

RESOLUTION NO. 11-2014

**RESOLUTION ACCEPTING PETITION AND APPROVING ANNEXATION  
UNDER OA-276 SARTELL/LESAUK TOWNSHIP  
100 COUNTY ROAD 120, SARTELL  
PARCEL #17.09221.0003**

**WHEREAS**, the city of Sartell and the Town of LeSauk are parties to a orderly annexation agreement by the Office of Administrative Hearings, Municipal Boundary Adjustment Unit as OA-276 executed by the parties in October of 1995; and

**WHEREAS**, In OA-276 the Town and the City mutually stated that the agreement set forth all the conditions for annexation of the area designated for orderly annexation and that no consideration by the Office of Administrative Hearings, Municipal Boundary Adjustments Unit is necessary. The Office of Administrative Hearings, Municipal Boundary Adjustments Unit may review and comment, but shall, within thirty (30) days order annexation in accordance with the terms and conditions of this agreement; and

**WHEREAS**, a petition for annexation under OA-276 was filed by the city of Sartell; with the city clerk on March 3, 2014; and

**WHEREAS**, the petition was signed by 100% of the affected property owners; and

**WHEREAS**, the petition was presented to the city council for their review at a regular meeting held on March 10, 2014; and

**WHEREAS**, the quantity of land embraced within the area described in the petition and bounded herein is not in excess of 200 acres of land, no part of which is included within the limits of any other incorporated city; and

**WHEREAS**, a public hearing is not required to be held by the city because 100% of the property owners of the land to be annexed signed the petition; and

**WHEREAS**, the land described in the petition does abut upon the present city limits thereof and is included in an existing orderly annexation agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SARTELL, MINNESOTA:** That the city council hereby determines that the annexation will be in the best interest of the city and of the territory affected; that the territory described herein does abut upon the city limits and is now urban or suburban in character; and that none of said territory is now included within the limits of any incorporated city.

REC'D BY  
MBA APR 21 2014

**BE IT ALSO RESOLVED:** That the Town and the City mutually state that the joint resolution and agreement sets forth all the conditions for annexation of the area designated herein for orderly annexation and that no consideration by the Department of Administration/Municipal Boundary Adjustments is necessary. The Department of Administration/Municipal Boundary Adjustments may review and comment, but shall, within thirty (30) days order annexation in accordance with the terms and conditions of this agreement.

**BE IT FURTHER RESOLVED:** That the city of Sartell will act as the Local Governmental Unit, for purposes of administering environmental reviews, in addition to local subdivision and zoning regulations, upon such time as the annexation is reviewed by the Department of Administration/Municipal Boundary Adjustments. No official applications will be reviewed by the City Council until the annexation correspondence from the Department of Administration/Municipal Boundary Adjustments has been received by the Stearns County Auditor.

**BE IT FURTHER RESOLVED:** That the future land use plan designates the property as low density (single family homes) and park and will be used as part of the expansion of the Sauk River Regional Park.

**BE IT FURTHER RESOLVED:** That the following described property is hereby annexed to the City of Sartell, Minnesota, the same as if it had originally been made a part thereof:

Legal Description

**Tract A**

That part of Lots 5, 7, 10, 11, and 12 of Auditor's Subdivision No. 2, in the East Half of Section 34, Township 125 North, Range 28 West, Stearns County, Minnesota, described as follows:  
Commencing at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 34; thence North 88 degrees 24 minutes 06 seconds East, assumed bearing along the south line thereof, 4.29 feet; thence North 00 degrees 27 minutes 10 seconds East, 959.91 feet to the centerline of County Road 120; thence northeasterly along said centerline and a non-tangential curve, concave to the northwest, 158.59 feet, having a radius of 2491.00 feet, central angle of 03 degrees 38 minutes 52 seconds, chord bearing of North 52 degrees 28 minutes 52 seconds east and a chord distance of 158.57 feet to the point of beginning of the tract to be hereinafter described; thence South 00 degrees 27 minutes 10 seconds West, 572.35 feet; thence south 59 degrees 00 minutes 13 seconds East, 258.66 feet; thence North 88 degrees 24 minutes 06 seconds East, 471.89 feet; thence North 30 degrees 18 minutes 03 seconds West, 48.28 feet; thence North 10 degrees 15 minutes 15 seconds West, 142.91 feet; thence North 01 degrees 33 minutes 13 seconds East, 104.93 feet; thence North 03 degrees 27 minutes 00 seconds West, 149.29 feet; thence North 20 degrees 55 minutes 56 seconds East, 125.68 feet; thence North 24 degrees 10 minutes 58 seconds East, 102.24 feet; thence North 51 degrees 42 minutes 57 seconds East, 239.73 feet; thence North 59 degrees 51 minutes 23 seconds East, 116.97 feet; thence North 68 degrees 22 minutes 49 seconds East, 200.19 feet; thence North 71 degrees 35 minutes 11 seconds East, 181.31 feet; thence North 74 degrees 25 minutes 44 seconds East, 152.37 feet; thence North 74 degrees 34 minutes 30 seconds East, 125.24 feet; thence North 85 degrees 19 minutes 14 seconds East, 128.21; thence South 88 degrees 00 minutes 05 seconds East, 169.39 feet; thence North 05 degrees 46 minutes 26 seconds West, 316.95 feet to the north line of said Lot 5; thence South 89 degrees 17 minutes 30 seconds West, along the north line of said Lots 5 and 12, 1184.67 feet to the centerline of County Road 120; thence South 46 degrees 22 minutes 15 seconds West, along said centerline, 795.45 feet; thence southwesterly along said centerline and a tangential curve, concave to the northwest, having a radius of 2491.00 feet, central angle of 04 degrees 17 minutes 11 seconds, 186.35 feet to the point of beginning.

