

**SEPARATE DESIGNATING RESOLUTION NO. 03-19 OF THE CITY  
COUNCIL OF THE CITY OF HOWARD LAKE DESIGNATING LAND  
FOR ANNEXATION INTO THE CITY OF HOWARD LAKE:**

**RECITALS**

1. A copy of The Joint Resolution Between The Town Of Middleville And The City Of Howard Lake Designating An Area For Orderly Annexation is attached hereto and made a part hereof.
2. The Boundary Adjustment Office may review and comment, but shall, within 30 days of the date that the Boundary Adjustment Office receives Howard Lake's separate designating resolution, order annexation in accordance with the terms of the Joint Resolution and the Separate Designating Resolution. No alteration of the stated boundaries of the orderly Annexation Area or a designated area within the Annexation Area is appropriate.
3. The Howard Lake City Council determines that the land hereinafter described and located in the Town of Middleville, County of Wright, State of Minnesota shall be annexed into the City of Howard Lake.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Howard Lake that the following described land located in the Town of Middleville, County of Wright, State of Minnesota shall be annexed into the City of Howard Lake:

**Parcel A**

The Southwest Quarter of the Southeast Quarter of Section 27, Township 119, Range 27, WRIGHT COUNTY, Minnesota, EXCEPT therefrom the following tracts:

- (1) The North 250.66 feet of the East 208.50 feet.
- (2) Commencing at the Northeast corner of said Southwest Quarter of the Southeast Quarter, thence South, along the 1/16<sup>th</sup> line, a distance of 621 feet to the point of beginning; thence West 262 feet thence South 205 feet; thence East 262 feet; thence North 205 feet to the point of beginning.

**AND**

That part of Government Lot 4 of Section 34, Township 119, Range 27 and that part of Lot A of Government Lot 3 according to the record plat thereof of Section 34, Township 119, Range 27, all in Wright County Minnesota described as follows: Beginning at the North quarter corner of said Section 34; thence North 88 degrees 24 minutes 45 seconds West (assumed bearing) along the north line of said Government Lot 4, a distance of 1169.0 feet to the centerline of a township road; thence south 37 degrees 26 minutes 45 seconds East along said centerline, a distance of 53.35 feet; thence southeasterly along said centerline on a tangential curve concave to the northeast, having a radius of 593.02 feet and a central angle of 25 degrees 29 minutes 30 seconds, a distance of 263.84 feet; thence South 62 degrees 56 minutes 15 seconds East along said centerline tangent to the last described curve a distance of 1032.47 feet; thence southeasterly along said centerline on a tangential curve concave to the southwest, having a radius of 482.06 feet and a central angle of 26 degrees 20 minutes 15 seconds, a distance of 221.59 feet; thence South 36 degrees 36 minutes East along said centerline tangent to the last described curve, a distance of 286.16 feet, to the northwesterly

line of Sherer's Addition according to the plat thereof on file and of record in the Office of the County Recorder, Wright County Minnesota; thence North 42 degrees 10 minutes East along said northwesterly line, a distance of 33.65 feet to the most northerly corner of said Sherer's Addition; thence South 36 degrees 36 minutes East along the northeasterly line of said Sherer's Addition, a distance of 437.71 feet to the most easterly corner of said Sherer's Addition; thence South 51 degrees 49 minutes West along the southeasterly line of said Sherer's Addition, a distance of 33.02 feet to the centerline of a township road; thence South 36 degrees 36 minutes East along said centerline, a distance of 139.26 feet to the southeasterly line of said Lot A; thence North 52 degrees 17 minutes 35 seconds East along said southeasterly line and its extension northeasterly, a distance of 889.20 feet to the east line of said Government Lot 4; thence North 1 degree 42 minutes 7 seconds East along said east line, a distance of 912.42 feet to the northeast corner of said Government Lot 4; thence North 89 degrees 6 minutes 10 seconds West along the north line of said Government Lot 4, a distance of 1394.03 feet to the point of beginning.

