

Resolution No. 2003-1-22

**RESOLUTION ANNEXING PROPERTY IN HAVEN TOWNSHIP  
TO THE CITY OF ST. CLOUD, WHICH PROPERTY IS KNOWN  
AS THE FORMER STENSRUD FARM,  
IN ACCORDANCE WITH THE JOINT RESOLUTION AS TO ORDERLY ANNEXATION BY AND  
BETWEEN THE CITY OF ST. CLOUD AND TOWN OF HAVEN, DATED AUGUST 21, 1989**

WHEREAS, the Town of Haven ("Town") and the City of St. Cloud ("City") are parties to a Joint Resolution as to Orderly Annexation ("Resolution") dated on or about August 21, 1989, which affects an area of the Town described in said Resolution; and,

WHEREAS, Senior Housing Partners and Lester and Velma Peterson have petitioned the City and Town for annexation of said property to the City to facilitate mixed-density senior housing development with full municipal services, including sanitary sewer and municipal water service, a copy of which was submitted to the Town on December 23, 2002; and,

WHEREAS, the subject property is identified in the Resolution as all of Parcels A, B, and B1 and part of Parcel C; and,

WHEREAS, annexation of the subject property will enable the City to consider extension of municipal utility services as requested by the petitioning property owners; and,

WHEREAS, the subject property is located within the urban growth boundary identified in the officially adopted St. Cloud Area Joint Planning District Plan; and,

WHEREAS, the City and Town mutually state that no consideration by the Office of Strategic and Long Range Planning ("Board") is necessary. The Board may review and comment, but shall, within 30 days, order annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ST. CLOUD, MINNESOTA:

That the properties legally described in Exhibits A, B, and C and illustrated on Exhibit D is designated for orderly annexation in accordance with the 1989 Agreement.

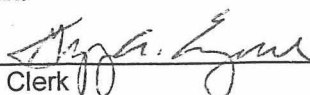
BE IT FURTHER RESOLVED:

No step-up in tax rate shall be provided to the subject properties.

Adopted this 27<sup>th</sup> day of January, 2003.

  
\_\_\_\_\_  
DeWayne F. Mareck, Council President

Attest:

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

**EXHIBIT A  
LEGAL DESCRIPTION**

That part of Government Lots Two (2) and Three (3), Section Twelve (12), Township Thirty-five (35), Range Thirty-one (31), according to the United States Government Survey thereof, Sherburne County, Minnesota lying West of the center line of the public highway formerly known as the Military Road, now designed County State Aid Highway No. 8, running from St. Cloud to Clear Lake, as said center line existed prior to March 1992, excepting there from the following described 3 tracts, to-wit:

**Tract 1:** That part of said Government Lot 2 bounded by a line described as beginning at the point of intersection of the center line of said CSAH No. 8, with the North line of said Government Lot 2, thence running West on the North line of said Government Lot 2 a distance of 400 feet; thence running South parallel to the center line of said highway, a distance of 145 feet; thence running East, on a line parallel to the North line of said Government Lot 2, a distance of 400 feet to the center line of said highway, thence running Northerly on the center line of said highway to the point of beginning and there terminating.

**Tract 2:** That part of said Government Lot 2 bounded by a line described as beginning at the point of intersection of the center line of said CSAH No. 8, with the North line of said Government Lot 2, thence running West on the North line of said Government Lot 2 a distance of 400 feet; thence running South parallel to the center line of said highway, a distance of 125 feet to the actual point of beginning of the parcel herein described; thence running East, on a line parallel to the North line of said Government Lot 2, a distance of 400 feet to the center line of said highway; thence running Southerly on the center line of said highway a distance of 28 feet; thence running West on a line parallel to the North line of said Government Lot 2 a distance of 400 feet; thence North parallel to the centerline of said highway to the point of beginning and there terminating.

The parcel herein conveyed is intended to be attached to and contiguous with: That part of said Government Lot 2 bounded by a line described as beginning at the point of intersection of the centerline of said CSAH No. 8, with the North line of said Government Lot 2, thence running West on the North line of said Government Lot 2 a distance of 400 feet; thence running South parallel to the centerline of said highway, a distance of 125 feet; thence running East, on a line parallel to the North line of said Government Lot 2, a distance of 400 feet to the center line of said highway; thence running Northerly on the center line of said highway to the point of beginning and there terminating.

