

PETITION FOR ANNEXATION BY ORDINANCE

IN THE MATTER OF THE PETITION FOR ANNEXATION OF
PART OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 35 TOWNSHIP 109 NORTH RANGE 27 WEST
BY THE CITY OF NORTH MANKATO
FOR ANNEXATION PURSUANT TO MINNESOTA STATUTES 414.033, SUBD. 5

Petitioners state that the property owners or a majority of the property owners in number are required to commence a proceeding under M.S. 414.033, Subd. 5.

It is hereby requested by:

- ☐ the sole property owner; or
☒ all of the property owners; or
☐ a majority of the property owners of the area proposed for annexation
to annex certain property described herein lying in the Township of
Belgrade to the City of North Mankato, County of Nicollet, Minnesota.

The area proposed for annexation is described in Exhibit A and adjacent roadways as described in Exhibit B.

Said annexation parcel contains 33.85 acres, subject to any and all easements of record.

1. There are four property owners in the area proposed for annexation.
2. The property owners have signed this petition. (If the land is owned by both husband and wife, both must sign the petition to represent all owners.)
3. The population of the annexation area is 0.
4. Said property is unincorporated, abuts on the City's north boundary, and is not included within any other municipality.
5. The area of land to be annexed, in acres, is 33.85.

Platted 0 Unplatted 33.85 Total 33.85
6. The reason for the requested annexation is residential development.
7. All of the annexation area is or is about to become urban or suburban in character.

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8. The area proposed for annexation is not included in any area that has already been designated for orderly annexation pursuant to M.S. 414.0325.

The Petitioners request that pursuant to M.S. 414.033, the property described herein be annexed to and included within the City of North Mankato, Minnesota.

4-30-02
Date

4-30-02
Date

4-22-02
Date

4-22-02
Date

Ethel M. Sens
Ethel M. Sens

Steve E. Sens
Steve E. Sens

Mark S. Hemann
Mark S. Hemann, Platinum Development Group

Jeffrey Richter
Jeffrey Richter, Platinum Development Group

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EXHIBIT A

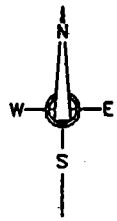
That part of the South Quarter of the Southwest Quarter of Section 35 Township 109 North Range 27 West, Nicollet County, Minnesota lying westerly of the center line of LorRay Drive, more particularly described as:

Commencing at the South Quarter corner of Section 35; thence North 89 degrees 34 minutes 03 seconds West (Minnesota County Coordinate System of 1983 - Nicollet County Zone), along the south line of the Southwest Quarter of Section 35, a distance of 340.91 feet to a point on the center line of Lor Ray Drive; (formerly County Road No. 13); thence North 25 degrees 45 minutes 29 seconds West, 258.45 feet; thence South 89 degrees 23 minutes 29 seconds East, along a line parallel with the North line of the South Quarter of the Southwest Quarter of Section 35, a distance of 0.24 feet to a point on the center line of Lor Ray Drive; thence North 25 degrees 51 minutes 45 seconds West, along said center line, 472.51 feet to a point on the north line of the South Quarter of the Southwest Quarter of Section 35; thence North 89 degrees 23 minutes 29 seconds West, along said north line, 1979.58 feet to the northwest corner of the South Quarter of the Southwest Quarter of Section 35; thence South 00 degrees 07 minutes 46 seconds East, along the west line of the Southwest Quarter of Section 35 a distance of 548.65 feet to the point of intersection with the north line of the South 113.00 feet of the Southwest Quarter of the Southwest Quarter of Section 35; thence South 89 degrees 34 minutes 03 sections East, along said north line, 32.00 feet to the point of intersection with the east line of the West 32.00 feet of the Southwest Quarter of the Southwest Quarter of Section 35; thence South 00 degrees 07 minutes 46 seconds East, along said east line, 113.00 feet to a point on the south line of the Southwest Quarter of Section 35; thence South 89 degrees 34 minutes 03 seconds East, along said south line, 2264.70 feet to the point of beginning and adjacent roadways as described in Exhibit B.

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EXHIBIT B

That part of the Southwest Quarter of Section 35, Township 109 North, Range 27 West, Nicollet County, lying 33.00 feet to the left and 33.00 feet to the right of the following described centerline: Commencing at the Southeast corner of the Southwest Quarter of said Section 35; thence North 89 degrees 34 minutes 03 seconds West along the South line of the Southwest Quarter of said Section 35, also being the North line of Lot 3, Block One, Dakota Subdivision and its westerly extension, 340.27 feet to the point of beginning, being a point on a 2432.50 foot radius curve to the right, having a central angle of 00 degrees 55 minutes 34 seconds and a 39.31 foot chord which bears North 26 degrees 19 minutes 32 seconds West; thence along said curve, 39.31 feet; thence North 25 degrees 51 minutes 45 seconds West, 816.29 feet to a point on a 2400.00 foot radius curve to the left having a central angle of 05 degrees 07 minutes 49 seconds; thence on said curve 214.89 feet and there terminating. The side lines of the above described parcel are prolonged or shortened to begin on the South line of the Southwest Quarter of said Section 35.



**PROPOSED ANNEXATION
(NORTH GATE)**

REC'D BY
WMB

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BENSON PARK

LOOKOUT DRIVE

CARLSON DRIVE

CARLSON DRIVE

LOS RAY DRIVE

LOOKOUT DRIVE

HOWARD DRIVE

HWY. 14

SURVEY SERVICES, INC.

REC'D BY
MMB

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L= 214.89'
R= 2400.00'
 Δ = 5°07'49"

SOUTHWEST
SECTION

Q TIMM ROAD

SEE AREA
OF DETAIL

L= 39.31'
R= 2432.50'
 Δ = 0°55'34"
CH= 39.31'
CB= N 26°19'32"W

N 89°34'03"W 340.27'

ISAIAH
ESTATES
JOHN COURT

SOUTHEAST CORNER
SOUTHWEST QUARTER
SECTION 35-109-27
STONE

NORTH LINE NW 1/4 SECTION

SOUTH LINE SW 1/4 SECTION 35-109-27

OUTLOT E

BLOCK

27

28

29

30

TWO

PRESIDENTIAL
ESTATES

POINT OF
BEGINNING

BLOCK ONE

DAKOTA TRAIL

OR RAY DRIVE

DAKOTA
SUBDIVISION

NORTHEAST CORNER
NORTHWEST QUARTER
SECTION 2-108-27

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

Janele Fowlds
Janele Fowlds

4-22-02

Date

License No. 26748

200 0 200
SCALE IN FEET

