

ORDINANCE NO. 2003-137
AN ORDINANCE OF THE CITY OF LONSDALE
ANNEXING LAND LOCATED IN WHEATLAND TOWNSHIP, RICE COUNTY,
MINNESOTA, PURSUANT TO MINN. STAT. Sec. 414.033, SUBD. 2(3)

WHEREAS, a public hearing was held on July 10, 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 parcel described in Exhibit A, (the Property) is located in Wheatland Township, Rice County, Minnesota. The Property is owned by Larrie Dean Mack and is subject to a purchase agreement in favor of Ryan Contracting Company ("Owner").
- 1.2 The Property is not presently served by public sewer facilities or public sewer facilities are not otherwise available.
- 1.3 The Property abuts the City of Lonsdale. 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. Sec.414.033, Subd. 2b.
- 1.5 The Property consists of approximately 10.06 acres. The Property abuts 80th Street on the south. The Property is abutted by Heritage Estates 2nd, 3rd and 4th Additions on the west, north and east sides respectively.
- 1.6 Existing use of the land is as a single agricultural homestead. The proposed use is residential. 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:

PID No. 01.3032.001	
Rice County	\$402.51
Wheatland Township	\$153.44
ISD #394	\$233.30
Fire District	\$ 24.75

- 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. Sec. 414.033, 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: 7-10-03

CITY OF LONSDALE

Harold Vajjola
Mayor

Attest: Neil Jensen
Neil Jensen
City Administrator

EXHIBIT A
ORDINANCE NO. 2003-137

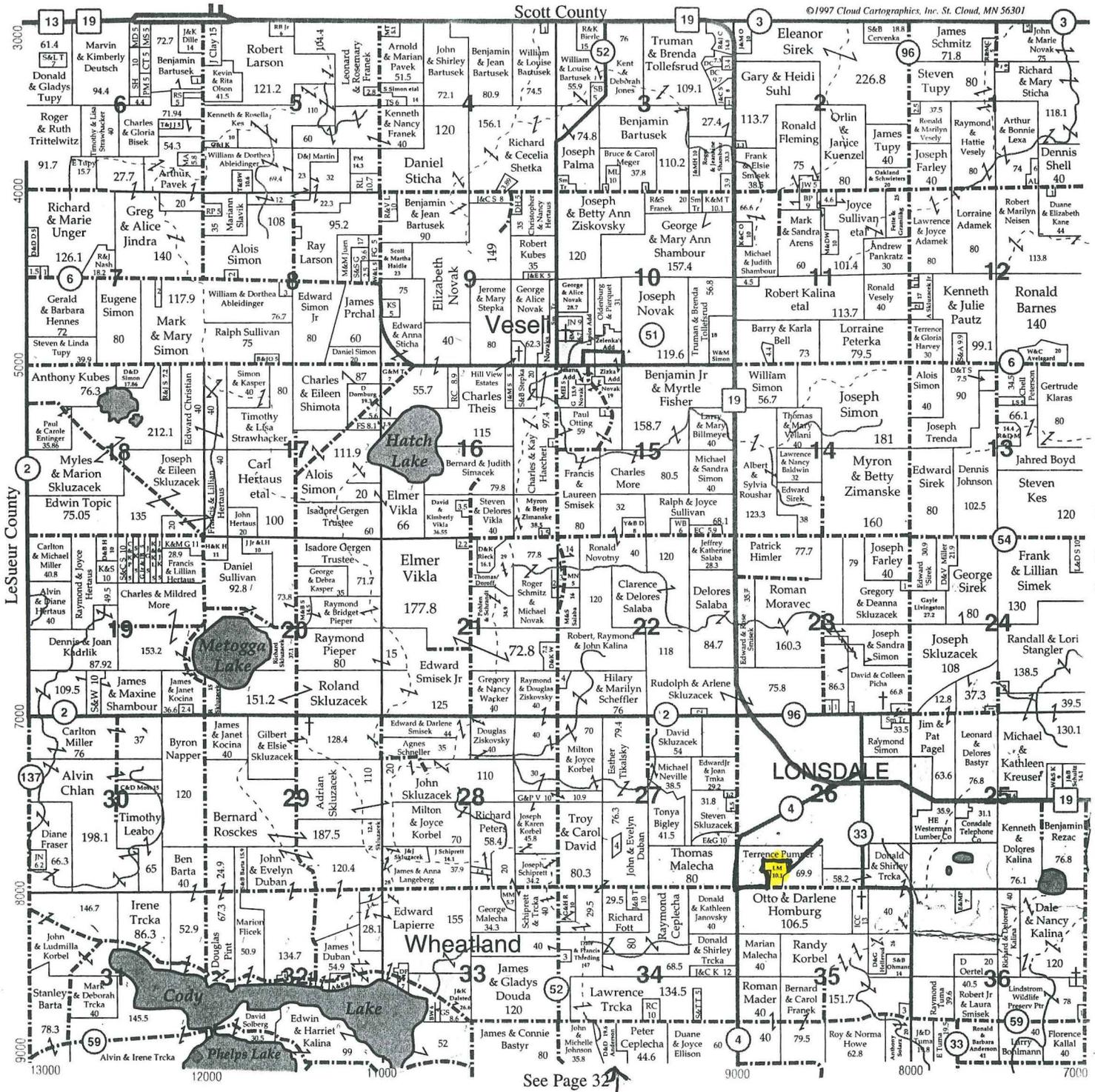
That part of the South Half of the Southwest Quarter of Section 26, Township 112 North, Range 22 West of the Fifth Principal Meridian, Rice County, Minnesota, described as follows:

