of the resolution.

**NOW, THEREFORE, BE IT RESOLVED**, jointly by the City Council of the City of New London and the Township Board of New London Township as follows:

1. **Property.** That the land described above is subject to orderly annexation pursuant to Minn. Stat. § 414.0325, and that the parties hereto designate the area for orderly annexation; and agree that the land be immediately annexed.
2. **Acreage/Population/Usage.** That the orderly annexation area consists of approximately 15.8 acres, the population in the area is 0, and the land use type is Commercial.
3. **Jurisdiction.** That New London Township and the City of New London, by submission of this joint resolution to the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings, confers jurisdiction upon the Chief Administrative Law Judge so as to accomplish said orderly annexation in accordance with the terms of this resolution.

4. **Municipal Reimbursement.** Minn. Stat. § 414.036.

a. **Reimbursement to Towns for lost taxes on annexed property.**

In the first year following the year in which the City of New London could first levy on the annexed area, an amount equal to \$9,026.40 payable on or before January 1<sup>st</sup> of the following year.

b. **Assessments and Debt.**

That pursuant to Minn. Stat. § 414.036 with respect to any special assessment assigned by the Township to the annexed property and any portion of debt incurred by the Township 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.

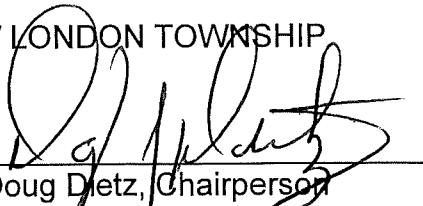
5. **Review and Comment.** The City of New London and New London Township agree that upon receipt of this resolution, passed and adopted by each party, the Chief Administrative Law Judge may review and comment, but shall within thirty (30) days, order the annexation in accordance with the terms of the resolution.

6. **Other Terms of Resolution.** None.

Adopted by affirmative vote of all the members of the New London Township Board of Supervisors this 24<sup>th</sup> day of October 2024.

NEW LONDON TOWNSHIP

By:

  
Doug Dietz, Chairperson  
Board of Supervisor

ATTEST:

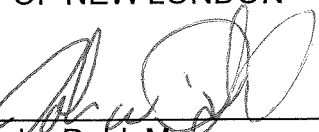
By:

  
Ronelle Jeseritz, Clerk

Adopted by affirmative vote of the City Council of New London this 6<sup>th</sup> day of November 2024.

CITY OF NEW LONDON

By:

  
John Dahl, Mayor

ATTEST:

By:

  
Trudie Guphill, City Administrator



## TABLE A ITEMS

- Item 1:**  
Monuments placed or found at all major property boundary corners: As shown on this survey.
- Item 2:**  
Address of the surveyed property. 17550 Hwy 23 NE  
New London, MN 56288
- Item 3:**  
The surveyed property is in Zone X of Flood Insurance Rate Map Community Panel Number 27067C023D, which bears an effective date of 9/30/2015 and is not in a special flood hazard area.
- Item 4:**  
Area of property 16.391 acres, as shown on our survey.
- Item 5:**  
Vertical relief is shown from a ground survey completed on December 20, 2025. Contours are shown at 2 foot intervals on the NAVD83 datum with the originating benchmark being MNDOT Geodetic Control Point LONDON, Elev. = 1214.70 (NAVD83).
- Item 6:**  
Substantial features observed in the process of conducting our field work, as shown on this survey.
- Item 11(a):**  
A private utility locate was not done on the surveyed property. The Gopher State One Call Utility location system was notified for this survey (Ticket # 2433016640). The following utility companies were notified and are required by Minnesota Statute 7560.0250 to respond.
- | Utility Company                              | Marking Concerns |
|--|------------------|
| • Charter Communications - NOT YET RESPONDED | 600-811-7984     |
| • City of New London - MARKED                | 320-965-3003     |
| • Centurylink - NOT YET RESPONDED            | 800-778-9140     |
| • Glacial Lakes Sanitary Sewer - MARKED      | 320-796-7523     |
| • Nuvera - CLEARING CONFLICT                 | 763-682-3514     |
| • Kandiyohi Power Coop - CLEARING CONFLICT   | 763-682-3514     |
| • TDS Telecom - MARKED                       | 763-682-3514     |
| • MNDOT - CLEARING CONFLICT                  | 651-366-5750     |
| • Xcel Energy - CLEARING CONFLICT            | 800-848-7558     |