#### Parcel B

That part of Government Lot 2, Section 27, Township 119, Range 27, Wright County, Minnesota, which lies east of the following described line: Commencing at the northeast corner of said Government Lot 2; thence westerly, along the north line of said Government Lot 2, 1319.38 feet to a point on said north line described as being 65 Rods east of the northwest corner of said Government Lot 2 and the point of beginning of the line to be described; thence deflecting to the left 89 degrees 37 minutes 30 seconds 280.50 feet; thence deflecting to the right 00 degrees 14 minutes 00 seconds 590.73 feet to the northeast corner of SUNSET RIDGE, said Wright County; thence southerly 494.09 feet to the south line of said Government Lot 2 and said line there terminating, EXCEPT the northerly 930.00 feet thereof, AND EXCEPT that part thereof which lies westerly of a line described as beginning at a point on the south line of said Government Lot 2 distant 751.52 feet westerly of the South Quarter Corner of said Section 27; thence northerly at a right angle to said south line of Government Lot 2 to the south line of the north 930.00 feet of said Government Lot 2 and said line there terminating.

AND

That part of the south 630.00 feet of the north 930.00 feet of Government Lot 2, Section 27, Township 119, Range 27, Wright County, Minnesota, described as beginning at the intersection of the south line of the north 300.00 feet of said Government Lot 2 with the east line of said Government Lot 2; thence westerly, along said south line 150.00 feet; thence southerly parallel with the east line of said Government Lot 2, 590.00 feet; thence southwestwardly to a point on the south line of the north 930.00 feet of said Government Lot 2 distant 275.00 feet west from the east line of said Government Lot 2; thence easterly, along the south line of the north 930.00 feet of said Government Lot 2, 275.00 feet, to the east line of said Government Lot 2; thence northerly, along said east line to the point of beginning.

BE IT FUTHER RESOLVED by the City Council of the City of Howard Lake that with regard to the roads located in the vicinity of the 94 acre Lake Ridge planned development:

- a. Howard Lake shall maintain all right of way on Imhoff Avenue from County Road 7 to the entrance of the Lake Ridge Development off Imhoff Avenue just west of Ingram. The remaining part of Imhoff Avenue north to 47th street will be shared. Middleville shall maintain and plow this portion of 47th Street until the road is improved at which time Howard

JUN 10 2003

Lake will maintain the road and Middleville will continue to plow snow until the road right of way is no longer shared.

b. As the property is developed adjacent to Ingram Avenue Howard Lake shall assume maintenance of Ingram Avenue. Middleville shall continue to maintain Ingram Avenue until the adjacent property is improved, at which time Howard Lake shall take over the maintenance. Howard Lake shall continue to plow all of Ingram Avenue from Imhoff Avenue to 47th street.

c. Howard Lake and Middleville shall share the right of way of 47th street from County Road 7 to the north entrance to Lake Ridge off 47th street just west of Ingram Avenue. Middleville shall continue to maintain and plow 47th street until it is improved by Howard Lake prior to or simultaneously with phase 5 of the Lake Ridge development, at which time Howard Lake shall take over the road maintenance and Middleville shall continue to plow snow until the right of way is no longer shared.

APPROVED BY THE HOWARD LAKE CITY COUNCIL THIS 2nd DAY OF JUNE, 2003.