**Tract B**

That part of Lots 5, 7, 9, 10 and 11 of Auditor's Subdivision No. 2, in the East Half of Section 34, Township 125 North, Range 28 West, Stearns County, Minnesota, described as follows:  
Commencing at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 34; thence North 88 degrees 24 minutes 06 seconds East, assumed bearing along the south line thereof, 4.29 feet to the point of beginning of the tract to be hereinafter described; thence North 00 degrees 27 minutes 10 seconds

East, 959.91 feet to the centerline of County Road 120; thence northeasterly along said centerline and a non-tangential curve, concave to the northwest, 158.59 feet, having a radius of 2491.00 feet, central angle of 03 degrees 38 minutes 52 seconds, chord bearing of North 52 degrees 28 minutes 52 seconds east and a chord distance of 158.57 feet; thence South 00 degrees 27 minutes 10 seconds West, 572.35 feet; thence south 59 degrees 00 minutes 13 seconds East, 258.66 feet; thence North 88 degrees 24 minutes 06 seconds East, 471.89 feet; thence North 30 degrees 18 minutes 03 seconds West, 48.28 feet; thence North 10 degrees 15 minutes 15 seconds West, 142.91 feet; thence North 01 degrees 33 minutes 13 seconds East, 104.93 feet; thence North 03 degrees 27 minutes 00 seconds West, 149.29 feet; thence North 20 degrees 55 minutes 56 seconds East, 125.68 feet; thence North 24 degrees 10 minutes 58 seconds East, 102.24 feet; thence North 51 degrees 42 minutes 57 seconds East, 239.73 feet; thence North 59 degrees 51 minutes 23 seconds East, 116.97 feet; thence North 68 degrees 22 minutes 49 seconds East, 200.19 feet; thence North 71 degrees 35 minutes 11 seconds East, 181.31 feet; thence North 74 degrees 25 minutes 44 seconds East, 152.37 feet; thence North 74 degrees 34 minutes 30 seconds East, 125.24 feet; thence North 85 degrees 19 minutes 14 seconds East, 128.21; thence South 88 degrees 00 minutes 05 seconds East, 169.39 feet; thence North 05 degrees 46 minutes 26 seconds West, 316.95 feet to the north line of said Lot 5; thence North 89 degrees 17 minutes 30 seconds East along said north line, 260.00 feet to a Judicial Land Monument and the westerly line of Tract A, Registered Land Survey Number 5, as is on file and of record in the Office of the County Recorder, Stearns County, Minnesota; thence South 06 degrees 09 minutes 49 seconds West, along said westerly line, 437.12 feet to the northwesterly line of Block 1, Mill River Estates 2nd Addition, as is on file and of record in the Office of the County Recorder, Stearns County, Minnesota and the thread of the Sauk River; thence westerly along the northerly line of Block 1 and Outlot A said Mill River Estates 2nd Addition and the thread of the Sauk River, 1100.05 feet more or less to the most westerly corner of said Outlot A; thence South 89 degrees 31 minutes 56 seconds East, along the south line of said Outlot A, 1296.06 feet to the northeasterly extension of the northwesterly line of Block 1, Mill Creek, as is on file and of record in the Office of the County Recorder, Stearns County, Minnesota; thence South 32 degrees 26 minutes 09 seconds West, along said northwesterly line and the northeasterly extension, 413.92 feet to an angle point in the west line of said Block 1; thence North 01 degrees 54 minutes 50 seconds West, along the northerly extension of the west line of said Block 1, 15.27 feet; thence South 88 degrees 23 minutes 47 seconds West, 196.61 feet to the northerly extension of the east line of Outlot A, Charter Oaks, as is on file and of record in the Office of the County Recorder, Stearns County, Minnesota; thence South 01 degrees 36 minutes 13 seconds East, along said northerly extension, 120.04 feet to the northeast corner of said Outlot A; thence South 88 degrees 18 minutes 00 seconds West, along the North Line of Outlot A and Block 1, said Charter Oaks, 449.80 feet to the northeast corner of said Block 1; thence South 38 degrees 28 minutes 48 seconds West along the northwesterly line of said Block 1, 183.12 feet to the southwesterly line of said Block 1 and the thread of the Sauk River; thence southeasterly and southerly along said Block 1 and the thread of the Sauk River, 453.95 feet more or less to the south line of said Southwest Quarter of the Southeast Quarter; thence South 88 degrees 24 minutes 06 seconds West, along said south line, 1719.88 feet to the point of beginning.

**Life Estate Reservation:**


A 50.00 foot strip of land across part of Lots 5, 7, 10, and 11 of Auditor's Subdivision No. 2, in the East Half of Section 34, Township 125 North, Range 28 West, Stearns County, Minnesota, which lies adjacent to and 50.00 feet right of the following described line:

