

ORDINANCE NO. 275 3RD SERIES

AN ORDINANCE OF THE CITY OF EAST GRAND FORKS, MINNESOTA, ANNEXING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND GOVERNMENT LOT FOUR IN SECTION TWENTY-SEVEN (27), TOWNSHIP ONE HUNDRED FIFTY-TWO (152) NORTH, RANGE FIFTY (50) WEST OF THE 5TH PRINCIPAL MERIDIAN, GRAND FORKS TOWNSHIP, POLK COUNTY, MINNESOTA.

THE CITY OF EAST GRAND FORKS ORDAINS:

Section 1. This annexation ordinance is being passed and adopted pursuant to the provisions of Minnesota Statute §414.033, Subd. 2 (1).

Section 2. The City of East Grand Forks, Minnesota (hereinafter referred to as the "City") acquired the title to the area to be annexed via that certain Warranty Deed dated June 30, 2003 and recorded June 30, 2003 in the Office of the Polk County, Minnesota, Recorder as Document No. 604369.

Section 3. The area to be annexed abuts the City, contains approximately ~~63.27~~ 58.51 acres, more or less, and is not presently served by public sewer facilities.

Section 4. The notice requirement of Minnesota Statute §414.033, Subd. 2b is not applicable to the City's adoption of this ordinance since the subject property is being annexed pursuant to the provisions of Minnesota Statute §414.033, Subd. 2 (1).

Section 5. The notice requirement of Minnesota Statute §414.033, Subd. 3 is not applicable to the City's adoption of this ordinance since the perimeter of the area to be annexed is less than 60 percent bordered by the City, and the area to be annexed is greater than 40 acres.

Section 6. The area to be annexed is unpopulated.

Section 7. The City hereby annexes real property situated in the County of Polk, State of Minnesota, legally described as follows, to-wit:

The Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) and Government Lot Four (4), Section Twenty-seven (27), Township One Hundred Fifty-two (152) North, Range Fifty (50) West of the 5th Principal Meridian, according to the United States Government survey thereof,

Less and except the homestead of Alice C. Larson described as follows:

That part of Government Lot 4 of Section 27, Township 152 North, Range 50 West of the 5th Principal Meridian, Polk County, Minnesota described as follows:

Commencing at the northeast corner of said Government Lot 4; thence westerly along the north line of said Government Lot 4 having a grid bearing of South 87 degrees 39 minutes 03 seconds West a distance of 484.95 feet to the point of beginning; thence continuing South 87 degrees 39 minutes 03 seconds West along said north line a distance of 329.97 feet; thence South 18 degrees 32 minutes 13 seconds West a distance of 237.98 feet; thence South 12 degrees 46 minutes 51 seconds East a distance of 321.97 feet; thence North 83 degrees 17 minutes 42 seconds East a distance of 386.46 feet; thence North 05 degrees 35 minutes 14 seconds West a distance of 510.45 feet to the point of beginning. Containing 4.76 acres more or less.

All bearings and distances are grid based on the North Dakota State Plane Coordinate System North Zone of 1983 (NAD83).

And further less and except that certain property transferred from Raymond Kenneth Larson and Alice Catherine Larson, husband and wife, Grantors, to Valley Golf Association, a Minnesota corporation, Grantee, in that certain warranty deed dated May 14, 1971 and recorded by the Polk County, Minnesota, Recorder on May 27, 1971 in Book 396 of Deeds on page 287 as Document No. 391070, transferring approximately 8.37 acres of real property in the said Government Lot Four (4).

And further less and except that certain property transferred from Alice Catherine Larson, a single person, Grantor, to Valley Golf Association, a Minnesota corporation, Grantee, in that certain warranty deed dated December 3, 1997 and recorded by the Polk County, Minnesota, Recorder on December 5, 1997 in Book 603 of Deeds on page 167 as Document No. 555759, transferring approximately 15 acres of real property in the said Government Lot Four (4).