Gerald R. Smith  
Mayor

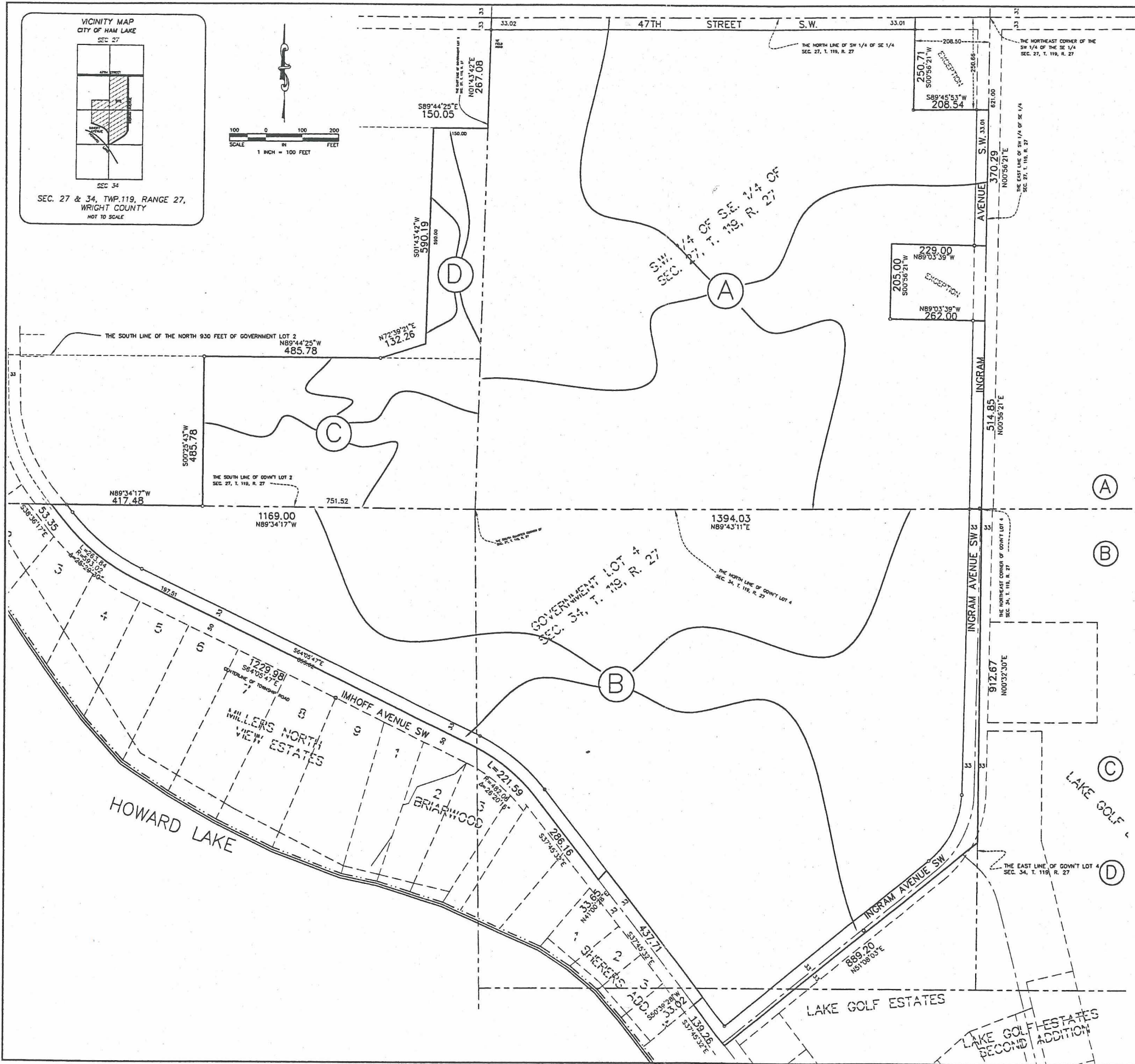
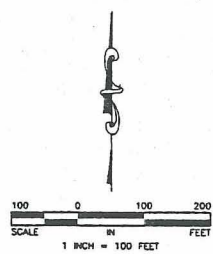
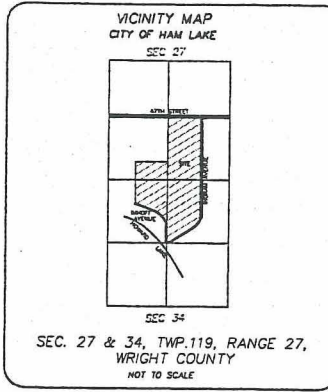
ATTEST:



Gene Gilbert  
City Clerk



Kelly Bahn  
City Administrator



REC'D BY  
MAB JUN 03 2003

PROPERTY DESCRIPTION:  
The Southwest Quarter of the Southwest Quarter of Section 27, Township 119, Range 27, Wright County, Minnesota, EXCEPT therefrom the following tracts:

(1) The North 250.66 feet of the East 208.50 feet.  
(2) Commencing at the Northeast corner of said Southwest Quarter of the Southwest Quarter; thence South, along the 1/16th line, a distance of 621 feet to the point of beginning; thence West 282 feet; thence South 205 feet; thence East 262 feet; thence North 205 feet to the point of beginning.

