

ORDINANCE NUMBER 2002-8-1

**AN ORDINANCE ANNEXING PROPERTY TO THE CITY OF SHAFER, MINNESOTA
PURSUANT TO MINNESOTA STATUTES SECTION 414.033 SUBD. 2(3).**

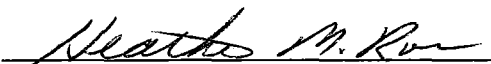
The City Council of Shafer, Minnesota Ordains that the following land is hereby annexed to the City of Shafer, Chisago County, Minnesota pursuant to, and in accordance with, Minnesota Statutes Section 414.033 Subd. 2(3):

That part of the East half of the Southwest Quarter of Section 29, Township 34 North, Range 19 West, Chisago County, Minnesota, lying southerly of the south line of the north 495.00 feet of the south 2310.00 feet of said Southwest Quarter.

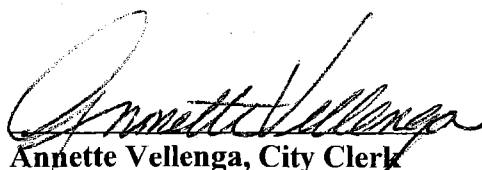
Subject to roadways and easements of record, if any.

This ordinance shall be effective upon publication in the Chisago County Press and approval by the Minnesota Municipal Board.

Dated: 8-26-02


Heather Rosa, Mayor

ATTEST:


Annette Vellenga, City Clerk

RESOLUTION NUMBER 2002-8-1**A RESOLUTION FINDING THAT CERTAIN LAND IS SUITABLE
FOR ANNEXATION BY THE CITY OF SHAFER**

WHEREAS, the City of Shafer has received a petition from Raymond and Carrie Holmquist requesting that the land described below be attached to the City:

That part of the East half of the Southwest Quarter of Section 29, Township 34 North, Range 19 West, Chisago County, Minnesota, lying southerly of the south line of the north 495.00 feet of the south 2310.00 feet of said Southwest Quarter.

Subject to roadways and easements of record, if any.

WHEREAS, notice has been given, and a public hearing has taken place, as required by Minnesota Statute Section 414.033 Subd. 2b; and

WHEREAS, based upon the evidence produced at said public hearing, the City Council makes the following findings of fact:

- 1. Land to be Annexed.** That Raymond and Carrie Holmquist are the fee owners of the above described real estate and have filed a Petition to have said land annexed to the City of Shafer, Chisago County, Minnesota pursuant to Minn. Stat. Sec. 414.033, Subd. 2(3).
- 2. Sole Owner.** That Petitioners are the sole owners of the land described herein above.
- 3. Land Abuts the City.** That the land described herein abuts the City of Shafer on the city's Northerly boundary and is not included within any other municipality. The land is located in, and abuts, the Township of Shafer, State of Minnesota.

4. **Platted Land Containing less than 60 acres.** That the land herein described ~~is~~ ~~platted and~~ contains less than sixty (60) acres. The proposed area of annexation specifically comprises 55.1 acres including the roadway right-of-way.

5. **Reason for Annexation.** The land is suitable for development of single family housing and the installation of municipal sewer and water service. The property is appropriate for development and about to be developed with single family housing utilizing sewer and water service from the City of Shafer.

6. **Urban or Suburban Character, Not Under Current Planning Project.** All of the land herein described is, or is about to become, urban or suburban in character, and is not covered by a community based planning project and is not included in any other boundary adjustment proceeding.

7. **Sewer Facilities.** The land herein described is not presently served by public sewer facilities and public sewer facilities are not otherwise available.


8. **Not in Flood Plain or Shoreland Area, No Other Annexation Pending.** The land herein described is not located in a designated flood plain pursuant to Minn. Stat. Section 103F.111, subd. 4, nor in a Shoreland area pursuant to Minn. Stat. 103F. 205, subd.4., and is not included in any area that has already been designated for orderly annexation pursuant to Minnesota Statute 414.0325.