Some of the utility companies may not have responded to the locate request. There are also various private facilities that do not participate in the Gopher State One Call utility location system and may have utilities located on this property that we are not aware of. Before any excavating is done in this area, the utilities in this area should be re-notified. At the time of our fieldwork there was snow accumulation around the time the utilities were marked, which hampered the ability to locate / see the utility point markings and flags. The underground utilities shown on this survey are shown as approximate utilizing the limited point markings and flags observed during our fieldwork.

**Item 11:**  
Names of adjoining landowners are shown per the publicly available Kandiyohi County tax records and GIS website.

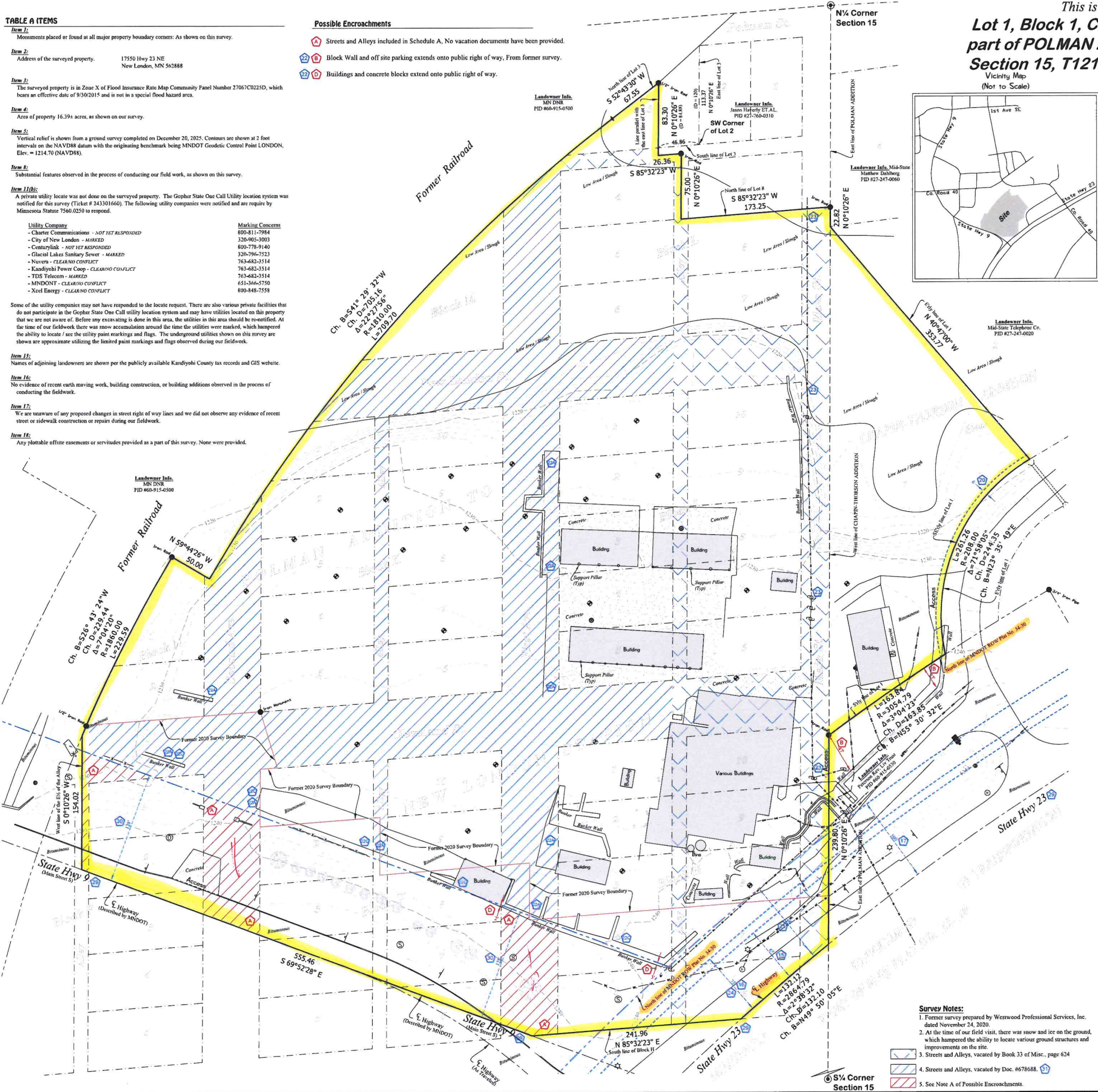
**Item 16:**  
No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