AND  
That part of Government Lot 4 of Section 34, Township 119, Range 27 and that part of Lot A of Government Lot 3 according to the record plat thereof of Section 34, Township 119, Range 27 all in Wright County, Minnesota described as follows: Beginning at the North quarter corner of said Section 34; thence North 88 degrees 24 minutes 45 seconds West (assumed bearing) along the north line of said Government Lot 4, a distance of 1169.0 feet to the centerline of a township road; thence south 37 degrees 26 minutes 45 seconds East along said centerline, a distance of 53.35 feet; thence southwesterly along said centerline on a tangential curve concave to the northeast, having a radius of 593.02 feet and a central angle of 25 degrees 29 minutes 30 seconds, a distance of 263.84 feet; thence South 52 degrees 35 minutes 15 seconds East along said centerline tangent to the last described curve, a distance of 1032.47 feet; thence southwesterly along said centerline on a tangential curve concave to the southwest, having a radius of 482.06 feet and a central angle of 25 degrees 20 minutes 15 seconds, a distance of 221.59 feet; thence South 36 degrees 36 minutes East along said centerline tangent to the last described curve, a distance of 286.16 feet; to the northwesterly line of Sherer's Addition according to the plat thereof on file and of record in the Office of the County Recorder, Wright County, Minnesota; thence North 42 degrees 10 minutes East along said northwesterly line, a distance of 33.65 feet to the most northerly corner of said Sherer's Addition; thence South 35 degrees 36 minutes East along the northwesterly line of said Sherer's Addition, a distance of 437.71 feet to the most easterly corner of said Sherer's Addition; thence South 51 degrees 49 minutes West along the southeasterly line of said Sherer's Addition, a distance of 33.02 feet to the centerline of a township road; thence South 36 degrees 36 minutes East along said centerline, a distance of 135.25 feet to the southeasterly line of said Lot 4; thence North 52 degrees 17 minutes 35 seconds East along said southeasterly line and its extension northeasterly, a distance of 809.20 feet to the east line of said Government Lot 4; thence North 1 degree 42 minutes 7 seconds East along said east line, a distance of 912.42 feet to the northeast corner of said Government Lot 4; thence North 89 degrees 5 minutes 10 seconds West along the north line of said Government Lot 4, a distance of 1394.03 feet to the point of beginning.

AND  
That part of Government Lot 2, Section 27, Township 119, Range 27, Wright County, Minnesota, which lies east of the following described line: Commencing at the northeast corner of said Government Lot 2; thence westerly, along the north line of said Government Lot 2, 1319.38 feet to a point on said north line described as being 65 Rods east of the northeast corner of said Government Lot 2 and the point of beginning of the line to be described; thence deflecting to the left 89 degrees 37 minutes 30 seconds 280.50 feet; thence deflecting to the right 0 degrees 14 minutes 00 seconds 590.73 feet to the northeast corner of SUNSET RIDGE, said Wright County; thence southerly 494.09 feet to the south line of said Government Lot 2 and said line there terminating; EXCEPT the northerly 930.00 feet thereof, AND EXCEPT that part thereof which lies westerly of a line described as beginning at a point on the south line of said Government Lot 2 distant 751.52 feet westerly of the South Quarter Corner of said Section 27; thence northerly at a right angle to said south line of Government Lot 2 to the south line of the north 930.00 feet of said Government Lot 2 and said line there terminating.

AND  
That part of the south 630.00 feet of the north 930.00 feet of Government Lot 2, Section 27, Township 119, Range 27, Wright County, Minnesota, described as beginning at the intersection of the south line of the north 300.00 feet of said Government Lot 2 with the east line of said Government Lot 2; thence westerly, along said south line 150.00 feet; thence southerly, parallel with the east line of said Government Lot 2, 590.00 feet; thence southwesterly to a point on the south line of the north 930.00 feet of said Government Lot 2, distant 275.00 feet west from the east line of said Government Lot 2; thence easterly, along the south line of the north 930.00 feet of said Government Lot 2, 275.00 feet, to the east line of said Government Lot 2; thence northerly, along said east line to the point of beginning.