Commencing at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 34; thence North 88 degrees 24 minutes 06 seconds East, assumed bearing along the south line thereof, 4.29 feet; thence North 00 degrees 27 minutes 10 seconds East, 959.91 feet to the centerline of County Road 120; thence northeasterly along said centerline and a non-tangential curve, concave to the northwest, 158.59 feet, having a radius of 2491.00 feet, central angle of 03 degrees 38 minutes 52 seconds, chord bearing of North 52 degrees 28 minutes 52 seconds east and a chord distance of 158.57 feet; thence South 00 degrees 27 minutes 10 seconds West, 572.35 feet; thence south 59 degrees 00 minutes 13 seconds East, 258.66 feet; thence North 88 degrees 24 minutes 06 seconds East, 471.89 feet to the point of beginning of the line to be hereinafter described; thence North 30 degrees 18 minutes 03 seconds West, 48.28 feet; thence North 10 degrees 15 minutes 15 seconds West, 142.91 feet; thence North 01 degrees 33 minutes 13 seconds East, 104.93 feet; thence North 03 degrees 27 minutes 00 seconds West, 149.29 feet; thence North 20 degrees 55 minutes 56 seconds East, 125.68 feet; thence North 24 degrees 10 minutes 58 seconds East, 102.24 feet; thence North 51 degrees 42 minutes 57 seconds East, 239.73 feet; thence North 59 degrees 51 minutes 23 seconds East, 116.97 feet; thence North 68 degrees 22 minutes 49 seconds East, 200.19 feet; thence North 71 degrees 35 minutes 11

seconds East, 181.31 feet; thence North 74 degrees 25 minutes 44 seconds East, 152.37 feet; thence North 74 degrees 34 minutes 30 seconds East, 125.24 feet; thence North 85 degrees 19 minutes 14 seconds East, 128.21; thence South 88 degrees 00 minutes 05 seconds East, 169.39 feet and said line there terminating. Said 50.00 foot strip shall extended southerly to a line that bears North 88 degrees 24 minutes 06 seconds East from the point of beginning of said line and extended easterly to a line that bears South 05 degrees 46 minutes 26 seconds East from the point of termination of said line.

Said property is being annexed to the City of Sartell under zoning classification of R-1, Single Family Residential, is 41.63 acres and has a current population of 0.

ADOPTED BY THE SARTELL CITY COUNCIL THIS 10<sup>th</sup> DAY OF MARCH 2014.

  
\_\_\_\_\_  
Mayor


ATTEST:

  
\_\_\_\_\_  
Administrator

SEAL

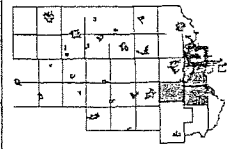
CERTIFICATION

I, Mary Degiovanni, City Administrator of the City of Sartell, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Council of the City of Sartell at a regular meeting held on the 10th day of March 2014.

  
\_\_\_\_\_  
Mary Degiovanni  
City Administrator  
City of Sartell, Minnesota



Overview



Legend

- Parcels
- Additions**
  - A
  - M
  - T
- Parcel ID Labels
- Sections
- Quarter-Quarter Sections
- + Active Rail Line
- Unincorporated Cities
- Minor Civil Divisions - Township
- Minor Civil Divisions**
  - <all other values>
  - 0
  - 1
  - 2
  - 3
  - 4
- Water Access
- Airport
- Cemetery
- Parks
- Lakes
- Streams and Rivers
- Major Roads**
  - Interstate Hwy
  - US Hwy
  - State Hwy
  - County Hwy
  - Roads
- Municipalities**
  - 3
  - 4
- Highway Labels**

REC'D BY MSA APR 21 2014

# CERTIFICATE OF SURVEY SAUK RIVER REGIONAL PARK

PART OF LOTS 5, 7, 9, 10, 11 AND 12 AUDITOR'S SUBDIVISION NO. 2 IN THE EAST HALF OF SECTION 34, TOWNSHIP 12S NORTH, RANGE 28 WEST

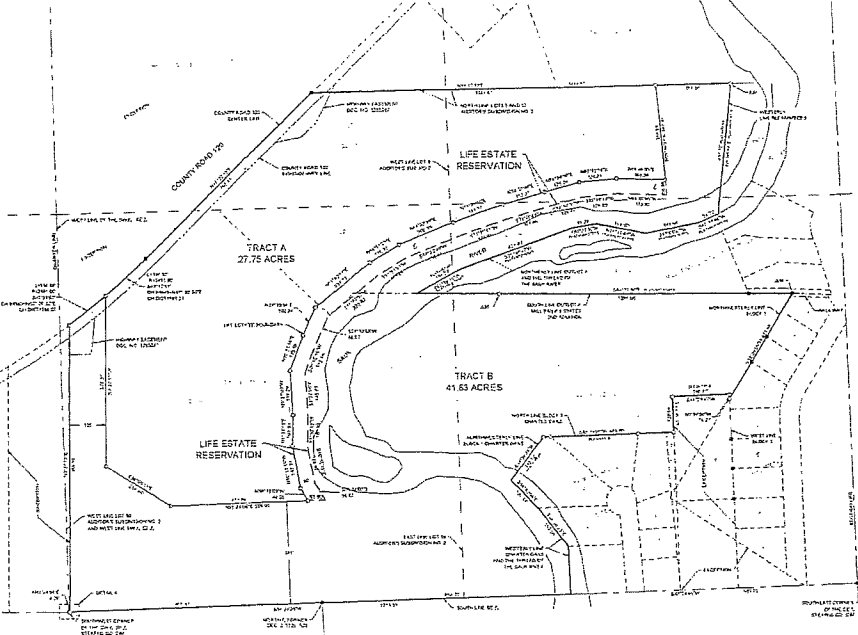
### PROPERTY DESCRIPTION

Lot 5 is 12 1/2 acres, Lot 7 is 12 1/2 acres, Lot 9 is 12 1/2 acres, Lot 10 is 12 1/2 acres, Lot 11 is 12 1/2 acres, Lot 12 is 12 1/2 acres, all in the East Half of Section 34, Township 12S North, Range 28 West, Brown County, Wisconsin. The total area is 75 acres.