**Item 17:**  
We are unaware of any proposed changes in street right of way lines and we did not observe any evidence of recent street or sidewalk construction or repairs during our fieldwork.

**Item 18:**  
Any plottable offsite easements or servitudes provided as a part of this survey. None were provided.

## Possible Encroachments

- Streets and Alleys included in Schedule A, No vacation documents have been provided.
- Block Wall and off site parking extends onto public right of way. From former survey.
- Buildings and concrete blocks extend onto public right of way.



This is an ALTA/NSPS Land Title Survey of:  
**Lot 1, Block 1, CHAPIN THORSON ADDITION, and also  
part of POLMAN ADDITION TO NEW LONDON STATION,  
Section 15, T121N-R34W, Kandiyohi County, Minnesota**

Vicinity Map  
(Not to Scale)



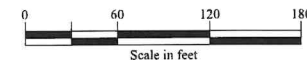
This drawing prepared by:

**Bonnema Runke Stern Inc.**

Professional Land Surveyors

4566 Hwy 71 NE - Suite 1  
Willmar, MN 56201  
Office (320) 231-2844 Fax (320) 231-2827  
www.BRSsurveys.com Jshs@BRSsurveys.com

Requested by: Duinick Concrete



## LEGEND

- Found Iron Monument from former survey
- Bonnema Runke Stern Inc. Placed 3" x 15" Capped Iron Monument with plastic cap stamped '46169'
- Cast Iron Monument
- Air Conditioner
- Bollard
- Catch Basin
- Communications Pedestal
- Culvert / Outlet
- Electric Box
- Electric Manhole
- Gas Meter
- Gas Wire
- Light Pole
- Mailbox
- Sanitary Manhole
- Sign
- Soil Boring Location
- Storm Manhole
- Utility Pole
- Well
- Adjacent Plan Line
- Curb & Gutter
- Overhead Utility
- Gas Line
- Underground Communications
- Underground Electric
- Water Line
- Coniferous Tree
- Deciduous Tree

This is a survey of a portion of the Land Description as found on Schedule A of  
**Commitment Number: 1667119**  
issued by First American Title Insurance Company  
dated December 9, 2024 at 8:00 a.m.

**Parcel 1:**  
Lot 1, Block 1, CHAPIN-THORSON ADDITION, Kandiyohi County, Minnesota.

**Parcel 2:**  
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of Block 1;  
Lots 1 to 10 inclusive of Block 2;  
Lots 1 to 10 inclusive of Block 3;  
Lot 3 of Block 1, excepting therefore the following: Commencing at the Southwest corner of Lot 2 in said Block 1; thence West along the South boundary of Lot 3 a distance of 48.86 feet; thence North to a point parallel with the East boundary of said Lot 3 a distance of 84.88 feet to a point on the North boundary of said Lot 3; thence Northeast along the North line of said Lot 3 to the Northeast corner of said Lot 3; thence South along the East boundary of said Lot 3 a distance of 120 feet to the point of commencement; Lots 4 to 8 inclusive of Block 1;  
Block M; and  
Lots 1 and 2 of Block N.  
All in POLMAN ADDITION TO NEW LONDON STATION, County of Kandiyohi, State of Minnesota.