And further less and except a 5.01 acre tract of real property situated in the southeast corner of the said Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 27-152-50, such tract currently owned by the East Grand Forks Congregation of Jehovah's Witnesses, a Minnesota corporation, as indicated by that certain warranty deed dated October 5, 2000 and recorded by the Polk County, Minnesota, Recorder on October 9, 2000, as Document No. 579388,

Section 8. The City Administrator is hereby directed to file certified copies of this ordinance with the Director of the Minnesota Office of Strategic and Long Range Planning, with Grand Forks Township, with the Polk County Auditor, and with the Minnesota Secretary of State.

Section 9. City Code Chapter 1 entitled "Definitions and General Provisions Applicable to Entire City Code Including Penalty for Violation" is hereby adopted in its entirety, by reference, as though repeated verbatim herein.

Section 10. This ordinance shall take effect and be in force from and after its passage and publication and be given the Number **275 - 3rd Series**, and after its approval by the Director of the Minnesota Office of Strategic and Long Range Planning.

VOTING AYE: Trembath, Tweten, Driscoll, Holy, Gander, Beauchamp, and Grassel.

VOTING NAY: None

ABSENT: None

The President declared the Ordinance passed.

ATTEST:

PASSED: December 18, 2003.



City Administrator

 2/10/04

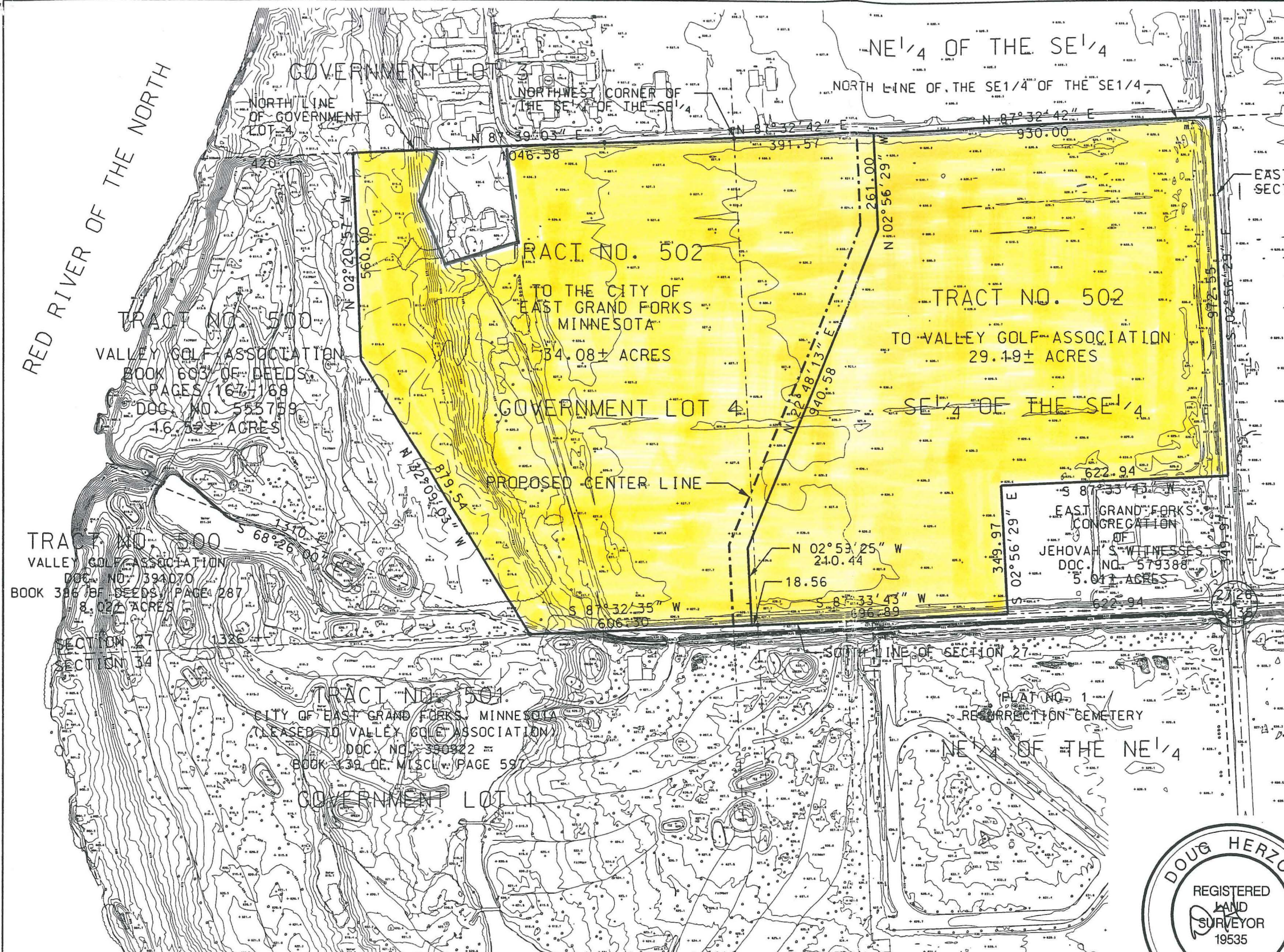
President of Council

I hereby approve the foregoing Ordinance this 18th day of December, 2003.



Mayor

(A:kl-61-larson.annexation)



LEGEND

PROPERTY LINE	—————
PERMANENT EASEMENT LINE	- - - - -
TEMPORARY EASEMENT LINE	- · - · -
EXISTING BUILDING	
EXISTING LOT LINE	- - - - -
SECTION LINE	—————
CONTOUR LINE	
SPOT ELEVATION	+835

NOTE:
ALL DISTANCES AND BEARINGS ARE GRID BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM-NORTH ZONE OF 1983 (NAD83).

NAME	AREA
VALLEY GOLF ASSOC.	29.19 +- ACRES
CITY OF EGF	34.08 +- ACRES



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.

Doug Herzog
DATE 4-14-03 REG. NO. 19535

SHEET 1 OF 2