As shown and described in the Auditor's Subdivision No. 2 in the East Half of Section 34, Township 12S North, Range 28 West, Brown County, Wisconsin, the said lots are bounded as follows: Lot 5 to the north by the north line of Section 34, to the east by the east line of Section 34, to the south by the south line of Section 34, and to the west by the west line of Section 34. Lot 7 to the north by the north line of Section 34, to the east by the east line of Section 34, to the south by the south line of Section 34, and to the west by the west line of Section 34. Lot 9 to the north by the north line of Section 34, to the east by the east line of Section 34, to the south by the south line of Section 34, and to the west by the west line of Section 34. Lot 10 to the north by the north line of Section 34, to the east by the east line of Section 34, to the south by the south line of Section 34, and to the west by the west line of Section 34. Lot 11 to the north by the north line of Section 34, to the east by the east line of Section 34, to the south by the south line of Section 34, and to the west by the west line of Section 34. Lot 12 to the north by the north line of Section 34, to the east by the east line of Section 34, to the south by the south line of Section 34, and to the west by the west line of Section 34.

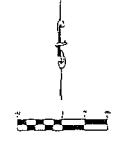
### LEGAL DESCRIPTIONS

Tract A, 27.76 Acres, is bounded as follows: to the north by the north line of Section 34, to the east by the east line of Section 34, to the south by the south line of Section 34, and to the west by the west line of Section 34. Tract B, 41.63 Acres, is bounded as follows: to the north by the north line of Section 34, to the east by the east line of Section 34, to the south by the south line of Section 34, and to the west by the west line of Section 34.



### LEGEND

- FOUND ADJACENT
- PROPERTY BOUNDARY
- LOT LINE
- EXISTING ESTATE
- EXISTING RIGHT-OF-WAY LINE
- RECORD LINE
- QUARTER LINE
- SETBACK
- WATER BOUNDARY



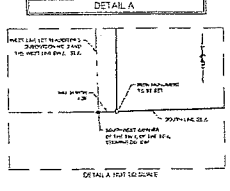
### NOTES

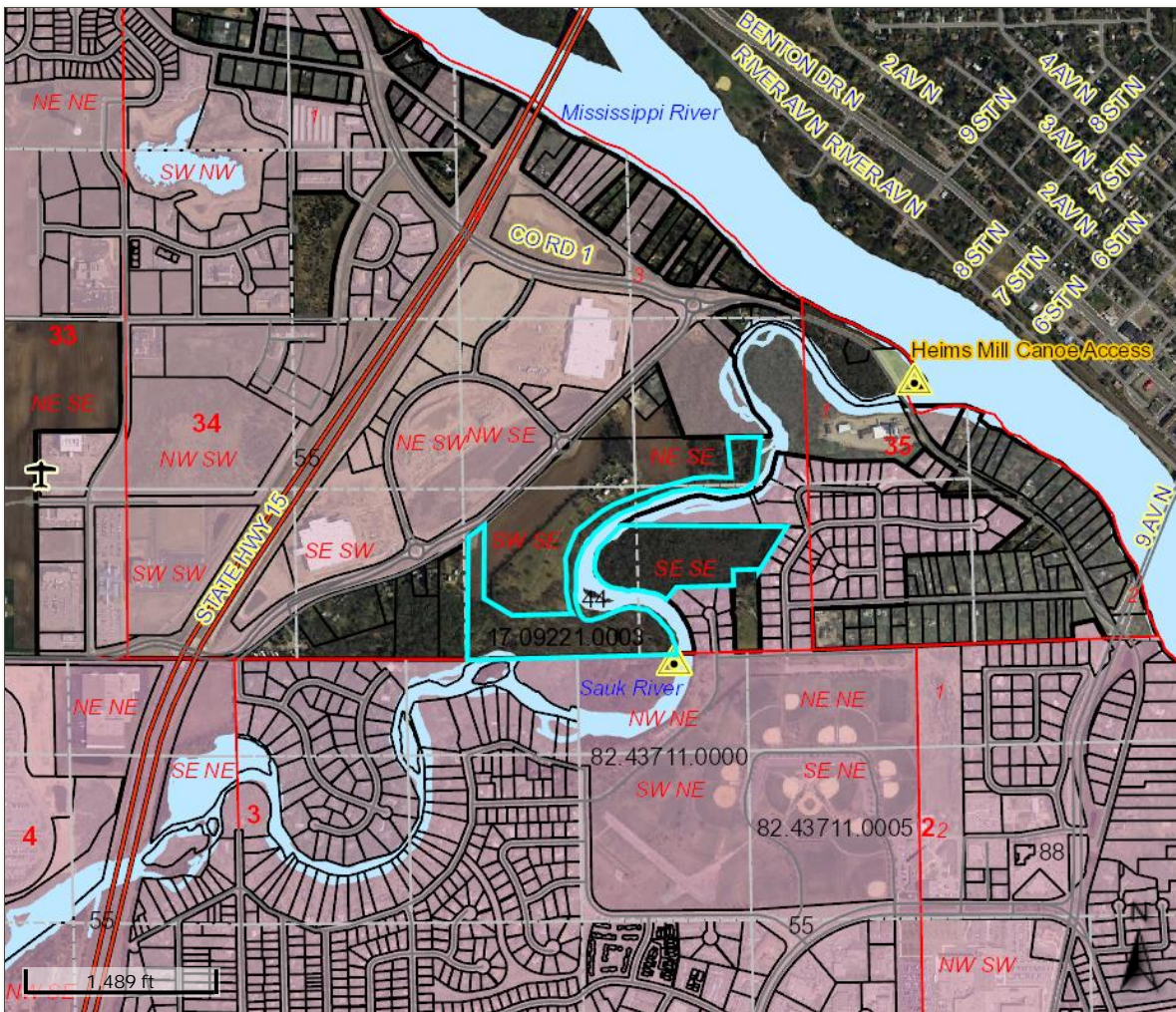
1. EXISTING QUARTER CORNER  
2. THE CENTERLINE OF THE QUARTER CORNER OF THE EAST QUARTER OF THE EAST HALF OF SECTION 34, TOWNSHIP 12S NORTH, RANGE 28 WEST, BROWN COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE

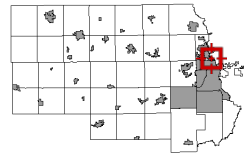
I hereby certify that the above description of the property is true and correct according to the best of my skill and judgment.

