

ORDINANCE NO. 514
AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF GLENCOE TO INCLUDE CERTAIN UNINCORPORATED
UNPLATTED LAND ABUTTING UPON THE CITY LIMITS

WHEREAS, a certain petition for annexation requesting annexation of the territory hereinafter described as duly presented to the City Council; and

WHEREAS, the quantity of land described within the area described in the petition and bounded as described is more than 60 acres of unplatted land, no part of which is included within the limit of an incorporated city, village or borough; and

WHEREAS, the petition was signed by all the owners of said lands; and

WHEREAS, no objections to the annexation have been received from the County Board, or the governing body of any municipality whose boundaries abut upon the boundaries of the land to be annexed; and the Town Board of Glencoe Township has waived its right to object; and

WHEREAS, a hearing as required by law pursuant to Minnesota Statutes 414.033, Subd. 2(b) has been held on June 20, 2005 at 7:05 o'clock p.m. after due and proper notice to Glencoe Township and all contiguous landowners; and

WHEREAS, the land described in the petition abuts upon the City limits at the North boundary thereof.

THE CITY COUNCIL OF GLENCOE, MINNESOTA ORDAINS:

Section 1: The City Council hereby determines (1) that the annexation will be to the best interest of the City and the territory affected; (2) that the territory described herein abuts upon the City limits and is urban or suburban in character; and (3) that none of said territory is now included within the limits of any city, village or borough.

Section 2: Territory Annexed. The corporate limits of the City are hereby extended to include the unplatted land described as follows and the same is hereby annexed to and include within the City as effectually as if it had originally been part thereof;

The East 30 acres of the Northwest Quarter; and the West 3 acres of the Northeast Quarter of Section Twenty-four (24) in Township One Hundred and Fifteen (115) North of Range Twenty-eight (28) West, being part of Lot Twenty (20) of the AUDITOR'S PLAT OF SOUTH HALF OF SECTION 13 AND NORTH HALF OF SECTION 24, TOWNSHIP 115, RANGE 28, and

The West 50 acres of the East Half of the Northwest Quarter of Section 24 except the North 10 acres thereof; also, the South 2 rods of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 24; also, the Southeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 24; also, that part of the North 30 acres of the Southwest Quarter of the Northwest Quarter of Section 24, more particularly described as follows: Commencing at the West Quarter Corner of Section 24; thence on an assumed bearing of North along the West line of the Northwest Quarter of Section 24, 957.00 feet to the actual point of beginning of the tract to be described; thence South 89 degrees 00 minutes 00 seconds East 301.75 feet; thence North parallel with said West line of the Northwest Quarter 40.00 feet; thence South 89 degrees 00 minutes 00 seconds East to the East line of said Southwest Quarter of the Northwest Quarter; thence Northerly along said East line of the Southwest Quarter of the Northwest Quarter to the Northeast corner of said Southwest Quarter of the Northwest Quarter; thence Westerly along the North line of said Southwest Quarter of the Northwest Quarter to the Northwest corner of the Northeast Quarter of said Southwest Quarter of the Northwest Quarter; thence South parallel with said West line of the Northwest Quarter 261.81 feet; thence North 89 degrees 00 minutes 00 seconds West 355.00 feet; thence South 45 degrees 30 minutes 00 seconds West 92.50 feet; thence North 89 degrees 00 minutes 00 seconds West 235.75 feet to said West line of the Northwest Quarter; thence South along said West line of the Northwest Quarter 40.00 feet to the actual point of beginning, all being in Section Twenty-four (24), Township One Hundred Fifteen (115) North of Range Twenty-eight (28) West, and now being known as Lots 25 and 26 and part of Lot 27 of AUDITOR'S PLAT OF SOUTH HALF OF SECTION 13 AND NORTH HALF OF SECTION 24, TOWNSHIP 115, RANGE 28, and

Beginning at a point $15 \frac{5}{33}$ rods South of the Northwest corner of Section 24, Township 115 North, Range 28 West; thence South $21 \frac{32}{33}$ rods; thence East 80 rods; thence North 6 rods; thence East 50 rods; thence North $31 \frac{4}{33}$ rods; thence West $100 \frac{30}{33}$ rods; thence South $15 \frac{5}{33}$ rods; thence West $29 \frac{3}{33}$ rods to the point of beginning. Excepting therefrom the following described tract: Beginning at a point 250.00 feet South of the Northwest corner of said Section 24; thence South 82.50 feet; thence East 440.00 feet; thence North 82.50 feet thence West 440.00 feet to the point of beginning. Also excepting therefrom the following described tract: Commencing at the Northwest corner of said Section 24; thence easterly along the North line of the Northwest Quarter 480.00 feet to the point of beginning of the tract to be described; thence continuing easterly, along said North line, 383.10 feet; thence southerly, parallel with the West line of said Northwest Quarter, 332.50 feet; thence westerly, parallel with said North line, 423.10 feet; thence northerly, parallel with said West line, 82.50 feet; thence easterly, parallel with said North line, 40.00 feet; thence northerly, parallel with said West line, 250.00 feet to the point of beginning being part of Lot 21 of AUDITOR'S PLAT OF THE SOUTH HALF OF SECTION 13 AND THE NORTH HALF OF SECTION 24, TOWNSHIP 115 NORTH, RANGE 28 WEST.