**PART OF GOVERNMENT LOT 4 AND THE SOUTHEAST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 152 NORTH,
RANGE 50 WEST, POLK COUNTY, MINNESOTA**
COUNTY PARCEL NO.
TRACT NO. 502

REC'D BY
M M B
MAR 01 2004

DGN FILE: n:\gl\survey\corp\egl\valleygolf\502.dgn	DATE: 03-06-2003		FLOAN-SANDERS, INC. Consulting Engineers (218) 773-1185 FAX (218) 773-3348 1600 Central Ave. NE East Grand Forks, Minnesota
DRAWN BY: M.S.	EGF LEVEE ADVANCE PURCHASE		
PROJECT NO. VALLEY GOLF ASSOCIATION			

ALICE C. LARSON TO
THE CITY OF EAST GRAND FORKS, MINNESOTA
TRACT NO. 502

That part of Southeast Quarter of the Southeast Quarter and Government Lot 4 of Section 27, Township 152 North, Range 50 West of the 5th Principal Meridian, Polk County, Minnesota described as follows:

Commencing at the southeast corner of said Government Lot 4; thence westerly along the south line of said Government Lot 4 having a grid bearing of South 87 degrees 32 minutes 35 seconds West a distance of 18.56 feet to the point of beginning; thence continuing South 87 degrees 32 minutes 35 seconds West along said south line a distance of 606.30 feet to the southeast corner of a tract of land conveyed to the Valley Golf Association by a Warranty Deed recorded as Document Number 555759 in Book 603 of Deeds, pages 167-168, Polk County Recorder Office; thence North 32 degrees 09 minutes 03 seconds West along the easterly line of said conveyed tract of land a distance of 879.54 feet; thence North 02 degrees 20 minutes 57 seconds West continuing along said easterly line a distance of 560.00 feet to the north line of said Government Lot 4; thence North 87 degrees 39 minutes 03 seconds East along said north line a distance of 1046.58 feet to the northwest corner of said Southeast Quarter of the Southeast Quarter; thence North 87 degrees 32 minutes 42 seconds East along the north line of said Southeast Quarter of the Southeast Quarter a distance of 391.57 feet; thence South 02 degrees 56 minutes 29 seconds East a distance of 261.00 feet; thence South 22 degrees 48 minutes 13 seconds West a distance of 940.58 feet; thence South 02 degrees 59 minutes 25 seconds East a distance of 210.44 feet to the point of beginning. Containing 34.08 acres more or less.