*[Signature]*  
DATE: 4/15/14





Overview



Legend

- Parcels
- Additions
  - A
  - M
  - T
- Parcel ID Labels
- Sections
- Quarter-Quarter Sections
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- Unincorporated Cities
- Minor Civil Divisions - Township
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- Major Roads
  - Interstate Hwy
  - US Hwy
  - State Hwy
  - County Hwy
  - Roads
- Municipalities
  - 3
  - 4
- Highway Labels

Parcel ID	17.09221.0003	Alternate ID	n/a	Owner Address	G & M DEHLER TRUST
Sec/Twp/Rng	34-125-28	Class	n/a		40 COUNTY ROAD 120
Property Address	COUNTY ROAD 120 ST CLOUD	Acreege	41.63		ST CLOUD MN 56303

District 1703 LESAUK 742

Brief Tax Description 34-125-28 41.63A P/O LOTS 5, 7,9,10 & 11 DAF:COM SW COR SW4SE4-N88D E ALG S LN 4.29' TO POB-NE 959.91' TO CL CTY RD 120-NELY ALG CL 158.59'-SW 572.35'-S59D E 258.66'-N88D E 471.89'-N30D W 48.28'-N10D W 142.91'-N1D E 104.93'-N3D W 149.29'-N20D E 125.68'-N24D E 102.24'-N51D E 239.73'-N59D E 116.97'-N68D E 200.19'-N71D E 181.31'-N74D E 152.37'-N74D E 125.24'-N85D E 128.21'-S88D E 169.39'-N5D W 316.95' TO N LN LOT 5-N89D E ALG N LN 260' TO W LN TRACT A REG LAND SURVEY #5-S6D W ALG WLY LN 437.12' TO NWLY LN BLK 1 MILL RIVER ESTATES 2ND ADDN & THREAD OF RIVER-WLY ALG N LN BLK 1 & OUTLOT A 1100.05' TO MOST WLY COR OUTLOT A-S89D E ALG S LN OUTLOT A 1296.06' TO NELY EXT OF NWLY LN BLK 1 MILL CREEK-S32D W ALG NWLY LN 413.92'-N1D W 15.27'-S88D W 196.61' TO NLY EXT OF E LN OUTLOT A CHARTER OAKS-S1D E 120.04' TO NE COR OUTLOT A-S88D W ALG N LN OUTLOT A & BLK 1 449.80' TO NE COR BLK 1-S38D W ALG NWLY LN BLK 1 183.12' TO SWLY LN BLK 1 & THREAD OF RIVER-SELY & SLY ALG THREAD 453.95' TO S LN SW4SE4-S88

(Note: Not to be used on legal documents)

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# CERTIFICATE OF SURVEY

## SAUK RIVER REGIONAL PARK

PART OF LOTS 5, 7, 9, 10, 11 AND 12 AUDITOR'S SUBDIVISION NO. 2 IN THE  
EAST HALF OF SECTION 34,  
TOWNSHIP 125 NORTH, RANGE 28 WEST

### PROPERTY DESCRIPTION

Lots 5, 7, 9, 10, 11 and 12, Auditor's Subdivision No. 2, in the East Half of Section 34, Township 125 North, Range 28 West, Stearns County, Minnesota, Less and except:

A tract of land lying in and being a part of Lot 9, Auditor's Subdivision No. 2, of the E½ and E½ NW¼ of Section 34, Township 125, Range 28, described as follows, to-wit: beginning at a point on the South line of said Section 34, Township 125, Range 28, said point being 611.50 feet due West from the Southeast corner of said Section 34, Township 125, Range 28; thence at right angles Northerly 526.65 feet; thence at right angles due West and parallel with said South line of said Section 34, Township 125, Range 28, 449.30 feet; thence South 40° West 156.60 feet to the center of Sauk River; thence Southeast along the centerline of said Sauk River 432 feet (more or less) to the said South line of said Section 34, Township 125, Range 28; thence due East along said South line of said Section 34, Township 125, Range 28, 400 feet to the point of beginning and there terminating.

Also less and except: All that part of Lot 9 of Auditor's Subdivision No. 2, being a subdivision of the E½ and of the E½ of the NE¼ of Section 34, Township 125, Range 28, described as follows, to-wit: Beginning at a point on the South line of said Section 34 which is 411.50 feet West of the Southeast corner thereof; thence West along said South line of said Section 34, a distance of 200 feet; thence deflect 90° to the right and North 646.65 feet; thence deflect 90° to the right and East 200 feet; thence deflect 90° to the right and South 646.65 feet to the point of beginning.