9. **Electrical Utility Service.** Petitioner has been notified by the municipality, pursuant to Minn. Stat. Sec. 414.033, Subd. 13., that neither the cost nor service of electrical utility will change as a result of annexation.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT The City of Shafer shall adopt an ordinance annexing said land pursuant to Minnesota Statute Section 414.033 Subd. 2(3), as amended.

Dated: 8-26-02


Annette Vellenga
City Clerk


Heather Rosa
Mayor

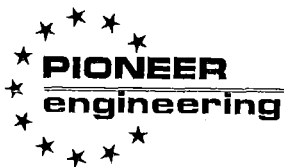


EXHIBIT B

LAND SURVEYORS • CIVIL ENGINEERS
LAND PLANNERS • LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914 FAX: 681-9488

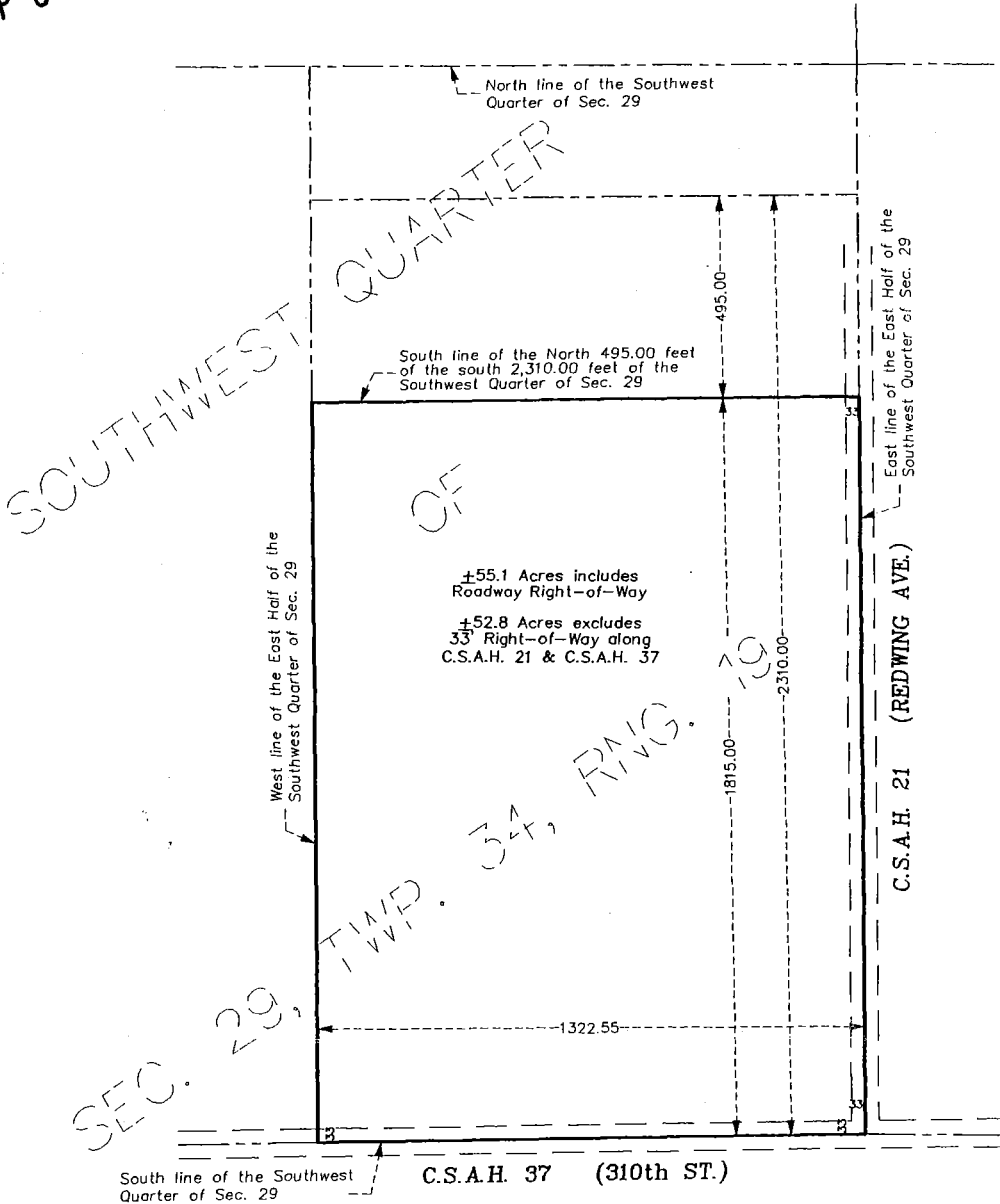
625 Highway 10 N.E.
Blaine, MN 55434
(763) 783-1880 FAX: 783-1883

