

**City of St. Charles
Ordinance #472**

AN ORDINANCE ANNEXING TO THE CITY OF ST. CHARLES APPROXIMATELY 17.46 ACRES OF LAND LOCATED IN A PART OF THE NORTHWEST QUARTER OF SECTION 17 AND LAND LOCATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 106 NORTH, RANGE 10 WEST, WINONA COUNTY, MINNESOTA.

THE CITY COUNCIL OF THE CITY OF ST. CHARLES DOES ORDAIN:

Section 1. A petition has been filed with the City Council of the City of St. Charles, signed by the owners of land described herein, requesting the City Council to annex said land to the City of St. Charles. The land described in the petition for annexation is described in the following attachments A - G.

Section 2. The total quantity of land included in the petition is approximately 17.46 acres in size.

Section 3. On August 12, 2003, the City Council held a public hearing to consider this annexation petition after providing written notice of the hearing, by certified mail, to the property owners, the St. Charles Township officers, and the adjacent property owners.

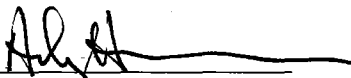
Section 4. The City provided notification to the petitioners pursuant to Minn. Stat. §414.033, subd. 2b, 11, 12 and 13 if applicable to this petitioned annexation.


Section 5. Following the public hearing, the City Council of the City of St. Charles determined that the land abuts the municipal limits, is less than 60 acres in area, the annexation petition is signed by all property owners of the land described in Section 1, and the land is or will soon become urban or suburban in character.

Section 6. Therefore, pursuant to Minn. Stat. §414.033, subd. 2(3), the land described in Section 1 above is hereby annexed, added to and made a part of the City of St. Charles, Minnesota, as if it had originally been a part thereof.

Section 7. This ordinance shall take effect and be in force from and after its official publication and from and after the filing of a certified copy hereof with the Minnesota State Planning Commission, the St. Charles Town Clerk, the County Auditor, and the Secretary of State.

Adopted by the Council of the City of St. Charles, Minnesota this 12th day of August 2003.


Arly Hamman, Mayor

Attest: 
William R. McCabe, City Administrator

March 18, 2003

REC'D BY
MMB

AUG 25 2003

Boundary Description - City of St. Charles to Rick Schaber

That part of the Southwest Quarter of the Northwest Quarter of Section 17 and that part of the Southeast Quarter of the Northeast Quarter of Section 18, all in Township 106 North, Range 10 West, Winona County, Minnesota described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 03 minutes 09 seconds East (Note: all bearings are based on the Winona County Coordinate System NAD83 Adj. 1996) along the west line of said Northwest Quarter of Section 17 for a distance of 856.47 feet to the POINT OF BEGINNING; thence North 82 degrees 01 minutes 26 seconds West for a distance of 33.32 feet; thence North 00 degrees 03 minutes 09 seconds East for a distance of 452.06 feet to the north line of said Southeast Quarter of the Northeast Quarter of Section 18; thence North 89 degrees 21 minutes 10 seconds East along said north line for a distance of 33.00 feet to the northeast corner of said Southeast Quarter of the Northeast Quarter of Section 18; thence South 00 degrees 03 minutes 09 seconds West along the east line of said Southeast Quarter of the Northeast Quarter of Section 18, also being the west line of said Southwest Quarter of the Northwest Quarter of Section 17, for a distance of 423.74 feet; thence South 82 degrees 01 minutes 26 seconds East for a distance of 127.55 feet; thence southerly along a non-tangential curve, concave easterly, having a central angle of 33 degrees 22 minutes 01 seconds, radius of 60.00 feet, chord bears South 08 degrees 42 minutes 27 seconds East, for an arc length of 34.94 feet; thence North 82 degrees 01 minutes 26 seconds West for a distance of 132.85 feet to the Point of Beginning. Said Parcel contains a total of 0.44 acres, more or less, in Sections 17 and 18 (0.10 acres in Section 17 and 0.34 acres in Section 18).

Said described parcel is subject to a perpetual easement to the City of St. Charles. Said Parcel is also subject to any other easements or encumbrance of record.