Also less and except: That part of Lot 9, Auditor's Subdivision No. 2, in the East Half of Section 34, Township 125 North, Range 28 West, Stearns County, Minnesota described as follows: Commencing at the Southeast corner of said Section 34; thence North 89 degrees, 43 minutes, 18 seconds West, assumed bearing, along the South line of said Section 34 and the South line of Lot C of said Auditor's Subdivision No. 2, a distance of 182.78 feet to the Southeast corner of said Lot 9 and the actual point of beginning; thence continue North 89 degrees, 43 minutes, 18 seconds West, along the said South line, a distance of 58.22 feet; thence on a bearing of North, a First American Title Insurance Company distance of 39.21 feet to the common lot line between said Lots 9 and C; thence South 55 degrees, 51 minutes, 00 seconds East along said Lot line, a distance of 70.35 feet to the point of beginning.

Also less and except: That part of Lot 9, Auditor's Subdivision Number 2 of Section 34, Township 125 North, Range 28 West, Stearns County, Minnesota described as follows: Beginning at the most southerly corner of Lot 9, Block 1, Mill Creek, according to the plat thereof on file and of record in the office of the County Recorder, Stearns County, Minnesota; thence South 00 degrees 00 minutes 00 seconds East, plat bearing, along the southerly extension of the east line of said Lot 9, Block 1, Mill Creek, a distance of 39.21 feet to the south line of the E½ of Section 34; thence North 89 degrees 43 minutes 18 seconds West, along said south line a distance of 170.50 feet to the southerly extension of the west line of said Lot 9, Block 1, Mill Creek; thence North 00 degrees 01 minutes 51 seconds East, along the southerly extension of the west line of said Lot 9, Block 1, Mill Creek, a distance of 153.98 feet to the southwest corner of said Lot 9, Block 1, Mill Creek; thence South 55 degrees 51 minutes 00 seconds East, along the southerly line of said Lot 9, Block 1, Mill Creek, a distance of 205.92 feet to the point of beginning.

Also less and except: All that part of Lots 10 and 12, Auditor's Subdivision No. 2, according to the recorded plat thereof, Stearns County, Minnesota, lying northerly and westerly of County Road No. 134.

Also less and except: That part of the Southeast Quarter of the Southwest Quarter and that part of Lot Ten (10), AUDITOR'S SUBDIVISION NO. 2, Section 34, Township 125, Range 28, Stearns County, Minnesota, described as follows: Beginning at a point on the south line of the Southeast Quarter distant 4.29 feet east of the southwest corner of said Southeast Quarter; thence North 89 degrees 34 minutes 14 seconds West, assumed bearing, on the south line of said Southeast Quarter 4.29 feet to the southwest corner of said Southeast Quarter; thence North 88 degrees 40 minutes 32 seconds West on the south line of said Southwest Quarter 206.72 feet; thence North 01 degrees 36 minutes 53 seconds East 827.00 feet to the center line of County Road Number 134; thence North 01 degrees 42 minutes 43 seconds East on said centerline 37.07 feet; thence northeasterly 212.36 feet on a tangential curve concave to the northwest having a radius of 2265.10 feet and a central angle of 05 degrees 22 minutes 13 seconds, to the intersection with a line which bears North 01 degrees 36 minutes 53 seconds East from the point of beginning; thence South 01 degrees 36 minutes 53 seconds West 958.62 feet to the point of beginning. Subject to the right of way of said county road over the northerly part thereof and easement of record.

