

**ORDINANCE NO. 2003-131**  
**AN ORDINANCE OF THE CITY OF LONSDALE**  
**ANNEXING LAND LOCATED IN WHEATLAND TOWNSHIP, RICE COUNTY,**  
**MINNESOTA, PURSUANT TO MINN. STAT. §414.033, SUBD. 2(4)**

**WHEREAS**, a public hearing was held on April 24, 2003, to consider the annexation to the City of Lonsdale of the parcels described herein,

**THE CITY OF LONSDALE ORDAINS:**

**SECTION 1. FINDINGS**

- 1.1 The parcels described in Exhibit A, B and C (the AParcels≡, or collectively the AProperty≡) is located in Wheatland Township, Rice County, Minnesota. Parcel A is owned by Patrick A. Moser and Marianne P. Moser, husband and wife; Parcel B is owned by Raymond L. Simon and Ann A. Simon, husband and wife; and Parcel C is owned by Julia R. Lexa, a widow. Each Parcel is subject to a purchase agreement in favor of Giles Enterprises, Inc. Owners and purchaser are collectively referred to as "Owners≡.
- 1.2 The Property is not presently served by public sewer facilities or public sewer facilities are not otherwise available.
- 1.3 The Property is approximately seventy-five percent (75%) surrounded by the City of Lonsdale. There is one residence on Parcel C. The Property is about to become urban or suburban in character.
- 1.4 Notice of the public hearing was served by certified mail on Wheatland Township and on all contiguous landowners pursuant to M.S. §414.033, Subd. 2b.
- 1.5 Parcel A consists of approximately 3.37 acres; Parcel B consists of approximately 33.13 acres; and Parcel C consists of approximately 3.05 acres, for a total of approximately 39.55 acres. The Property abuts 70<sup>th</sup> Street on the north. The Parcels are adjoining. On the west, east and south sides, the Property abuts residential areas of the City of Lonsdale.
- 1.6 The land is appropriate for residential development.
- 1.7 Upon annexation the Property will be zoned R-1, residential. The City of Lonsdale has adopted zoning and subdivision

regulations. Annexation will allow for greater density than would be allowed under current Rice County zoning restrictions, but Lonsdale is a growing area and in need of housing sites. Annexation will allow for provision of sewer and water services to the property, and expansion of the utilities in this area is consistent with growth plans approved by the City Council in June of 2000. Expansions of the City's water and sewer facilities currently under construction will provide sufficient capacity to service the proposed development.

- 1.8 The Property was assessed for property taxes in 2003 as follows:

PARCEL A - PID No. 01.3030.000	
Rice County	\$271.76
Wheatland Township	\$103.00
ISD No. 394	\$156.63
Fire District	\$ 16.61

PARCEL B - PID No. 01.3028.000	
Rice County	\$228.92
Wheatland Township	\$ 86.91
ISD No. 721	\$132.15
Fire District	\$ 14.02

PARCEL C - PID No. 01.3029.001	
Rice County	\$ 36.47
Wheatland Township	\$ 13.99
ISD No. 394	\$ 21.28
Fire District	\$ 2.26

- 1.9 The property is not within a designated floodplain or shoreland area.
- 1.10 All of the Owners have petitioned for annexation of the Property.

## **SECTION 2: CONCLUSIONS**

- 2.1 The Property is about to become urban or suburban in Character.
- 2.2 Annexation of the Property is necessary to provide for projected growth in population in an orderly fashion.
- 2.3 The City has the capacity to provide municipal water and sewer services to the Property.

**SECTION 3: PROPERTY ANNEXED**

- 3.1 The Property is hereby annexed subject to the approval of the Minnesota Office of Strategic and Long Range Planning (Minnesota Planning) as required by M.S. 3414.033, Subd. 7.
- 3.2 This Ordinance shall be filed immediately with Minnesota Planning, the Secretary of State, the Wheatland Town Board and the Rice County Auditor.

Dated: 4-24-03

CITY OF LONSDALE

Harold Joseph  
Mayor

Attest: Neil Jensen  
Neil Jensen  
City Administrator

RECD BY  
MMB

APR 30 2003

**EXHIBIT A  
PARCEL A  
ORDINANCE NO. 2003-131**

BEGINNING AT A POINT 193.4 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 112 NORTH, RANGE 22 WEST, RICE COUNTY, MINNESOTA; THENCE RUNNING NORTH 193.4 FEET; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 26, 500 FEET; THENCE SOUTH 307 FEET; THENCE EAST 385 FEET; THENCE NORTHEAST 165 FEET TO THE POINT OF BEGINNING.