AUG 25 2003

April 30, 2003

BOUNDARY DESCRIPTION FOR OF PARCEL 1

Chuck &
Gayle Kanger

That part of the Northwest Quarter of the Northwest Quarter of Section 17, Township 106 North, Range 10 West, Winona County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence South 00 degrees 03 minutes 09 seconds West (NOTE: all bearings are based on the Winona County Coordinate System NAD83 Adj. 1996) along the west line of said Northwest Quarter for a distance of 696.52 feet to the POINT OF BEGINNING; thence continue South 00 degrees 03 minutes 09 seconds West along said west line for a distance of 617.00 feet to the southwest corner of said Northwest Quarter of the Northwest Quarter; thence North 29 degrees 11 minutes 05 seconds East for a distance of 711.31 feet; thence South 49 degrees 00 minutes 00 seconds West for a distance of 150.00 feet; thence North 50 degrees 00 minutes 00 seconds West for a distance of 48.00 feet; thence North 20 degrees 00 minutes 00 seconds East for a distance of 118.00 feet; thence North 78 degrees 00 minutes 00 seconds West for a distance of 92.00 feet; thence North 84 degrees 00 minutes 00 seconds West for a distance of 90.00 feet; thence South 37 degrees 00 minutes 00 seconds West for a distance of 95.00 feet to the Point of Beginning. Said Parcel contains 2.57 acres, more or less.

Together with an access easement over and across the South 33.00 feet of the East 33.00 feet of the Northeast Quarter of the Northeast Quarter of Section 18, Township 106 North, Range 10 West, Winona County, Minnesota.

ALSO, Together with and Subject to an access easement over and across the South 66.00 feet of the West 66.00 feet of said Northwest Quarter of the Northwest Quarter of Section 17. Said Parcel is also subject to any other easements or encumbrances of record.

OK

April 30, 2003

BOUNDARY DESCRIPTION OF PARCEL 2 FOR

*Chuck & Gayle
Karger*

That part of the Northwest Quarter of the Northwest Quarter of Section 17, Township 106 North, Range 10 West, Winona County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence South 00 degrees 03 minutes 09 seconds West (NOTE: all bearings are based on the Winona County Coordinate System NAD83 Adj. 1996) along the west line of said Northwest Quarter for a distance of 696.52 feet; thence continue South 00 degrees 03 minutes 09 seconds West along said west line for a distance of 617.00 feet to the southwest corner of said Northwest Quarter of the Northwest Quarter and the POINT OF BEGINNING; thence North 56 degrees 42 minutes 25 seconds East for a distance of 652.23 feet; thence North 26 degrees 00 minutes 00 seconds West for a distance of 46.00 feet; thence South 85 degrees 00 minutes 00 seconds West for a distance of 105.00 feet; thence North 44 degrees 00 minutes 00 seconds West for a distance of 23.00 feet; thence North 28 degrees 00 minutes 00 seconds East for a distance of 78.00 feet; thence North 02 degrees 00 minutes 00 seconds East for a distance of 80.00 feet; thence North 56 degrees 00 minutes 00 seconds West for a distance of 117.00 feet; thence South 29 degrees 11 minutes 05 seconds West for a distance of 711.31 feet to the Point of Beginning.

Said Parcel contains 2.41 acres, more or less.

Together with an access easement over and across the South 33.00 feet of the East 33.00 feet of the Northeast Quarter of the Northeast Quarter of Section 18, Township 106 North, Range 10 West, Winona County, Minnesota.

ALSO, Together with and Subject to an access easement over and across the South 66.00 feet of the West 66.00 feet of said Northwest Quarter of the Northwest Quarter of Section 17. Said Parcel is also subject to any other easements or encumbrances of record.