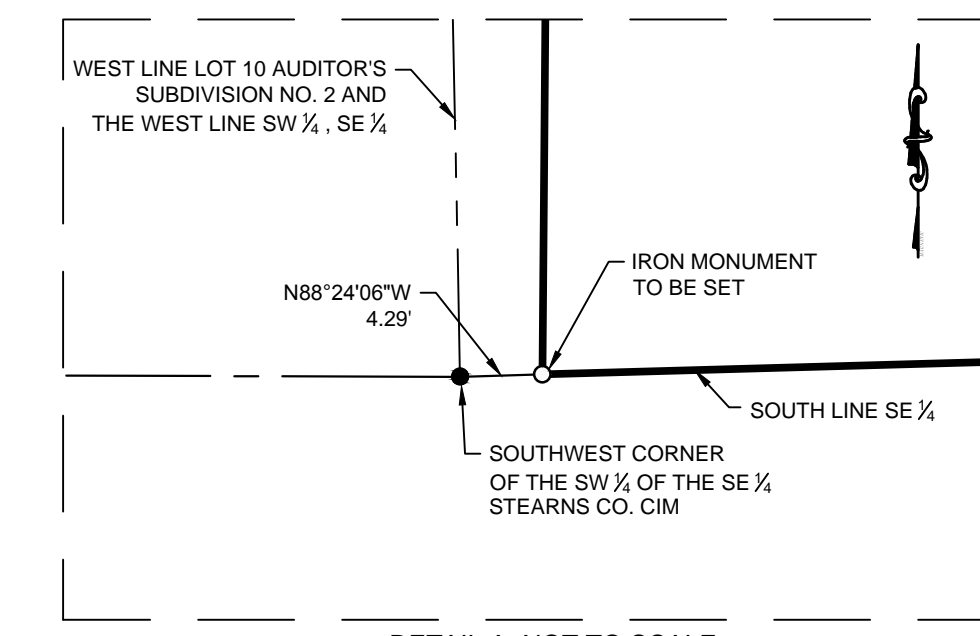
### LEGAL DESCRIPTIONS

**Tract A**  
That part of Lots 5, 7, 10, 11, and 12 of Auditor's Subdivision No. 2, in the East Half of Section 34, Township 125 North, Range 28 West, Stearns County, Minnesota, described as follows:  
Commencing at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 34; thence North 88 degrees 24 minutes 06 seconds East, assumed bearing along the south line thereof, 4.29 feet to the point of beginning of the tract to be hereinafter described; thence North 00 degrees 27 minutes 10 seconds East, 959.91 feet to the centerline of County Road 120; thence northeasterly along said centerline and a non-tangential curve, concave to the northwest, 158.59 feet, having a radius of 2491.00 feet, central angle of 03 degrees 38 minutes 52 seconds, chord bearing of North 52 degrees 28 minutes 52 seconds east and a chord distance of 158.57 feet to the point of beginning of the tract to be hereinafter described; thence South 00 degrees 27 minutes 10 seconds West, 572.35 feet; thence South 59 degrees 00 minutes 13 seconds East, 258.66 feet; thence North 88 degrees 24 minutes 06 seconds East, 471.89 feet; thence North 30 degrees 18 minutes 03 seconds West, 48.28 feet; thence North 10 degrees 15 minutes 15 seconds West, 142.91 feet; thence North 01 degrees 33 minutes 13 seconds East, 104.93 feet; thence North 03 degrees 27 minutes 00 seconds West, 149.29 feet; thence North 20 degrees 55 minutes 56 seconds East, 125.68 feet; thence North 24 degrees 10 minutes 58 seconds East, 102.24 feet; thence North 51 degrees 42 minutes 57 seconds East, 239.73 feet; thence North 59 degrees 51 minutes 23 seconds East, 116.97 feet; thence North 88 degrees 22 minutes 49 seconds East, 200.19 feet; thence North 71 degrees 35 minutes 11 seconds East, 181.31 feet; thence North 74 degrees 25 minutes 44 seconds East, 152.37 feet; thence North 74 degrees 34 minutes 30 seconds East, 125.24 feet; thence North 85 degrees 19 minutes 14 seconds East, 128.21 feet; thence South 88 degrees 00 minutes 05 seconds East, 169.39 feet; thence North 05 degrees 46 minutes 05 seconds West, 316.95 feet to the north line of said Lot 5; thence South 89 degrees 17 minutes 30 seconds West, along the north line of said Lots 5 and 12, 1184.67 feet to the centerline of County Road 120; thence South 46 degrees 22 minutes 15 seconds West, along said centerline, 795.45 feet; thence southwesterly along said centerline and a tangential curve, concave to the northwest, having a radius of 2491.00 feet, central angle of 04 degrees 17 minutes 11 seconds, 186.35 feet to the point of beginning.

**Tract B**  
That part of Lots 5, 7, 9, 10 and 11 of Auditor's Subdivision No. 2, in the East Half of Section 34, Township 125 North, Range 28 West, Stearns County, Minnesota, described as follows:  
Commencing at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 34; thence North 88 degrees 24 minutes 06 seconds East, assumed bearing along the south line thereof, 4.29 feet to the point of beginning of the tract to be hereinafter described; thence North 00 degrees 27 minutes 10 seconds East, 959.91 feet to the centerline of County Road 120; thence northeasterly along said centerline and a non-tangential curve, concave to the northwest, 158.59 feet, having a radius of 2491.00 feet, central angle of 03 degrees 38 minutes 52 seconds, chord bearing of North 52 degrees 28 minutes 52 seconds east and a chord distance of 158.57 feet to the point of beginning of the tract to be hereinafter described; thence South 00 degrees 27 minutes 10 seconds West, 572.35 feet; thence South 59 degrees 00 minutes 13 seconds East, 258.66 feet; thence North 88 degrees 24 minutes 06 seconds East, 471.89 feet; thence North 30 degrees 18 minutes 03 seconds West, 48.28 feet; thence North 10 degrees 15 minutes 15 seconds West, 142.91 feet; thence North 01 degrees 33 minutes 13 seconds East, 104.93 feet; thence North 03 degrees 27 minutes 00 seconds West, 149.29 feet; thence North 20 degrees 55 minutes 56 seconds East, 125.68 feet; thence North 24 degrees 10 minutes 58 seconds East, 102.24 feet; thence North 51 degrees 42 minutes 57 seconds East, 239.73 feet; thence North 59 degrees 51 minutes 23 seconds East, 116.97 feet; thence North 88 degrees 22 minutes 49 seconds East, 200.19 feet; thence North 71 degrees 35 minutes 11 seconds East, 181.31 feet; thence North 74 degrees 25 minutes 44 seconds East, 152.37 feet; thence North 74 degrees 34 minutes 30 seconds East, 125.24 feet; thence North 85 degrees 19 minutes 14 seconds East, 128.21 feet; thence South 88 degrees 00 minutes 05 seconds East, 169.39 feet; thence North 05 degrees 46 minutes 05 seconds West, 316.95 feet to the north line of said Lot 5; thence South 89 degrees 17 minutes 30 seconds East along said north line, 260.00 feet to a Judicial Land Monument and the westerly line of Tract A, Registered Land Survey Number 5, as is on file and of record in the Office of the County Recorder, Stearns County, Minnesota; thence South 06 degrees 09 minutes 49 seconds West, along said westerly line, 437.12 feet to the northwesterly line of Block 1, Mill River Estates 2nd Addition, as is on file and of record in the Office of the County Recorder, Stearns County, Minnesota and the thread of the Sauk River; thence westerly along the northerly line of Block 1 and Outlot A said Mill River Estates 2nd Addition and the thread of the Sauk River, 1100.05 feet more or less to the most westerly corner of said Outlot A; thence South 89 degrees 31 minutes 56 seconds East, along the south line of said Outlot A, 1296.06 feet to the northeasterly extension of the northwesterly line of Block 1, Mill Creek, as is on file and of record in the Office of the County Recorder, Stearns County, Minnesota; thence South 32 degrees 26 minutes 09 seconds West, along said northwesterly line and the northeasterly extension, 413.92 feet to an angle point in the west line of said Block 1; thence North 01 degrees 54 minutes 50 seconds West, along the northerly extension of the west line of said Block 1, 15.27 feet; thence South 88 degrees 23 minutes 47 seconds West, 196.61 feet to the northerly extension of the east line of Outlot A, Charter Oaks, as is on file and of record in the Office of the County Recorder, Stearns County, Minnesota; thence South 01 degrees 09 minutes 10 seconds East, along said northerly extension, 150.04 feet to the northeast corner of said Outlot A; thence South 88 degrees 18 minutes 00 seconds West, along the North Line of Outlot A and Block 1, said Charter Oaks, 449.80 feet to the northeast corner of said Block 1; thence South 38 degrees 28 minutes 48 seconds West along the northwesterly line of said Block 1, 183.12 feet to the southwesterly line of said Block 1 and the thread of the Sauk River; thence southeasterly and southerly along said Block 1 and the thread of the Sauk River, 453.95 feet more or less to the south line of said Southwest Quarter of the Southeast Quarter; thence South 88 degrees 24 minutes 06 seconds West, along said south line, 1719.88 feet to the point of beginning.