All bearings and distances are grid based on the North Dakota State Plane Coordinate System North Zone of 1983 (NAD83).

**PART OF GOVERNMENT LOT 4 AND THE SOUTHEAST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 152 NORTH,
RANGE 50 WEST, POLK COUNTY, MINNESOTA
COUNTY PARCEL NO.
TRACT NO. 502**

REC'D BY
M.M.B. MAR 01 2004

ALICE C. LARSON TO
VALLEY GOLF ASSOCIATION
TRACT NO. 502

That part of Southeast Quarter of the Southeast Quarter and Government Lot 4 of Section 27, Township 152 North, Range 50 West of the 5th Principal Meridian, Polk County, Minnesota described as follows:

Commencing at the southeast corner of said Section 27; thence westerly along the south line of said Section 27 having a grid bearing of South 87 degrees 33 minutes 43 seconds West a distance of 622.94 feet to the southwest corner of a tract of land conveyed to East Grand Forks Congregation of Jehovah's Witnesses by a Warranty Deed recorded as Document Number 579388 in Polk County Recorder Office and the point of beginning; thence continuing South 87 degrees 33 minutes 43 seconds West along said south line a distance of 696.89 feet to the southeast corner of said Government Lot 4; thence South 87 degrees 32 minutes 35 seconds West along the south line of said Government Lot 4 a distance of 18.56 feet; thence North 02 degrees 59 minutes 25 seconds West a distance of 210.44 feet; thence North 22 degrees 48 minutes 13 seconds East a distance of 940.58 feet; thence North 02 degrees 56 minutes 29 seconds West a distance of 261.00 feet to the north line of said Southeast Quarter of the Southeast Quarter; thence North 87 degrees 32 minutes 42 seconds East along said north line a distance of 930.00 feet to the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 02 degrees 56 minutes 29 seconds East along the east line of said Section 27 a distance of 972.55 feet to the northeast corner of said conveyed tract of land; thence South 87 degrees 33 minutes 43 seconds West along the north line of said conveyed tract of land a distance of 622.94 feet to the northwest corner of said conveyed tract of land; thence South 02 degrees 56 minutes 29 seconds East along the west line of said conveyed tract of land a distance of 349.97 feet to the point of beginning. Containing 29.19 acres more or less.

All bearings and distances are grid based on the North Dakota State Plane Coordinate System North Zone of 1983 (NAD83).



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.