OK

ATTACHMENT 1

REC'D BY
MMB

AUG 25 2003

April 30, 2003

BOUNDARY DESCRIPTION OF PARCEL 3 FOR

Vikki & Lars
Palson

That part of the Northwest Quarter of the Northwest Quarter of Section 17, Township 106 North, Range 10 West, Winona County, Minnesota, described as follows:

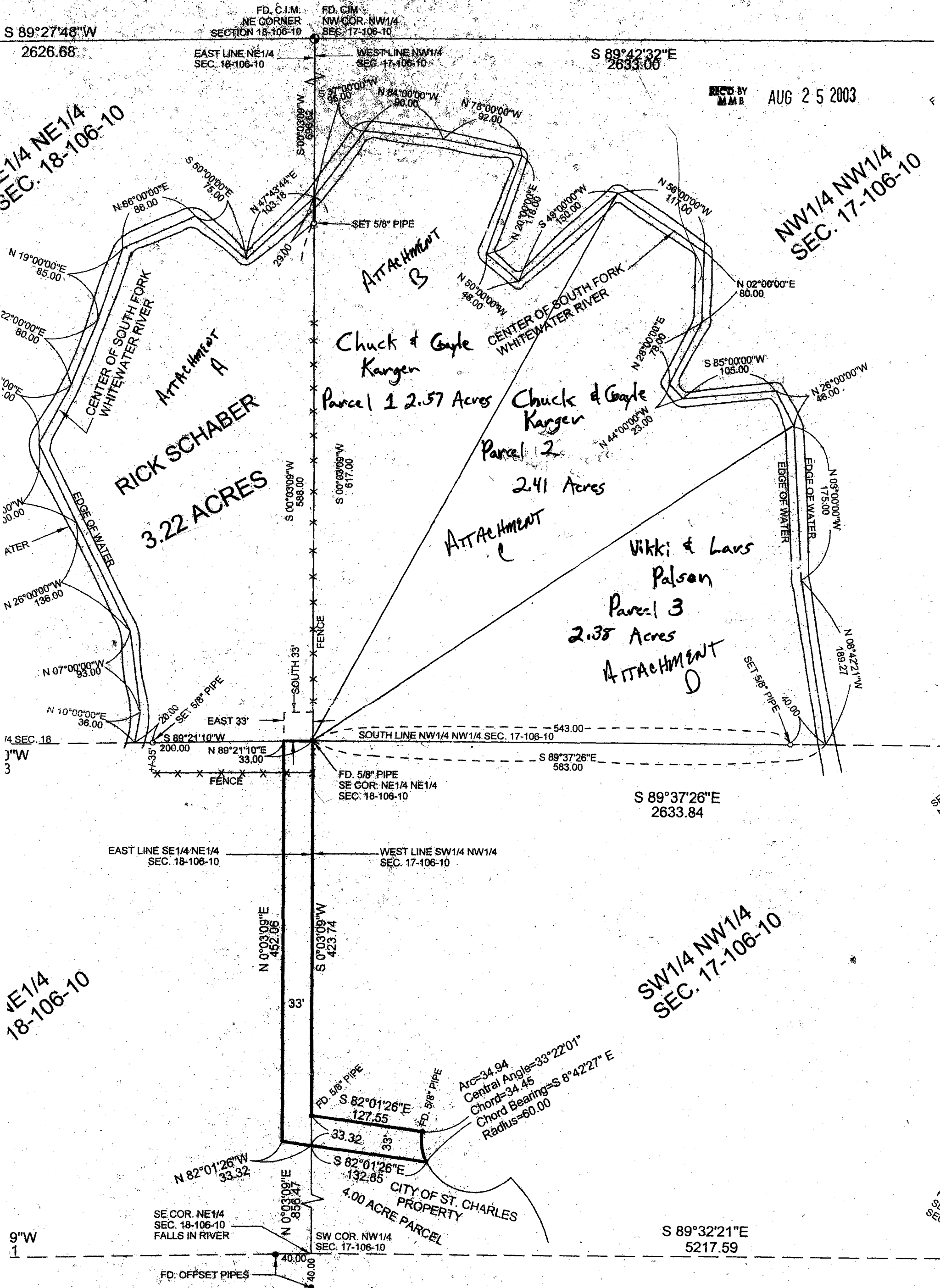
Commencing at the northwest corner of said Northwest Quarter; thence South 00 degrees 03 minutes 09 seconds West (NOTE: all bearings are based on the Winona County Coordinate System NAD83 Adj. 1996) along the west line of said Northwest Quarter for a distance of 696.52 feet; thence continue South 00 degrees 03 minutes 09 seconds West along said west line for a distance of 617.00 feet to the southwest corner of said Northwest Quarter of the Northwest Quarter and the POINT OF BEGINNING; thence South 89 degrees 37 minutes 26 seconds East along the south line of said Northwest Quarter of the Northwest Quarter for a distance of 583.00 feet; thence North 08 degrees 42 minutes 21 seconds West for a distance of 189.27 feet; thence North 03 degrees 00 minutes 00 seconds West for a distance of 175.00 feet; thence South 56 degrees 42 minutes 25 seconds West for a distance of 652.23 feet to the Point of Beginning.