Description Sketch for

PILOT LAND DEVELOPMENT COMPANY

REC'D BY
M.M.B

SEP 03 2002



That part of the East half of the Southwest Quarter of Section 29, Township 34 North, Range 19 West, Chisago County, Minnesota, lying southerly of the south line of the north 495.00 feet of the south 2,310.00 feet of said Southwest Quarter. Subject to roadways and easements of record, if any.

We hereby certify to PILOT LAND DEVELOPMENT 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. Dated this 27th day of June A.D., 2002.

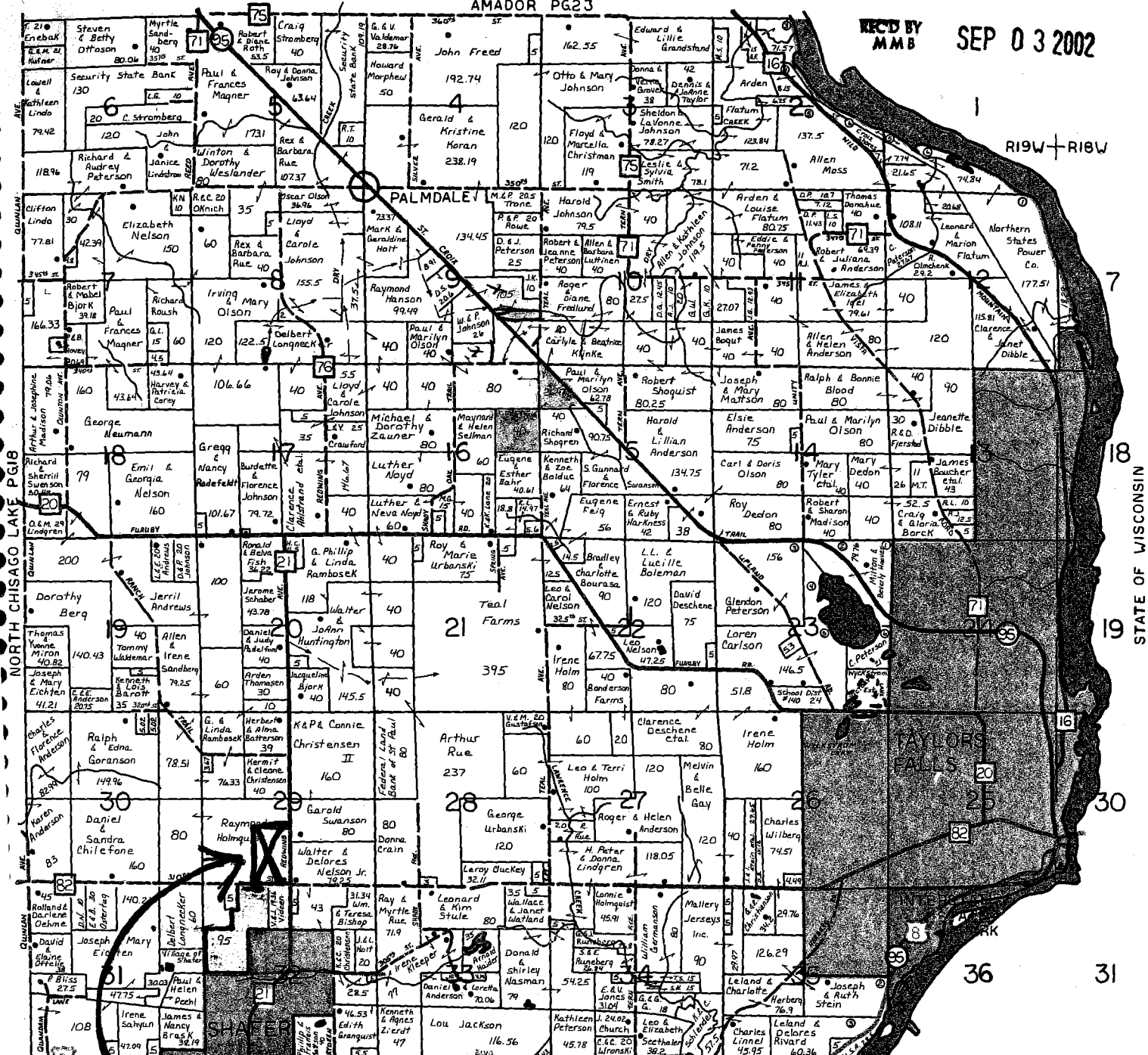
Signed: PIONEER ENGINEERING, P.A.