**Parcel 3:**  
Lot 1 and that portion of Lots 2 and 3 lying northeasterly of the center line of State Highway No. 9, of Block F; and  
Lots 2, 3, 4, 5, 6, 7, 8, 9, and 10 of Block G; and  
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of Block H; and  
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of Block I; and  
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of Block J; and  
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of Block K; and  
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of Block L; and  
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of Block M; and  
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of Block N.  
All in POLMAN ADDITION TO NEW LONDON STATION, Kandiyohi County, Minnesota.

TOGETHER WITH those parts of vacated Second Avenue, Third Avenue, Main Street, New London Station, Cleveland Street, and the vacated alleys lying with Blocks L, I, K, H, G, and F in the plat of Polman Addition to New London Station that accrue to the above described lots.

NOTE: This property is Abstract.

All Documents referred to on this survey can be found on file in the office of the County Recorder

The distances shown from improvements to the property lines are shown for reference purposes only and are NOT intended for determining the property line location. Property corner monuments shall always be used when establishing the property line.

To: Duinick Concrete, LLC, a Minnesota limited liability company (Parcels 1 and 2), Jay Morrell Properties, LLC, a Minnesota limited liability company (As to part of Parcel 3 shown on Warranty Deed Doc. No. 539908), Concrete Products of New London, Inc., formerly known as J. C. Morrell Acquisition Company, Inc., a Minnesota Corporation (as to part of Parcel 3 not shown on Warranty Deed Doc. No. 53998), and First American National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 11(b), 13, 16, 17, and 18 of Table A thereof. The field work was completed on December 20, 2024.

Joshua M. Stern

Date: **March 24, 2025** License No. 46169

Survey Requested By: Duinick Concrete  
© BONNEMA RUNKE STERN INC 2025

15-121-34

## Survey Notes:

- Former survey prepared by Westwood Professional Services, Inc. dated November 24, 2020.
- At the time of our field visit, there was snow and ice on the ground, which hampered the ability to locate various ground structures and improvements on the site.
- Streets and Alleys, vacated by Book 33 of Misc., page 624
- Streets and Alleys, vacated by Doc. #678688.
- See Note A of Possible Encroachments.

## SCHEDULE B, PART 2 - EXCEPTIONS

**Items 1-14:**  
Are standard title exceptions, and were not addressed as a part of this survey.

**Item 15:**  
An easement for highway and incidental purposes in the document recorded December 10, 1936 as Book 13 of Misc., page 89 (Parcel 1) of Official Records. ITS LOCATION IS SHOWN IN RELATION TO THE SURVEYED PROPERTY. RIGHT OF WAY HAS SINCE BEEN WIDENED.

**Item 16:**  
An easement for highway and incidental purposes in the document recorded July 5, 1966 as Book 71 of Misc., page 5 (Parcel 1) of Official Records. ITS LOCATION IS SHOWN IN RELATION TO THE SURVEYED PROPERTY. RIGHT OF WAY HAS SINCE BEEN WIDENED.

**Item 17:**  
An easement for highway and incidental purposes in the document recorded March 21, 1975 as Book 105 of Misc., page 206 (Parcel 1) of Official Records. ITS LOCATION IS SHOWN IN RELATION TO THE SURVEYED PROPERTY.

**Item 18:**  
The terms and provisions contained in the document entitled Kandiyohi County Planning Commission Amendment to the County Zoning Map" recorded August 29, 1990 as Doc. No. 352403 (Parcel 1) of Official Records. BLANKET IN NATURE OVER PARCEL 1.

**Item 19:**  
The terms and provisions contained in Conditional Use Permit recorded October 14, 1993, as Doc. No. 384671 (Parcel 1). ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT. AFFECTS PARCEL 1.

**Item 20:**  
Drainage and utility easement(s) as shown on the plat of Chapin-Thorson Addition, recorded August 29, 1990 as Doc. No. 352411. (Parcel 1). ITS LOCATION IS SHOWN ACROSS PARCEL 1. NOTE: THIS EASEMENT IS STATED TO BE FOR UTILITY PURPOSES. NO REFERENCE TO A DRAINAGE EASEMENT IS MADE ON THE FACE OF THE RECORDED PLAT.