Said Parcel contains 2.38 acres, more or less.

Together with an access easement over and across the South 33.00 feet of the East 33.00 feet of the Northeast Quarter of the Northeast Quarter of Section 18, Township 106 North, Range 10 West, Winona County, Minnesota.

ALSO, Together with and Subject to an access easement over and across the South 66.00 feet of the West 66.00 feet of said Northwest Quarter of the Northwest Quarter of Section 17. Said Parcel is also subject to any other easements or encumbrances of record.

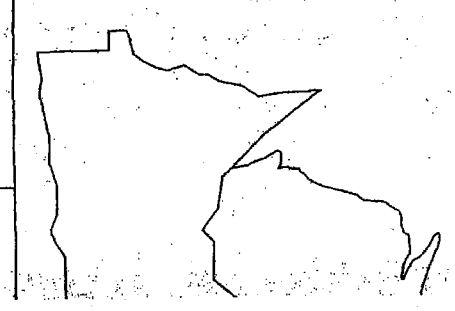
OK



REC'D BY
MAM B AUG 25 2003

BY SURVEYING, INC.
WATER AVENUE
LES, MN. 55972
507-932-3895

SURVEY, PLAN, OR REPORT WAS
MY DIRECT SUPERVISION AND
I, LAND SURVEYOR UNDER THE

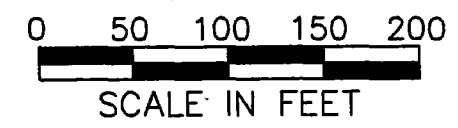


CERTIFICATE OF
SECTIONS 17 & 18, TOWNSHIP 106 NO

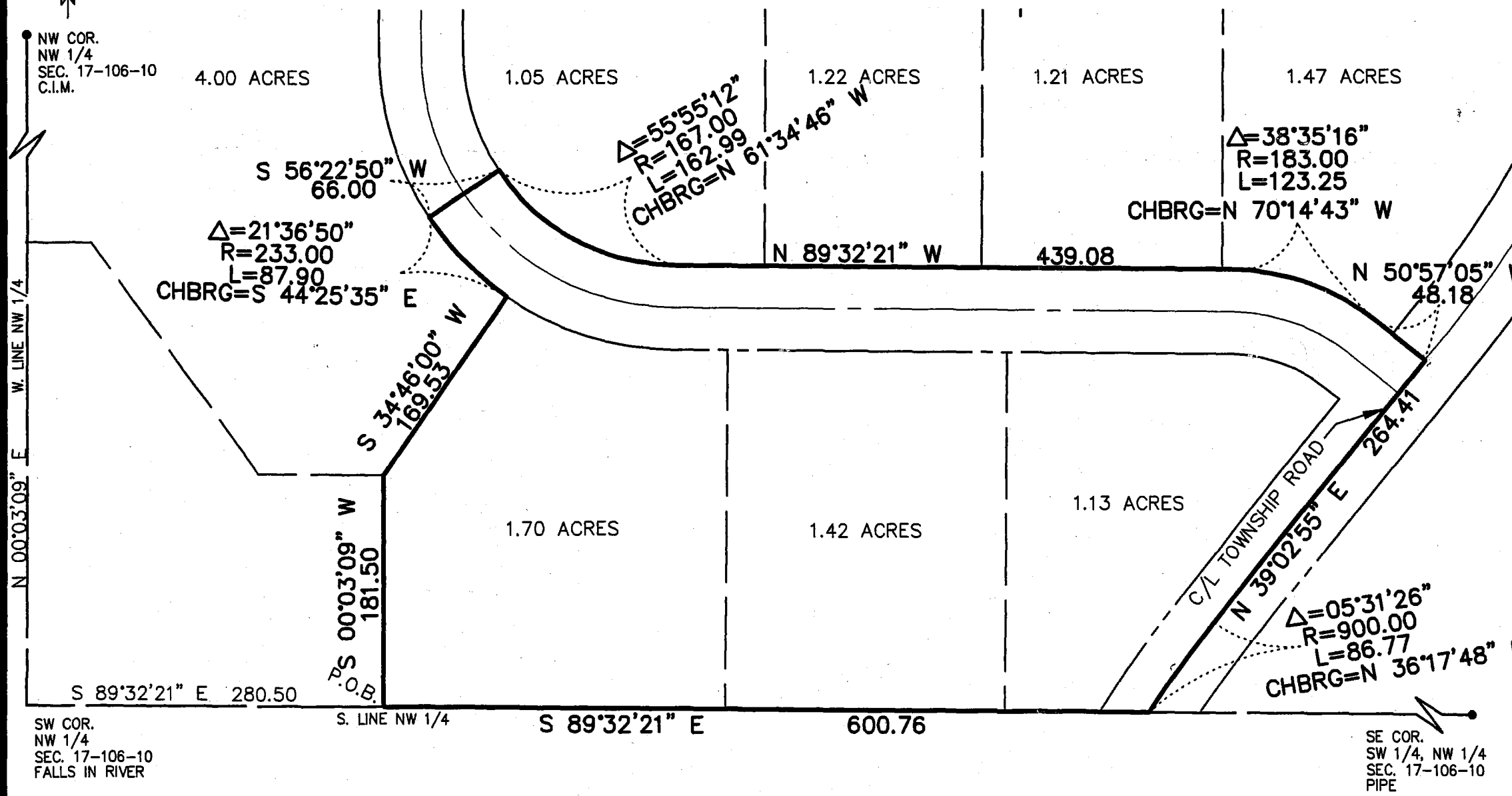
DESCRIPTION

SKETCH FOR ANNEXATION PURPOSES
PART OF THE SW 1/4, NW 1/4
SECTION 17, T 106 N, R 10 W
WINONA COUNTY, MINNESOTA

That part of the Southwest Quarter of the Northwest Quarter of Section 17, Township 106 North, Range 10 West, Winona County, Minnesota, described as follows:



BASIS OF BEARINGS
All Bearings are in relationship with the Winona County Coordinate System NAD 83, Adjusted 1996.



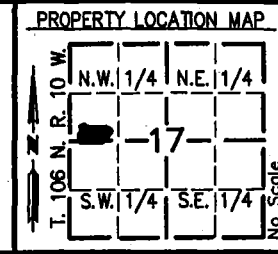
Commencing at the southwest corner of the Northwest Quarter of said Section 17; thence South 89 degrees 32 minutes 21 seconds East (NOTE: All bearings are in relation with the Winona County Coordinate System NAD 83, adjusted 1996) along the south line of said Northwest