Doug Herzog

DATE 4-14-03 REG. NO. 19535

SHEET 2 OF 2

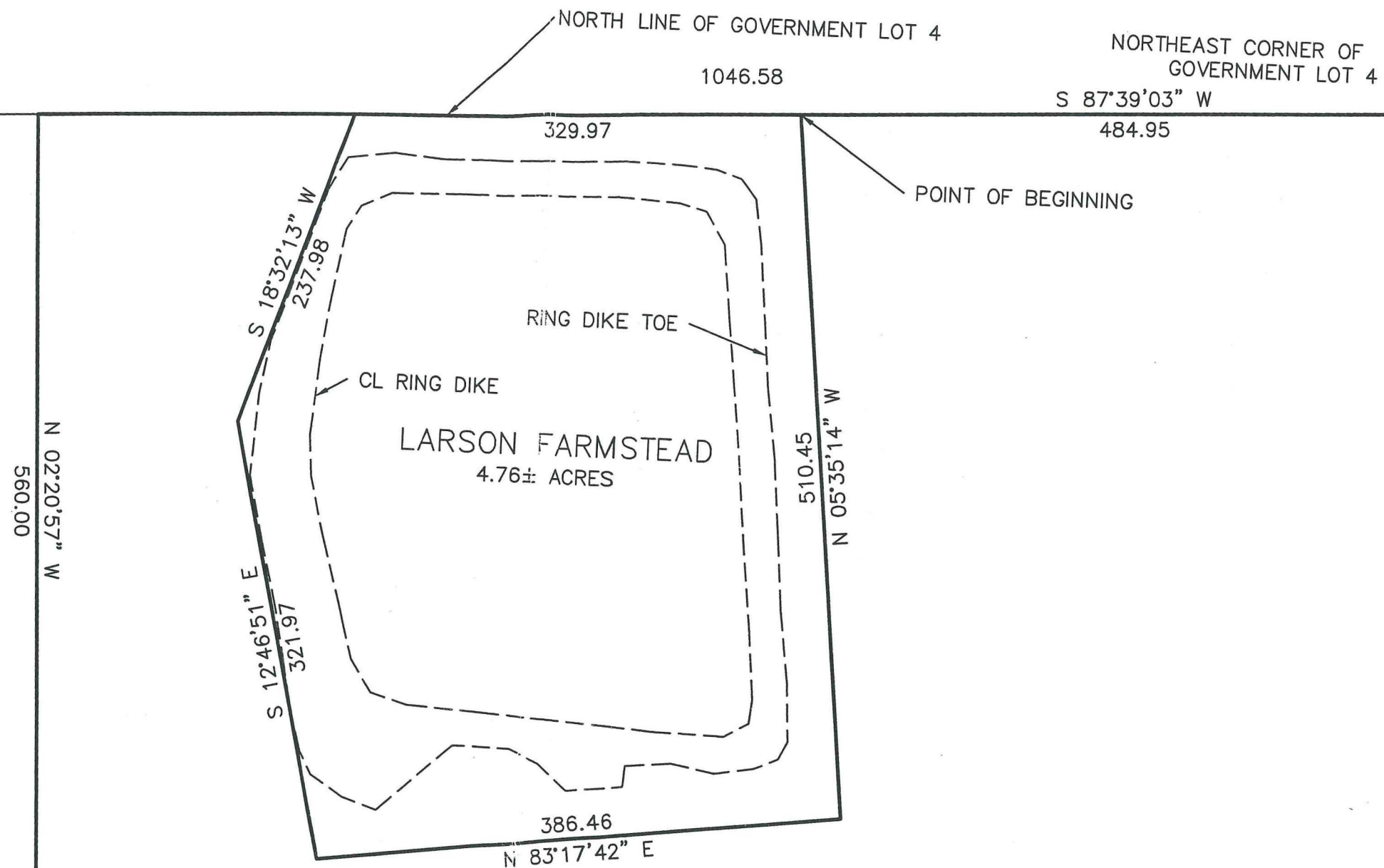
DGN FILE: n:\gl\survey\corp\egf\valleygolf\502.dgn	DATE: 03-06-2003	 FLOAN-SANDERS, INC. Consulting Engineers (218) 773-1185 FAX (218) 773-3348 1600 Central Ave. NE East Grand Forks, Minnesota
DRAWN BY: M.S.		
PROJECT NO. VALLEY GOLF ASSOCIATION	EGF LEVEE ADVANCE PURCHASE	

GOVERNMENT LOT 3

TRACT NO. 500

VALLEY GOLF ASSOCIATION
DOC. NO. 555759
BOOK 603 OF DEEDS, PAGES 167-168
16.52± ACRES

REC'D BY
MMB MAR 01 2004



TRACT NO. 502

TO THE CITY OF EAST GRAND FORKS, MINNESOTA
34.08± ACRES

GOVERNMENT LOT 4

GOVERNMENT LOT 3

NORTH LINE OF GOVERNMENT LOT 4

NORTHEAST CORNER OF
GOVERNMENT LOT 4

1046.58

S 87°39'03" W

484.95

420 +-

329.97

POINT OF BEGINNING

S 18°32'13" W
237.98

RING DIKE TOE

CL RING DIKE

LARSON FARMSTEAD
4.76± ACRES

N 02°20'57" W
560.00

510.45
N 05°35'14" W

S 12°46'51" E
321.97

386.46
N 83°17'42" E

REC'D BY
M.M.B.
FEB 20 2004

TRACT NO. 500

VALLEY GOLF ASSOCIATION
DOC. NO. 555759
BOOK 603 OF DEEDS, PAGES 167-168
16.52± ACRES

TRACT NO. 502

TO THE CITY OF EAST GRAND FORKS, MINNESOTA
34.08± ACRES

GOVERNMENT LOT 4