**Life Estate Reservation:**  
A 50.00 foot strip of land across part of Lots 5, 7, 10, and 11 of Auditor's Subdivision No. 2, in the East Half of Section 34, Township 125 North, Range 28 West, Stearns County, Minnesota, which lies adjacent to and 50.00 feet right of the following described line:  
Commencing at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 34; thence North 88 degrees 24 minutes 06 seconds East, assumed bearing along the south line thereof, 4.29 feet; thence North 00 degrees 27 minutes 10 seconds East, 959.91 feet to the centerline of County Road 120; thence northeasterly along said centerline and a non-tangential curve, concave to the northwest, 158.59 feet, having a radius of 2491.00 feet, central angle of 03 degrees 38 minutes 52 seconds, chord bearing of North 52 degrees 28 minutes 52 seconds east and a chord distance of 158.57 feet to the point of beginning of the tract to be hereinafter described; thence South 00 degrees 27 minutes 10 seconds West, 572.35 feet; thence South 59 degrees 00 minutes 13 seconds East, 258.66 feet; thence North 88 degrees 24 minutes 06 seconds East, 471.89 feet; thence North 30 degrees 18 minutes 03 seconds West, 48.28 feet; thence North 10 degrees 15 minutes 15 seconds West, 142.91 feet; thence North 01 degrees 33 minutes 13 seconds East, 104.93 feet; thence North 03 degrees 27 minutes 00 seconds West, 149.29 feet; thence North 20 degrees 55 minutes 56 seconds East, 125.68 feet; thence North 24 degrees 10 minutes 58 seconds East, 102.24 feet; thence North 51 degrees 42 minutes 57 seconds East, 239.73 feet; thence North 59 degrees 51 minutes 23 seconds East, 116.97 feet; thence North 88 degrees 22 minutes 49 seconds East, 200.19 feet; thence North 71 degrees 35 minutes 11 seconds East, 181.31 feet; thence North 74 degrees 25 minutes 44 seconds East, 152.37 feet; thence North 74 degrees 34 minutes 30 seconds East, 125.24 feet; thence North 85 degrees 19 minutes 14 seconds East, 128.21 feet; thence South 88 degrees 00 minutes 05 seconds East, 169.39 feet and said line thence terminating. Said 50.00 foot strip shall extend southerly to a line that bears North 88 degrees 24 minutes 06 seconds East from the point of beginning of said line and extended easterly to a line that bears South 05 degrees 46 minutes 26 seconds East from the point of termination of said line.

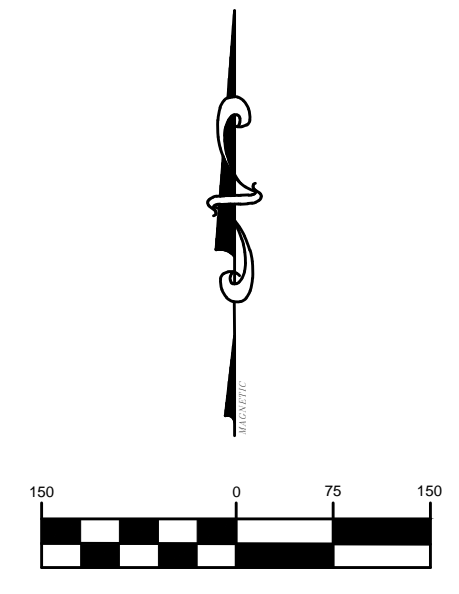
### DETAIL A



DETAIL A: NOT TO SCALE

### LEGEND

- FOUND MONUMENT
- SET MONUMENT
- PROPERTY BOUNDARY
- LOT LINE
- - - - - EXISTING LOT LINE
- · - · - EXISTING RIGHT-OF-WAY LINE
- SECTION LINE
- QUARTER LINE
- - - - - 16TH LINE
- WATER BOUNDARY



### NOTES

1. OWNERS: G&M DEHLER TRUST
2. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER HAS AN ASSUMED BEARING OF SOUTH 88 DEGREES 24 MINUTES 06 SECONDS WEST

### SURVEYOR'S CERTIFICATE

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 Land Surveyor under the laws of the State of Minnesota.

*Kyle Klaseen*  
Kyle Klaseen, PLS# 44606

Date: 1/14/2014