PID No. 01.3030.000

**EXHIBIT B**  
**PARCEL B**  
**ORDINANCE NO. 2003-131**

PARCEL 1: THE SOUTH 200 FEET OF LOT 1, AS PER AUDITOR'S PLAT NUMBER ONE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 112 NORTH, RANGE 22 WEST, RICE COUNTY, MINNESOTA.

AND

PARCEL II: THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 26, TOWNSHIP 112 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN RICE COUNTY, MINNESOTA; SUBJECT TO THE RIGHT OF WAY ORIGINALLY IN FAVOR OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, OVER AND ACROSS THE SAME; AND EXCEPT THE FOLLOWING TWO PARCELS, DENOMINATED AS PARCEL A AND PARCEL B:

PARCEL A: BEGINNING AT A POINT 193.4 FEET SOUTH OF THE SAID NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4), THENCE RUNNING NORTH 193.4 FEET TO THE SAID NORTHEAST CORNER; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4), 500 FEET; THENCE SOUTH 307 FEET; THENCE EAST 385 FEET; THENCE NORTHEAST 165 FEET TO THE PLACE OF BEGINNING; AND

PARCEL B: BEGINNING AT A POINT 500 FEET WEST OF THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4), THENCE AT RIGHT ANGLES SOUTH 450 FEET; THENCE AT RIGHT ANGLES WEST 338 FEET 8 INCHES; THENCE AT RIGHT ANGLES NORTH 450 FEET; THENCE AT RIGHT ANGLES EAST 338 FEET 8 INCHES TO THE PLACE OF BEGINNING.

ALL IN RICE COUNTY, MINNESOTA.

PID No. 01.3028.000

REC'D BY  
MMB

APR 30 2003

**EXHIBIT C  
PARCEL C  
ORDINANCE NO. 2003-131**

THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 26, TOWNSHIP 112 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RICE COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS;