**Tract 3:** That part of said Government Lot 3 described as beginning at the intersection of the center line of said CSAH No. 8 and the South line of said Government Lot 3; thence West on the South line of said Government Lot 3 a distance of 883 feet; thence Northerly and parallel to the center line of said highway a distance of 400 feet; thence East and parallel with the South line of said Government Lot 3 to a point 400 feet West of the center line of said highway; thence Northerly and parallel with said center line a distance of 110 feet; thence East and parallel with the South line of said Government Lot 3, to the center line of said highway; thence Southerly on the center line of said highway to the point of beginning and there terminating.

FEB-27-03 THU 09:28 AM

FAX:

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Exhibit B-

Parcel P. 02

FAX NO. 320 251 5781

A  
Legal Description

2002 MON 04:32 PM HUGHES MATHEWS, PA

The Saint Cloud Hospital, a Minnesota non-profit corporation

QUIT CLAIM DEED

Dated: April 23, 2001

Filed: October 23, 2001

Document No: 450051

to

Lester Peterson and Velma Peterson, husband and wife, as joint tenants

Track 2

That part of Government Lot 2, Section 12, Township 35, Range 31, Sherburne County, Minnesota, bounded by a line described as beginning at the point of intersection of the centerline of said CSAH No. 8, with the North line of said Gov't Lot 2, thence running West on the North line of said Gov't Lot 2 a distance of 400 feet; thence running South parallel to the centerline of said highway, a distance of 125 feet to the actual point of beginning of the parcel herein described; thence running East, on a line parallel to the North line of said Gov't Lot 2, a distance of 400 feet to the centerline of said highway; thence running Southerly on the centerline of said highway a distance of 28 feet; thence running West on a line parallel to the North line of said Gov't Lot 2 a distance of 400 feet; thence North parallel to the centerline of said highway to the point of beginning and there terminating.

The parcel herein conveyed is intended to be attached to and be contiguous with: That part of said Gov't Lot 2 bounded by a line described as beginning at the point of intersection of the centerline of said CSAH No. 8, with the North line of said Gov't Lot 2; thence running West on the North line of said Gov't Lot 2 a distance of 400 feet; thence running South parallel to the centerline of said highway, a distance of 125 feet; thence running East, on a line parallel to the North line of said Gov't Lot 2, a distance of 400 feet to the centerline of said highway; thence running Northerly on the centerline of said highway to the point of beginning and there terminating. Grantee agrees not to convey the parcel herein conveyed separately from said part of Gov't Lot 2, except as a part of duly recorded plat.

Grantor certifies that grantor does not know of any wells on the described real property.

Tract 1: That part of said Government Lot 2 bounded by a line described as beginning at the point of intersection of the center line of said CSAH No. 8, with the North line of said Government Lot 2, thence running West on the North line of said Government Lot 2 a distance of 400 feet; thence running South parallel to the center line of said highway, a distance of 145 feet; thence running East, on a line parallel to the North line of said Government Lot 2, a distance of 400 feet to the center line of said highway, thence running Northerly on the center line of said highway to the point of beginning and there terminating.