Quarter for a distance 280.50 feet to the POINT OF BEGINNING; thence continue South 89 degrees 32 minutes 21 seconds East along said south line for a distance of 600.76 feet to the centerline of a Township Road; thence northeasterly along said centerline on a non-tangential curve, concave southeasterly, radius of 900.00 feet, central angle of 05 degrees 31 minutes 26 seconds, chord bearing North 36 degrees 17 minutes 48 seconds East, for an arc length of 86.77 feet; thence continue along said centerline North 39 degrees 02 minutes 55 seconds East for a distance of 264.41 feet; thence North 50 degrees 57 minutes 05 seconds West for a distance of 48.18 feet; thence northwesterly on a tangential curve, concave southwesterly, radius of 183.00 feet, central angle of 38 degrees 35 minutes 16 seconds, for an arc length of 123.25 feet; thence North 89 degrees 32 minutes 21 seconds West for a distance of 439.08 feet; thence northwesterly along a tangential curve concave northeasterly, radius of 167.00 feet, central angle of 55 degrees 55 minutes 12 seconds, for an arc length of 162.99 feet; thence South 56 degrees 22 minutes 50 seconds West for a distance of 66.00 feet; thence southeasterly along a non-tangential curve, concave northeasterly, radius of 233.00 feet, central angle of 21 degrees 36 minutes 50 seconds, chord bearing South 44 degrees 25 minutes 35 seconds East, for an arc length of 87.90 feet; thence South 34 degrees 46 minutes 00 seconds West for a distance of 169.53 feet; thence South 00 degrees 03 minutes 09 seconds West for a distance of 181.50 to POINT OF BEGINNING.