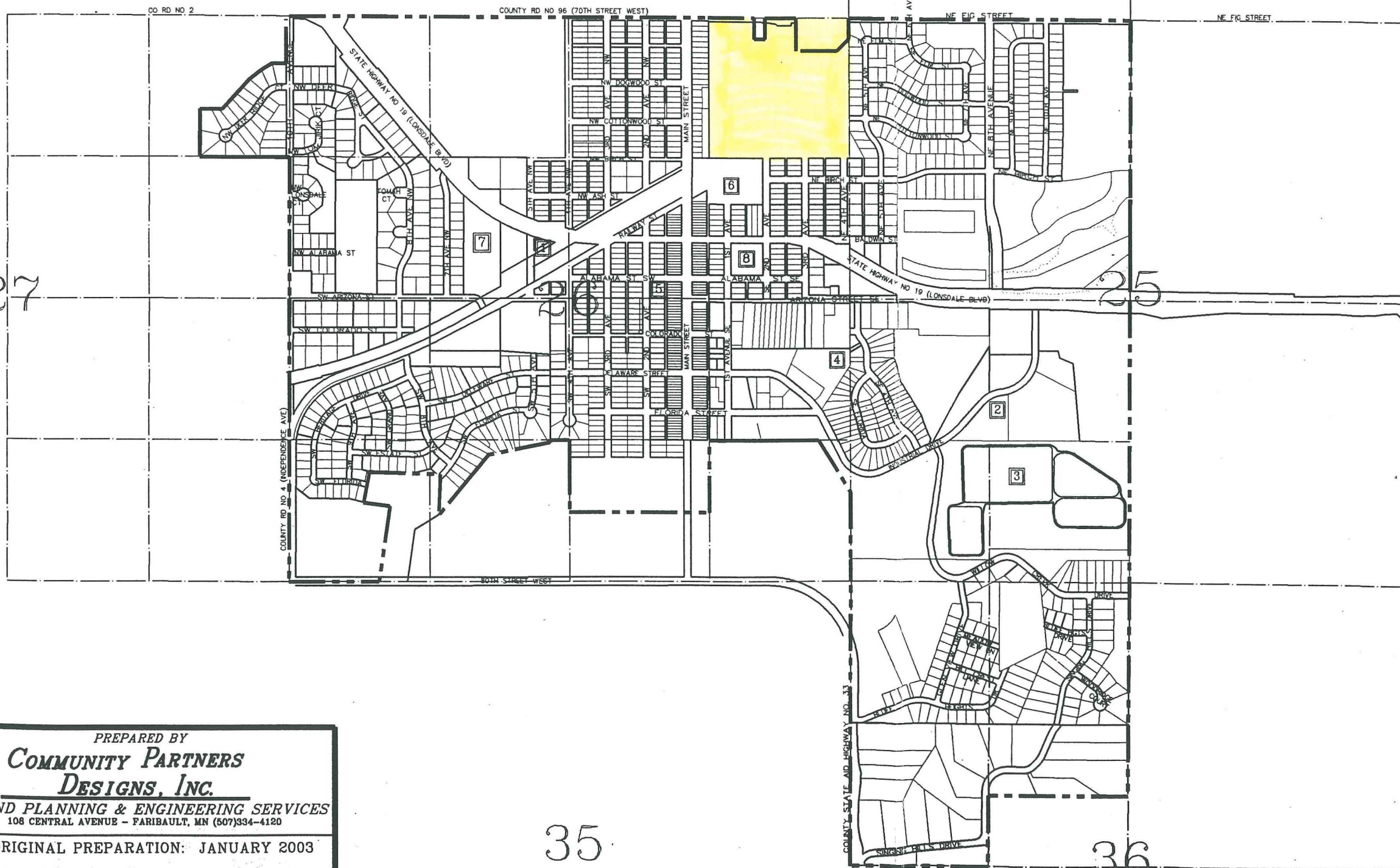
BEGINNING AT A POINT THAT IS 500 FEET WEST OF THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) THENCE SOUTH 450 FEET; THENCE WEST 338.8 FEET; THENCE NORTH 450 FEET; THENCE EAST 338.8 FEET TO THE POINT OF BEGINNING; SUBJECT TO ROADS, EASEMENTS AND RESTRICTIONS OF RECORD;

EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBING AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHEAST QUARTER (NE1/4) OF NORTHEAST QUARTER (NE1/4) (FOR PURPOSES OF THIS DESCRIPTION BEARING OF SAID NORTH LINE IS ASSUMED NORTH 90°00'00" WEST) A DISTANCE OF 730.00 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE1/4) OF NORTHEAST QUARTER (NE1/4); THENCE SOUTH 0°00'00" A DISTANCE OF 198.00 FEET; THENCE NORTH 90°00'00" WEST 100.00 FEET; THENCE NORTH 0°00'00" A DISTANCE OF 198.00 FEET TO A POINT IN SAID NORTH LINE OF NORTHEAST QUARTER (NE1/4) OF NORTHEAST QUARTER (NE1/4); THENCE NORTH 90°00'00" EAST ALONG SAID NORTH LINE 100.00 FEET TO SAID POINT OF BEGINNING.

PID No. 01.3029.001

# CITY OF LONSDALE

RECD BY  
MAM APR 30 2003



## LEGEND

### MUNICIPAL

- 1 CITY HALL
- 2 MAINTENANCE SHOP
- 3 WASTEWATER TREATMENT PLANT
- 4 WATER TOWER
- 5 POLICE DEPARTMENT

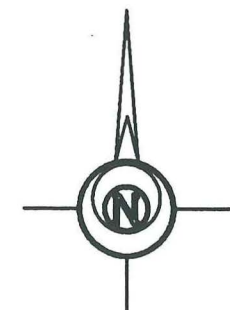
### RECREATIONAL

- 6 TRENDIA MEMORIAL BASEBALL PARK
- 7

### CHURCHES

- 8 IMMACULATE CONCEPTION CATHOLIC CHURCH

LONSDALE CORPORATE LIMITS



0 550 1100  
SCALE IN FEET

PREPARED BY  
**COMMUNITY PARTNERS  
DESIGNS, INC.**  
LAND PLANNING & ENGINEERING SERVICES  
108 CENTRAL AVENUE - FARIBAULT, MN (607)334-4120  
ORIGINAL PREPARATION: JANUARY 2003