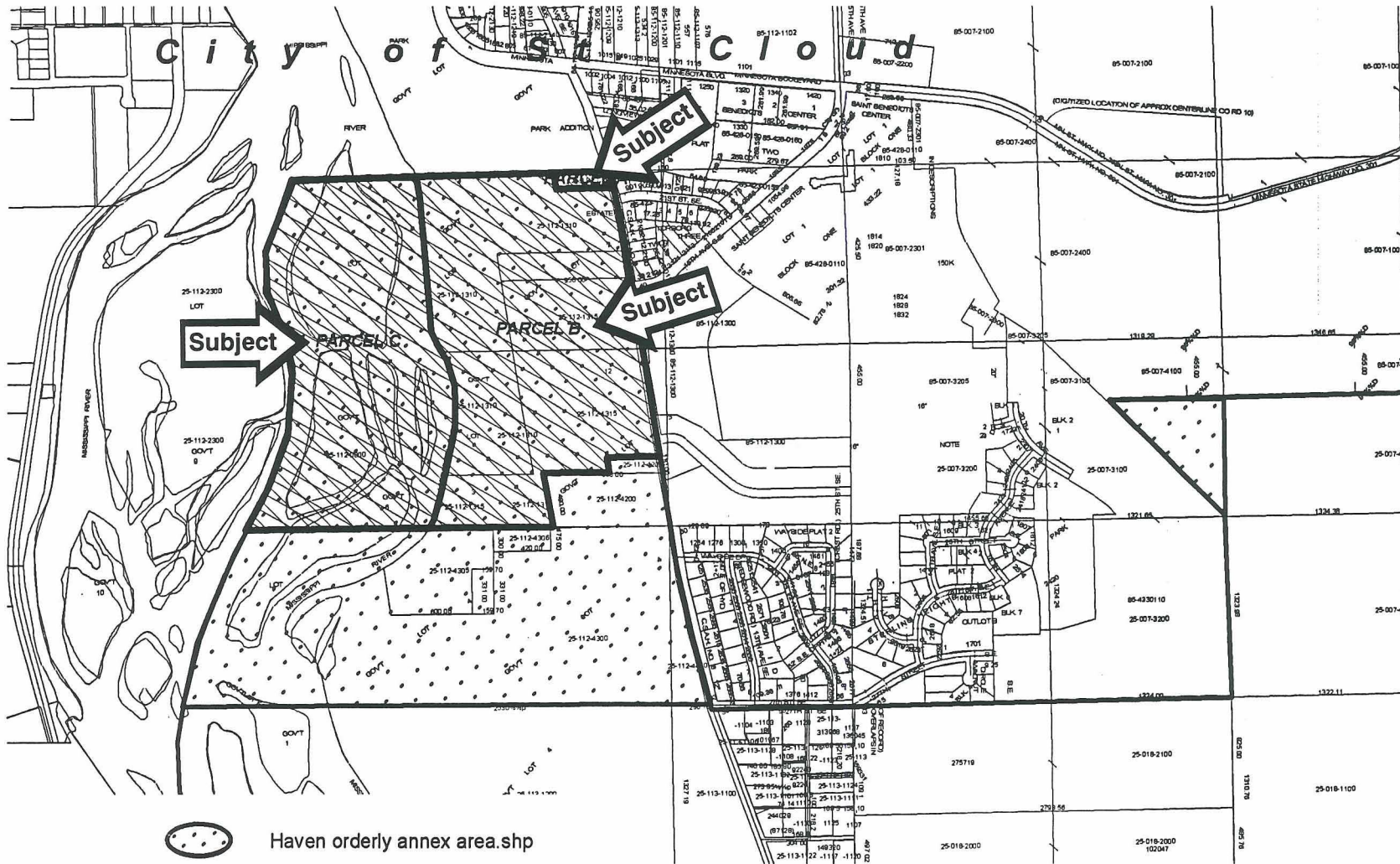
Exhibit C-  
Parcel C  
Legal  
Description

That part of Section Twelve (12), Township Thirty-five (35) North, Range Thirty-one (31) West, Sherburne County, Minnesota, and that part of the Mississippi River described as follows:

Beginning at a point where the shoreline of the Mississippi River intersects the north line of Government Lot Two (2) of said Section Twelve (12); thence southerly along said shoreline to its intersection with the south line of Government Lot Three (3) of said Section Twelve (12); thence westerly along a westerly extension of the south line of said Government Lot Three (3) to the thread of stream of the Mississippi River; thence northerly along said thread of stream to its intersection with the north line of said Government Lot Two (2) extended westerly; thence easterly along said westerly extension of the north line of Government Lot Two (2) to the point of beginning and there terminating.



# Location of the Senior Housing Partners and Lester and Velma Peterson Annexation Requests Within the Haven Township Orderly Annexation Area 2002



RECD BY  
M M B  
FEB 12 2003

- Haven orderly annex area.shp
- Stc\_boundary.shp

The annexation petition area is approximately 151.81 acres  
and contains approximately 2 persons.



Map prepared by the St. Cloud Planning Office, 12/02.

This map is neither a legally recorded map nor survey and is to be used only for reference purposes. The City of St. Cloud assumes no responsibility for actual or consequential damage incurred as a result of using this data.

TABBIES

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EXHIBIT