Said Parcel contains 5.66 acres, more or less.

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.
Date 6-10-03
LIC. NO.: 41014



MASSEY LAND SURVEYING, INC.
33B EAST VETERANS MEMORIAL HIGHWAY
P.O. BOX 428
KASSON, MN 55944
PH. NO. 507-634-4505



SCALE: 1" = 100'
DATE: 06/09/03
DRAWN BY: B.C.E.
JOB NUMBER: 0796
DWG. FILE: 0796SC02
REVISION DATE:


MONUMENTS
● FOUND (AS INDICATED)
○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)
THIS DOCUMENT
COPYRIGHTED BY:
MASSEY LAND
SURVEYING, INC.

THIS SURVEY AND DRAWING
WAS PREPARED FOR THE
EXCLUSIVE USE OF:
DAN PEARSON
ST. CHARLES, MN
SHEET 1 OF 1

CERTIFICATE OF SURVEY

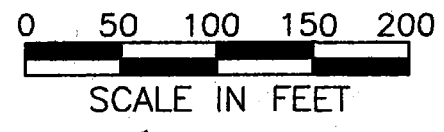
PART OF THE SW 1/4 NW 1/4 SECTION 17, T 106 N, R 10 W WINONA COUNTY, MINNESOTA

REC'D BY
MMB
AUG 25 2003



NW COR.
NW 1/4
SEC. 17-106-10
C.I.M.

BASIS OF BEARINGS
All Bearings are in relationship with the west Line of the NW 1/4, Sec. 17-106-10 which is assumed to be N 00°03'09" E.