**Item 21:**  
Is not a survey issue and was not addressed as a part of this survey.

**Item 22:**  
Subject to the following items shown on survey prepared by Westwood Professional Services, Inc. dated November 24, 2020, Project No. 0029410.07:  
A) Encroachments of buildings, concrete blocks and structures on to Non Vacated portions of Alleys, New London Street, Cleveland Street, Third Avenue, Second Avenue. APPEARS TO BE RESOLVED BY LAND DESCRIBED IN SCHEDULE A.  
B) Encroachments of block wall and off site parking over Southeast property boundary. ITS LOCATION IS SHOWN.

C) Encroachment of existing buildings, storage tanks and concrete blocks over South, Southeast property boundary. APPEARS TO BE RESOLVED BY LAND DESCRIBED IN SCHEDULE A.  
D) Existing building and concrete blocks outside of property boundary entirely (ROW issue). ITS LOCATION IS SHOWN.

E) Discrepancies or conflicts in the properties boundary lines by reason of the location of fences other than on actual boundary lines. FENCE LOCATIONS ARE SHOWN (Parcel 1)

**Item 23:**  
An easement for transmission of electric energy and incidental purposes in the document recorded April 21, 1937 as Book 13 of Misc., page 266 as Doc. No. 114558 (Parcel 2) of Official Records. TRANSMISSION LINE SHOWN ACROSS THE SURVEYED PROPERTY. NO EASEMENT WIDTH WAS PROVIDED.

**Item 24:**  
Condemnation a certain land taken for Trunk Highway Purposes by the State of Minnesota is contained in Final Certificate recorded July 05, 1996, in Book 71 of Misc., page 5 as Doc. No. 208450, together with the right to erect temporary snow fences upon said lands and upon the lands adjacent thereto. (Parcel 2). ITS LOCATION IS SHOWN IN RELATION TO THE SURVEYED PROPERTY. RIGHT OF WAY HAS SINCE BEEN WIDENED.

**Item 25:**  
An easement for highway and incidental purposes in the document recorded June 17, 1969 as Book 81 of Misc., page 101 as Doc. No. 219612 (Parcel 2) of Official Records. ITS LOCATION IS SHOWN ACROSS THE SURVEYED PROPERTY.

**Item 26:**  
The terms and provisions contained in Conditional Use permit recorded August 9, 1994, as Doc. No. 393860 (Parcel 2). BLANKET IN NATURE OVER PARCELS 2 & 3.

**Item 27:**  
The terms and provisions contained in Conditional Use permit recorded October 17, 1996, as Doc. No. 416931 (Parcel 2). ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT. AFFECTS PARCELS 2 & 3.

**Item 28:**  
The terms and provisions contained in Conditional Use permit recorded February 6, 2002, as Doc. No. 479678 (Parcel 2). ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT. AFFECTS PARCELS 2 & 3.

**Item 29:**  
Rights of the public in and to that portion of the Land lying within Highway 23 NE and Main Street South (Parcels 2 and 3). ITS LOCATION IS SHOWN ACROSS THE SURVEYED PROPERTY.

**Item 30:**  
An easement for highway and incidental purposes in the document recorded January 03, 1936 as Book 12 of Misc., page 339 as Doc. No. 111888 (Parcels 2 and 3) of Official Records.  
The above document has been amended by Quit Claim Deed by document dated February 16, 1994, and recorded February 25, 1994, as Doc. No. 388901. ITS LOCATION IS SHOWN ACROSS THE SURVEYED PROPERTY.

**Item 31:**  
The terms and provisions contained in the document entitled "Resolution No. 2021-06-24 - Resolution Approved Vacation of Roads in the Town of New London, County of Kandiyohi" recorded June 28, 2021 as Doc. No. 678688 (Parcels 2 and 3) of Official Records. ITS LOCATION IS SHOWN ACROSS THE SURVEYED PROPERTY.

**Item 32:**  
Is not a survey issue and was not addressed as a part of this survey.





# NEW LONDON *Minnesota*

## Legend

### City Limits

#### Roads

- Local Road
- == County Road
- == State Highway

### Protected Waters - Watercoul

#### Lakes

#### Newl\_cty18.sid

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

## Duininck Annexation



### Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of New London is not responsible for any inaccuracies herein contained.

0 2,107 Feet