LAND ANNEXATION MAP  
LAND ANNEXATION MAP  
WOODLAND DEVELOPMENT

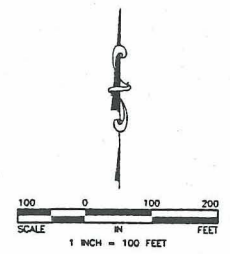
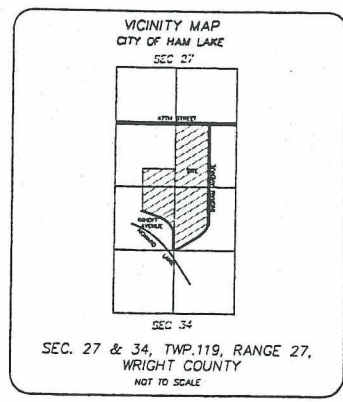
SHEET 1 OF 1 SHEETS  
FILE NO. B44.172  
DATE 6/03/03

Hakanson  
Anderson  
Assoc., Inc.  
Civil Engineers and  
Land Surveyors  
763-427-8860  
763-427-8860

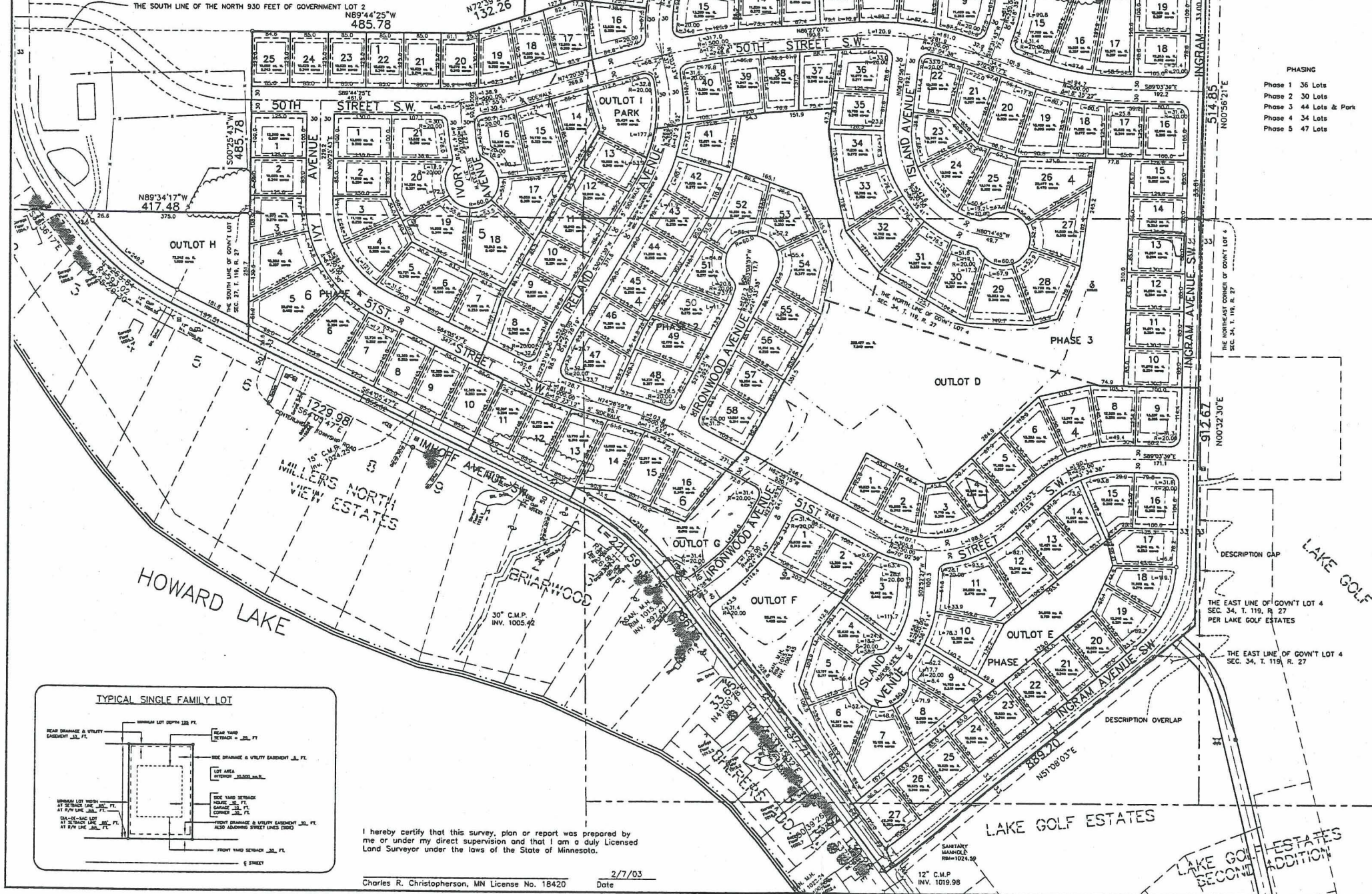
SCALE	1" = 100'
BOOK	
PAGE	
DESD B:	
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MLH	
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DATE	REVISION