Commencing at the Southwest corner of said South Half of the Southwest Quarter of said Section 26; thence on an assumed bearing of South 89 degrees 53 minutes 39 seconds East, along the south line thereof, a distance of 849.97 feet to the point of beginning of the land to be described; thence North 8 degrees 26 minutes 21 seconds East a distance of 714.99 feet; thence North 82 degrees 25 minutes 39 seconds West a distance of 251.07 feet; thence North 11 degrees 34 minutes 21 seconds East a distance of 291.38 feet; thence South 88 degrees 13 minutes 10 seconds East a distance of 671.54 feet; thence South 2 degrees 47 minutes 04 seconds West a distance of 383.78 feet; thence South 58 degrees 20 minutes 32 seconds West a distance of 267.67 feet; thence South 5 degrees 26 minutes 06 seconds West a distance of 483.83 feet to a point on said south line of the South Half of the Southwest Quarter distant 293.41 feet east from the point of beginning; thence North 89 degrees 53 minutes 39 seconds West, along said south line, a distance of 293.41 feet to the point of beginning.

PID No. 01.3032.001



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Double "D" Towing

24 Hour Service
Local & Long Distance Towing
Lockout Service



Allstate

1-800-216-3975
(507) 744-5535

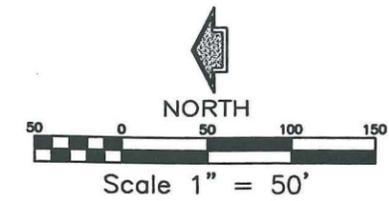
HOME OIL CO.