This property contains a total of 112.3 acres.

Section 3: The requirements for Minnesota Statutes Section 414.033 Subdivision 13 have been fulfilled by appropriate notices and/or waiver by the petitioning parties.

Section 4: Filing. The City Clerk is hereby directed to file certified copies of this Ordinance with Minnesota Planning, Secretary of State, McLeod County Auditor, Glencoe Township Clerk and McLeod County Recorder.

Section 5: Effective Date. This ordinance takes effect upon its passage and publication and the filing of the certified copies as directed in Section 3, and after approval by the Municipal Boundary Adjustments.

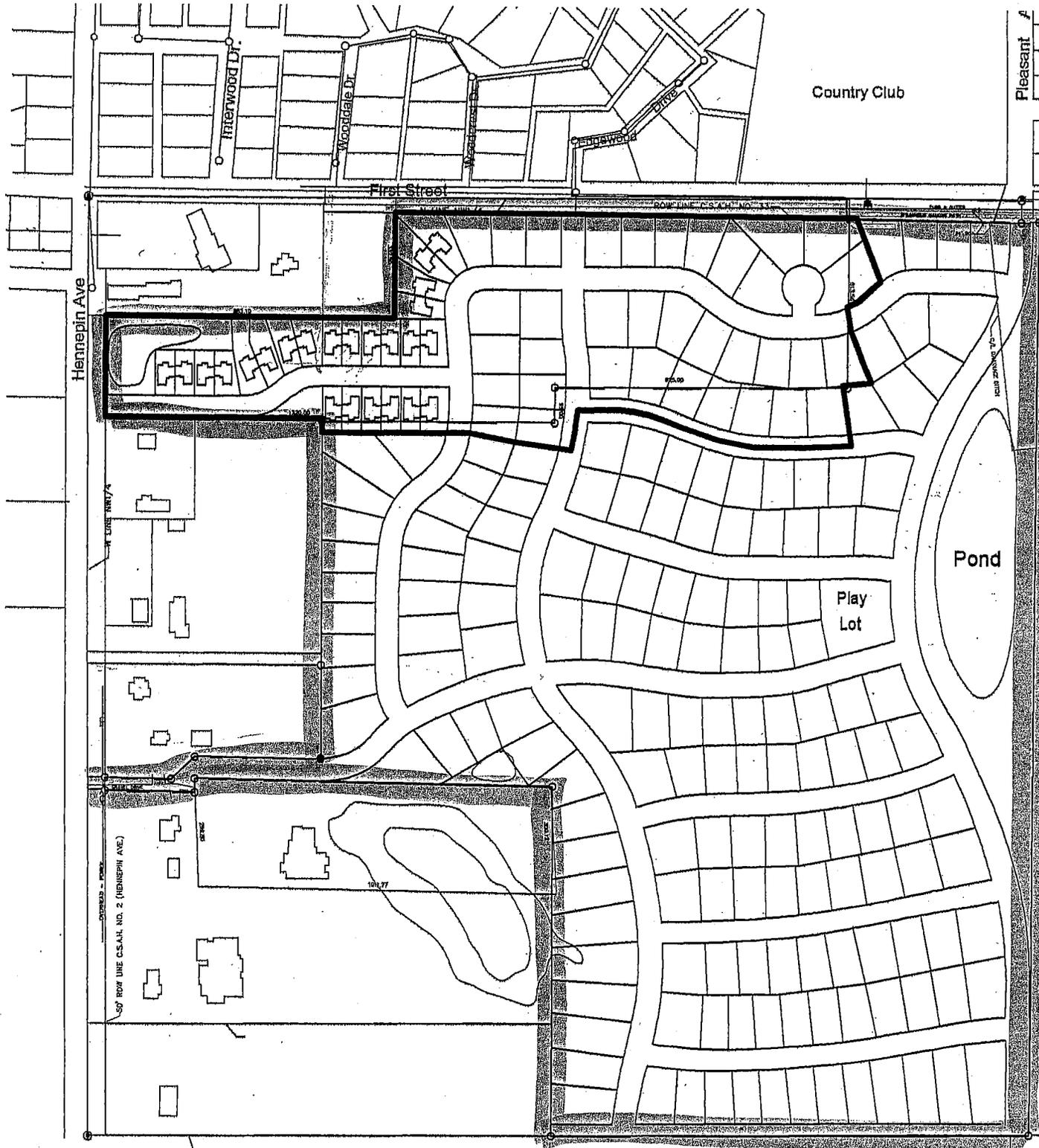
Adopted and approved the 20th day of June, 2005.