Scale: 1 inch = 300 feet

By: Terrence E. Rothenbacher
Terrence E. Rothenbacher, L.S. Reg. No. 20595
Thomas R. Balluff, L.S. Reg. No. 40361

AMADOR PG23

REC'D BY MMB SEP 03 2002



Proposed area of Annexation

FRANCONIA PG16

ICKESON MOTORS
 Better Known For Better Deals

**CHEVROLET, PONTIAC
 OLDSMOBILE**
 Top of the Hill on Hwy. 8
 St. Croix Falls, WI
715-483-3231



HOURS: Mon-Thurs., 8-8; Fri. 8-6; Sat. 9-5

612-257-5014

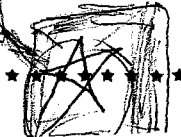
Ingood closing letter



Hofmann Construction Co., Inc.
 of Lindstrom
 GENERAL CONTRACTOR

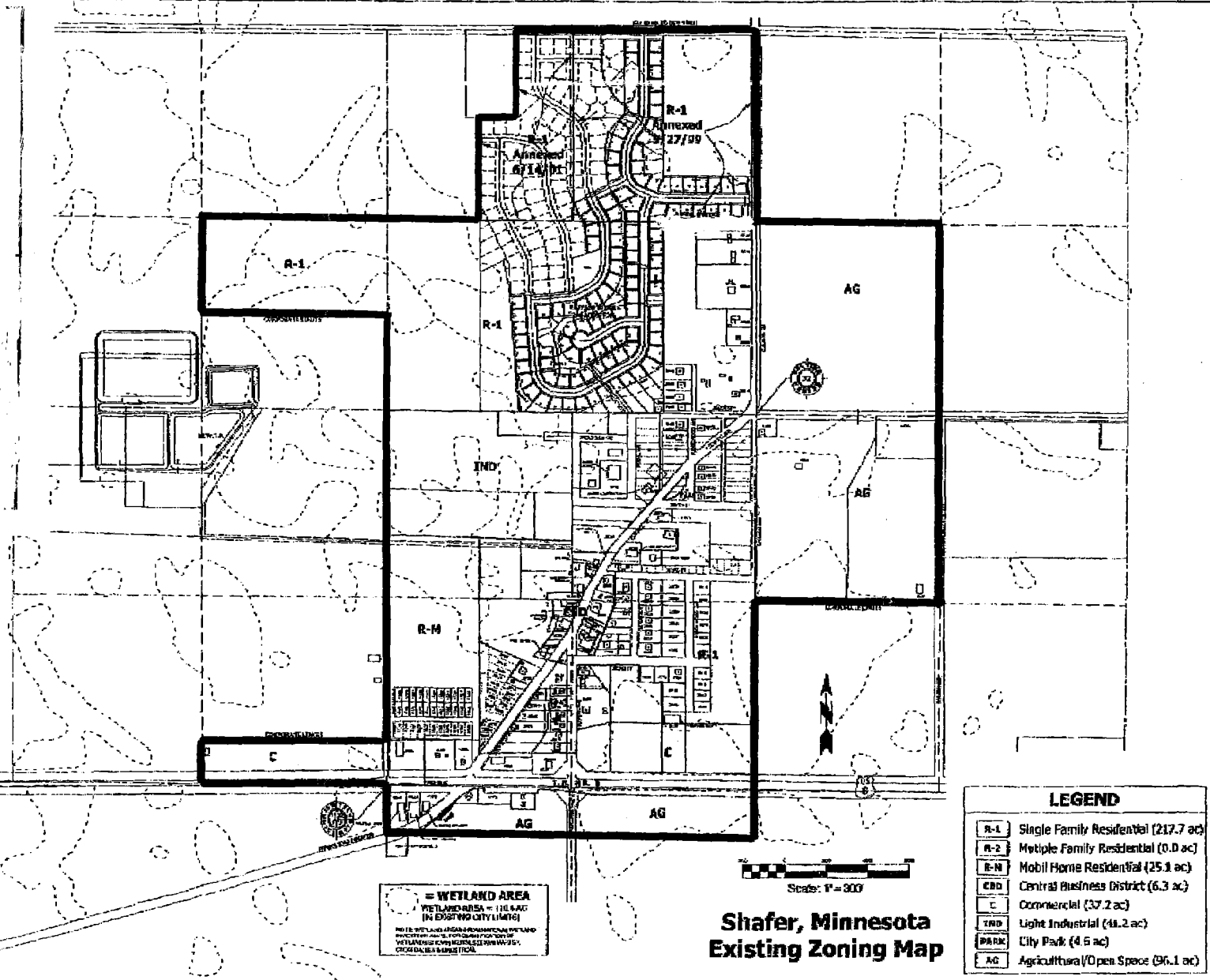
RICH HOFMANN
 Owner

LINDSTROM, MN.
 5045



REC'D BY MMB SEP 03 2002

C:\Programs\City\SHAHER\Zoning\zoning.dwg: Layout: 08/27/2002 14:49:41 PM: P:\ESher-Lansing.dwg



WETLAND AREA
 WETLAND AREA = 110.8 AC
 (IN EXISTING CITY LIMITS)

NOTE: WETLAND AREAS DETERMINED BY FIELD SURVEY AND AIR PHOTO INTERPRETATION. WETLANDS COVERED BY THIS MAP ARE NOT GUARANTEED.

**Shafer, Minnesota
 Existing Zoning Map**

LEGEND

R-1	Single Family Residential (217.7 ac)
R-2	Multiple Family Residential (0.0 ac)
R-M	Mobil Home Residential (25.1 ac)
CBD	Central Business District (6.3 ac)
C	Commercial (37.2 ac)
IND	Light Industrial (48.2 ac)
PARK	City Park (4.5 ac)
AG	Agricultural/Open Space (96.1 ac)

Thatcher
 ENGINEERING ARCHITECTURE LANDSCAPE PLANNING

Shafer, MN
 Zoning Map

REV. NO.	DATE	BY	CHKD.	DESCRIPTION
1	08/27/02	MMB	MMB	ISSUED FOR PERMITTING

DATE PLOTTED: 08/27/02 11:30 AM
 PLOT SCALE: 1" = 300'