- Bulk Delivery
- Gasoline
- Diesel
- Fuel Oil
- LP Gas



Molly's MiniMart

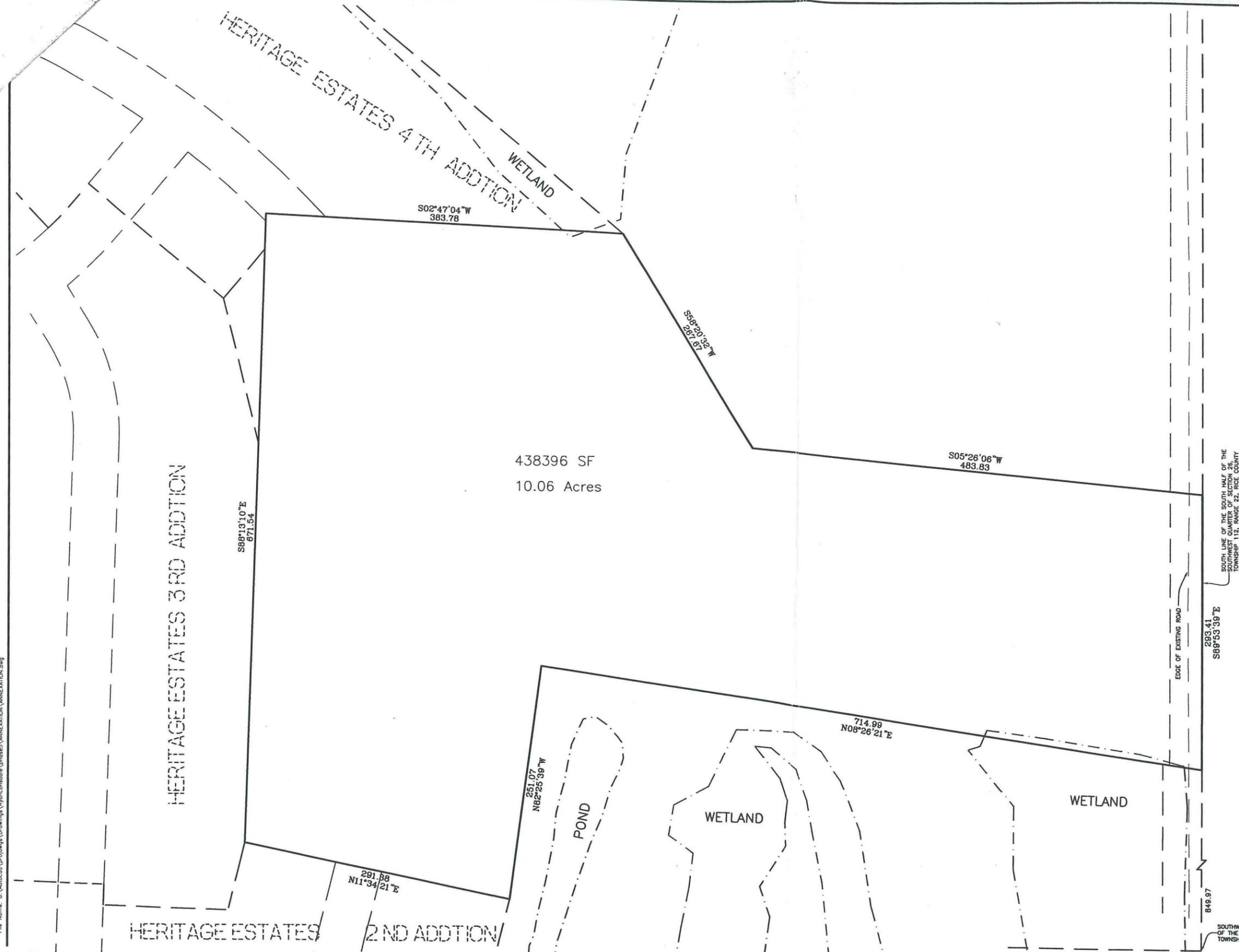
Gas — Diesel
Deli — Groceries



PROPERTY DESCRIPTION FOR ANNEXATION

That part of the South Half of the Southwest Quarter of Section 26, Township 112 North, Range 22 West of the Fifth Principal Meridian, Rice County, Minnesota described as follows:
 Commencing at the Southwest corner of said South Half of the Southwest Quarter of said Section 26; thence on an assumed bearing of South 89 degrees 53 minutes 39 seconds East, along the south line thereof, a distance of 849.97 feet to the point of beginning of the land to be described; thence North 8 degrees 26 minutes 21 seconds East a distance of 714.99 feet; thence North 82 degrees 25 minutes 39 seconds West a distance of 251.07 feet; thence North 11 degrees 34 minutes 21 seconds East a distance of 291.38 feet; thence South 88 degrees 13 minutes 10 seconds East a distance of 671.54 feet; thence South 2 degrees 47 minutes 04 seconds West a distance of 383.78 feet; thence South 58 degrees 20 minutes 32 seconds West a distance of 267.87 feet; thence South 5 degrees 26 minutes 06 seconds West a distance of 483.83 feet to a point on said south line of the South Half of the Southwest Quarter distant 293.41 feet east from the point of beginning; thence North 89 degrees 53 minutes 39 seconds West, along said south line, a distance of 293.41 feet to the point of beginning.

REC'D BY
MMB
JUL 14 2003



File Name: C:\Autocad\proj\Drawings\Ryan\lonsdale\phases\ANNEXATION\ANNEXATION.dwg

PROBE ENGINEERING COMPANY, INC.
 CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS
 1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
 DATE _____ REG. NO. _____

REVISIONS	

PREPARED FOR:
Ryan Contracting Company
 8700 13TH Avenue East
 Lonsdale, Minnesota 55379

DESIGNED	CHECKED
DRAWN PRM	DATE 5/28/03
SCALE 1" = 50'	
JOB NO. 11610.00	

ANNEXATION
Heritage Estates 5TH Addition
 Lonsdale

SHEET	REV.
1	1