Randal Wilson
Randal Wilson
Mayor

ATTEST:

Mark D. Larson
Mark D. Larson
City Administrator

Published in the Glencoe Enterprise the 18th day of August, 2005.



REC'D BY
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SEP 09 2005

Glenview Estates

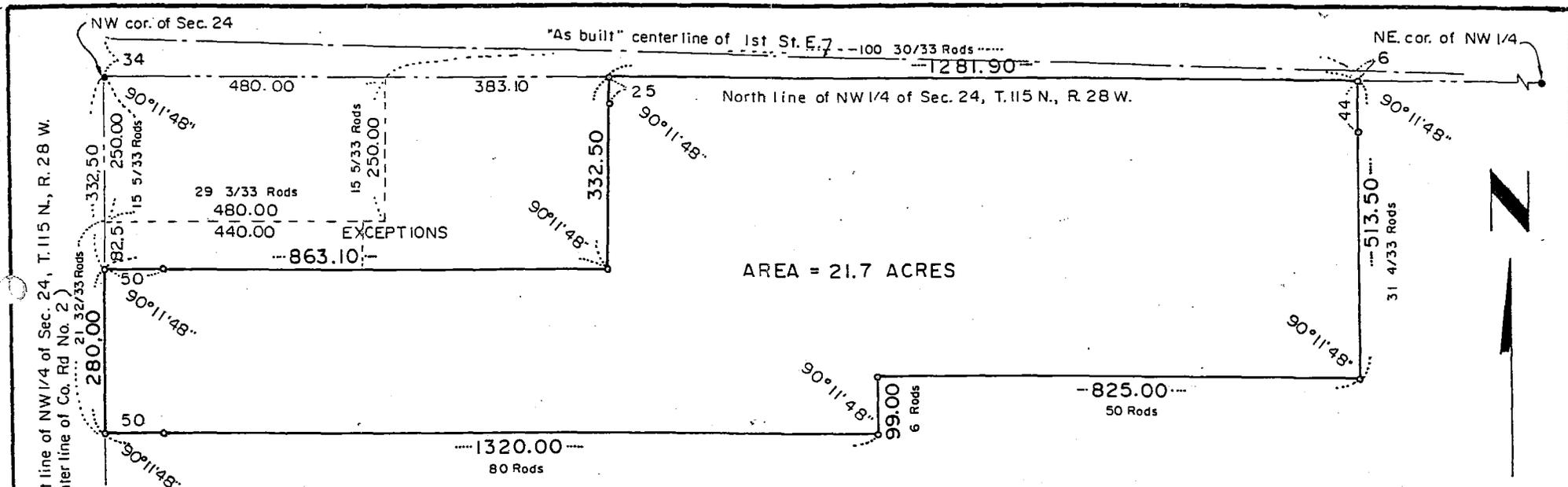
Concept Plan

4/6/05

Concept prepared by:
Project Developers, Inc.
600 So. Hwy. 169
St. Louis Park, MN 55426

REC'D BY
MMS

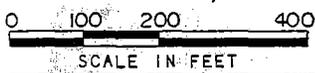
OCT 04 2005



AREA = 21.7 ACRES

That part of Lot 21 of AUDITOR'S PLAT OF THE SOUTH HALF OF SECTION 13 AND THE NORTH HALF OF SECTION 24, TOWNSHIP 115 NORTH, RANGE 28 WEST, described as follows:

Beginning at a point 15 5/33 rods south of the northwest corner of Section 24, Township 115 North, Range 28 West; thence south 21 32/33 rods; thence east 80 rods; thence north 6 rods; thence east 50 rods; thence north 31 4/33 rods; thence west 100 30/33 rods; thence south 15 5/33 rods; thence west 29 3/33 rods to the point of beginning. Excepting therefrom the following described tract: Beginning at a point 250.00 feet south of the northwest corner of said Section 24; thence south 82.50 feet; thence east 440.00 feet; thence North 82.50 feet thence west 440.00 feet to the point of beginning. Also excepting therefrom the following described tract: Commencing at the northwest corner of said Section 24; thence easterly along the north line of the Northwest Quarter 480.00 feet to the point of beginning of the tract to be described; thence continuing easterly, along said north line, 383.10 feet; thence southerly, parallel with the west line of said Northwest Quarter, 332.50 feet; thence westerly, parallel with said north line, 423.10 feet; thence northerly, parallel with said west line, 82.50 feet; thence easterly, parallel with said north line, 40.00 feet; thence northerly, parallel with said west line, 250.00 feet to the point of beginning.



● denotes Iron monument found ○ denotes Iron monument set (1/2 Inch by 14 Inch Iron pipe, unless otherwise noted)

PELLINEN LAND SURVEYING
HUTCHINSON, MINNESOTA

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.

CERTIFICATE OF SURVEY for
JEANETTE GELMAN ESTATE