HOWARD LAKE, MN



- LEGEND**
- SANITARY SEWER MANHOLE
  - HYDRANT
  - STORM SEWER MANHOLE
  - CATCH BASIN
  - ELECTRIC BOX
  - LIGHT
  - SIGNAL POLE
  - DENOTES WATER LINE
  - DENOTES SANITARY SEWER LINE
  - DENOTES STORM SEWER LINE
  - DENOTES HIGH VOLTAGE TOLLAND
  - IRON MONUMENT SET AND MARKED WITH WOODEN WID. 1/2" DIA.
  - DENOTES UNDERGROUND TELEPHONE LINE
  - DENOTES UNDERGROUND ELECTRIC LINE
  - DENOTES OVERHEAD ELECTRIC LINE
  - DENOTES OVERHEAD TELEPHONE LINE
  - DENOTES GAS MAIN
  - DENOTES TELEPHONE PEDESTAL
  - DENOTES ELECTRIC TRANSFORMER
  - DENOTES CABLE TV BOX
  - DENOTES UTILITY POLE OUTWIRE
  - DENOTES SOIL BORING
  - DENOTES GATE VALVE



Owner & Developer: Woodland Development Corporation  
13632 VanBuren St. N.E.  
Ham Lake, Minnesota 55304  
Tel. 763-427-7500  
Fax: 763-427-0192  
Contact: Lory Carlson, Jr.

Designer, Engineer & Surveyor: **REBECCA MAM** JUN 11 2003  
Hakanson Anderson Associates, Inc.  
3601 Thurston Avenue  
Anoka, Minnesota 55303  
Tel. 763-427-5860  
Fax 763-427-0520  
Contact: Charles Christopherson, P.L.S.  
Brian Johnson, P.E.

Municipality: City of Howard Lake

Proposed Utilities:  
Sewer: City Utilities (available)  
Water: City Utilities (available)

Area Summary:  
Parcel area: 4,107,407 sq. ft. 94.29 acres  
Right of way: 839,243 sq. ft. 19.26 acres  
Wetland / Ponding: 748,903 sq. ft. 17.19 acres

Zoning:  
Existing Zoning: URBAN RESERVE  
Proposed Zoning: R-3

Street lighting: as required

Proposed use: Low Density Residential

Lot summary:  
Number of lots: 191 Residential

Largest lot: 20,986 sq. ft. or 0.482 acres  
Smallest lot: 10,556 sq. ft. or 0.242 acres  
Average lot area: 13,043 sq. ft. or 0.299 acres  
Density: 2.0 lots/acre (191 lots / 94.29 acres)

Setbacks:  
Front: 30 feet  
Rear: 25 feet  
Side yard: 10 feet  
Corner lot: 30 feet

PHASING  
Phase 1 36 Lots  
Phase 2 30 Lots  
Phase 3 44 Lots & Park  
Phase 4 34 Lots  
Phase 5 47 Lots

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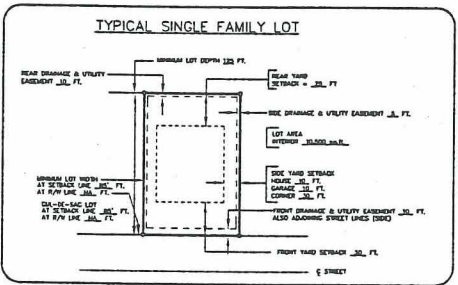
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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Charles R. Christopherson, MN License No. 18420 Date 2/7/03

Preliminary Plat		SHEET 1 OF 1	
Preliminary Plat for WOODLAND DEVELOPMENT		SHEETS	
Hakanson Anderson Associates, Inc.		FILE NO. 844-172	
3601 Thurston Avenue Anoka, Minnesota 55303 Tel. 763-427-5860 Fax 763-427-0520		DATE 2/7/03	
SCALE 1" = 100'	BOOK BY MLH	DATE	REVISION
DATE 6/23/03	REVISION	DATE	REVISION