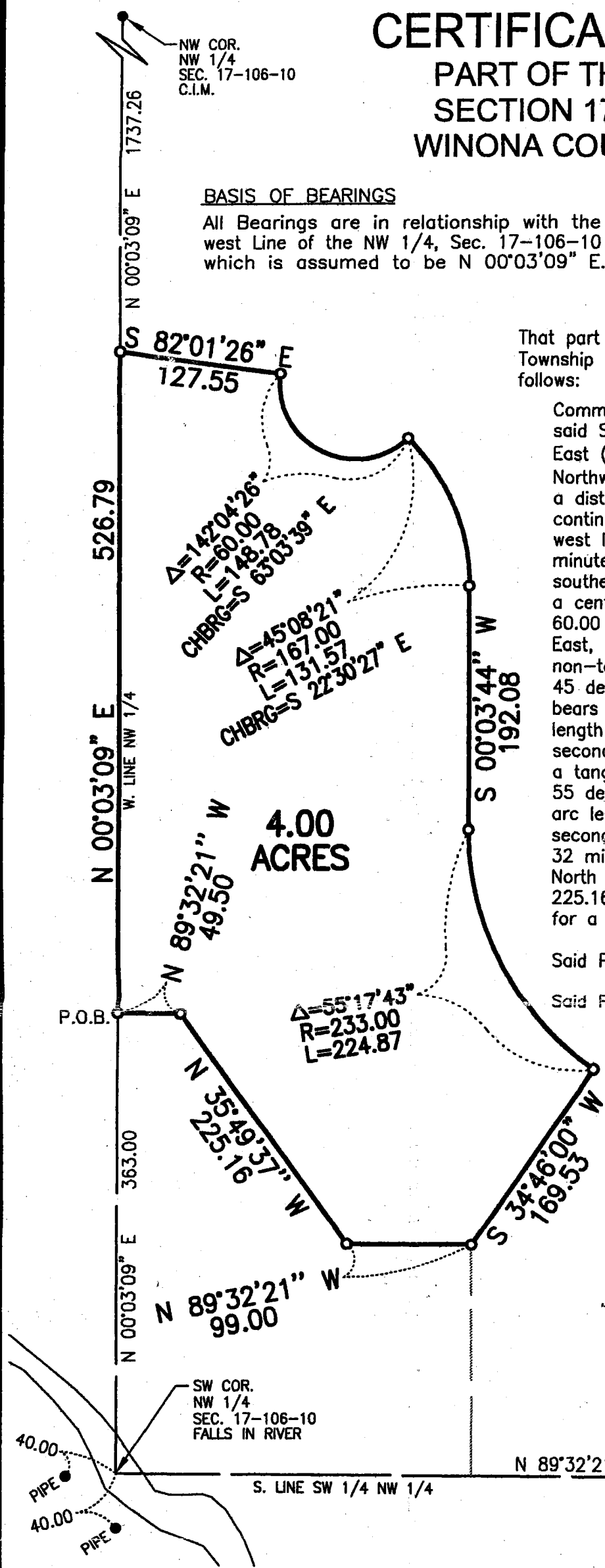
DESCRIPTION

That part of the Southwest Quarter of the Northwest Quarter of Section 17, Township 106 North, Range 10 West, Winona County, Minnesota, described as follows:

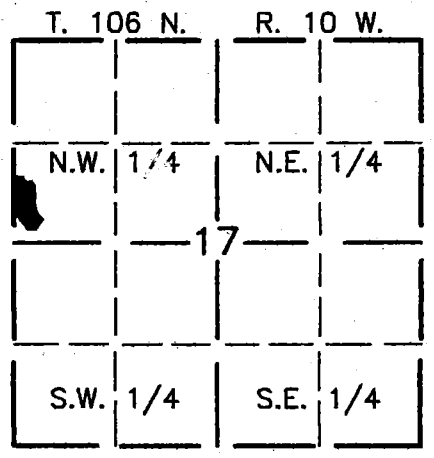
Commencing at the southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 03 minutes 09 seconds East (Note: all bearings are in relationship with the west line of said Northwest Quarter) along the west line of said Northwest Quarter for a distance of 363.00 feet to the POINT OF BEGINNING; thence continue North 00 degrees 03 minutes 09 seconds East along said west line for a distance of 526.79 feet; thence South 82 degrees 01 minutes 26 seconds East for a distance of 127.55 feet; thence southeasterly on a non-tangential curve concave northeasterly, having a central angle of 142 degrees 04 minutes 26 seconds, radius of 60.00 feet, chord bears South 63 degrees 03 minutes 39 seconds East, for an arc length of 148.78 feet; thence southeasterly on a non-tangential curve concave southwesterly, having a central angle of 45 degrees 08 minutes 21 seconds, radius of 167.00 feet, chord bears South 22 degrees 30 minutes 27 seconds East, for an arc length of 131.57 feet; thence South 00 degrees 03 minutes 44 seconds West for a distance of 192.08 feet; thence southeasterly on a tangential curve concave northeasterly, having a central angle of 55 degrees 17 minutes 43 seconds, radius of 233.00 feet, for an arc length of 224.87 feet; thence South 34 degrees 46 minutes 00 seconds West for a distance of 169.53 feet; thence North 89 degrees 32 minutes 21 seconds West for a distance of 99.00 feet; thence North 35 degrees 49 minutes 37 seconds West for a distance of 75.16 feet; thence North 89 degrees 32 minutes 21 seconds West for a distance of 49.50 feet to the POINT OF BEGINNING;

Said Parcel contains 4.00 acres, more or less.

Said Parcel is subject to any easements or encumbrances of record.



PROPERTY LOCATION MAP



SCALE: 1" = 100'
DATE: 11/13/02
DRAWN BY: R.A.S.

- MONUMENTS**
- FOUND (AS INDICATED)
 - SET (5/8" PIPE UNLESS NOTED OTHERWISE)

THIS DOCUMENT
COPYRIGHTED BY:
**BRAND & MASSEY
SURVEYING, INC.**

I hereby certify that this survey, plan, or report 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.

[Signature] Date 11/18/02
REG. NO.: 41814

THIS SURVEY AND DRAWING
WAS PREPARED FOR THE
EXCLUSIVE USE OF:
**DAN PEARSON
ST. CHARLES, MN**

BRAND & MASSEY SURVEYING, INC.
1009 WHITEWATER AVENUE
ST. CHARLES, MN. 55972
PH. NO. 507-932-3895

P.O. BOX 428
KASSON, MN 55944
PH. NO. 507-634-4505

DWG NO. 0562SC01 JOB NO. 562

