

REC'D BY
MMB

OCT 27 2005

ORDINANCE NO 2005-180

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF
LONSDALE TO INCLUDE CERTAIN LAND OWNED
BY WILLOW CREEK PONDS, LLC**

WHEREAS: Willow Creek Ponds, LLC has filed a petition dated September 13, 2005, requesting the annexation by the City of Lonsdale of certain real property (hereinafter "Property") for development within the County of Rice, State of Minnesota, described in Exhibit A.

WHEREAS: the population of the Property is zero and all Property owners have joined in the Petition, and

WHEREAS, the Property is unincorporated, is surrounded by the City of Lonsdale, and is not included in any boundary adjustment proceeding pending before the Office of Administrative Hearings, Municipal Boundary Adjustment Unit: and

WHEREAS, the Property is approximately 7 acres in size and located within the boundaries of Wheatland Township, County of Rice, State of Minnesota, and

WHEREAS, the Property is not presently being served by public sewer facilities or public sewer facilities are not otherwise available, and it or is about to become urban or suburban in character, and

WHEREAS: said Property is currently served by Steele Waseca Cooperative Electric and electric service utility notice has been waived.

RECEIVED BY
MAY 21 2005

**NOW, THEREFORE, THE CITY COUNCIL OF LONSDALE, MINNESOTA
DOES HEREBY ORDAIN:**

Section 1. The City Council hereby determined and finds that the Property is completely surrounded by the municipal limits, that the municipality has received a properly prepared Petition for Annexation from all the owners of the Property, that the area is appropriate for annexation under Minn. Stat. § 414.033. Subd. 2, (2), and that the Petition complies with all the provisions of Minn Stat. § 414.033.

Section 2. The Property is urban in nature or about to become so.

Section 3. The property is currently served by Steele Waseca Cooperative Electric and the utility service notice has been waived.

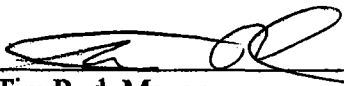
Section 4. Pursuant to law, a public hearing was scheduled, with proper notifications given, and held on October 13, 2005 prior to Council consideration of this ordinance for annexation.

Section 5. The corporate limits of the City of Lonsdale are hereby extended to include the Property described in Exhibit A.

Section 6. The City Planner is directed to file copies of this ordinance with the Office of Administrative Hearings Municipal Boundary Adjustment Unit, Wheatland Township, Rice County, and the Minnesota Secretary of State.

Section 7. This ordinance takes effect upon its passage and publication and filing of the certified copies directed in Section 6 herein and approval of the ordinance by the Office of Administrative Hearings Municipal Boundary Adjustment Unit.

Adopted by the City Council of Lonsdale, Minnesota this 13th day of October.



Tim Rud, Mayor

ATTEST:



Joel Erickson, City Administrator

EXHIBIT A
ORDINANCE NO. 2005 – 180

The North One Half (N ½) of the Northwest One Quarter (NW ¼) of Section 36, Township 112 North, Range 22 West of the Fifth Principal Meridian, County of Rice, State of Minnesota; Excepting there from the following described portion to-wit, beginning at a point in the North line of said Northwest Quarter (NW ¼), (For purposes of this description bearing of said North line is assumed North 90 degrees 00 minutes 00 seconds East), a distance of 1405.24 feet easterly from the Northwest corner of said Northwest Quarter (NW ¼); thence continue North 90 degrees 00 minutes 00 seconds East, along said North line, 380.90 feet; thence South 06 degrees 06 minutes 53 seconds East, 618.94 feet; thence South 63 degrees 20 minutes 29 seconds West, 499.98 feet; thence North 00 degrees 00 minutes 00 seconds, a distance of 839.74 feet to said point of beginning.

WILLOW CREEK HEIGHTS

BLOCK 1

BLOCK 2

BLOCK 4

BLOCK 5

WILLOW CREEK HEIGHTS

WETLAND BOUNDARY SIGNS WILL NEED TO BE
INSTALLED ALONG THE WETLAND LINE AFTER
COMPLETION OF THE SITE GRADING.

Legal Description:

The North One Half (N1/2) of the Northwest One Quarter (NW1/4) of Section 36,
Township 112 North, Range 22 West of the Fifth Principal Meridian, County of Rice,
State of Minnesota; Excepting therefrom the following described portion to-wit,
beginning at a point in the North line of said Northwest Quarter (NW1/4), (For purposes
of this description bearing of said North line is assumed North 90 degrees 00 minutes 00
seconds East), a distance of 1405.24 feet easterly from the Northwest corner of said
Northwest Quarter (NW1/4); thence continue North 90 degrees 00 minutes 00 seconds
East, along said North line, 380.90 feet; thence South 06 degrees 06 minutes 53 seconds
East, 618.94 feet; thence South 63 degrees 20 minutes 29 seconds West, 499.98 feet;
thence North 00 degrees 00 minutes 00 seconds, a distance of 839.74 feet to said point of
beginning.

REC'D BY
M.A.B.
OCT 27 2005

0 50 100
SCALE FEET

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MINNESOTA.
Timothy G. Anderson
TIMOTHY G. ANDERSON License No. 21356 Date 5/12/2005

DESIGNED
DRAWN
CHECKED

STONEBROOKE
ENGINEERING
305 Stonebrooke Court Shakopee, MN 55379

PRELIMINARY PLAT
LONSDALE, MINNESOTA
WILLOW CREEK PONDS

SHEET
OF
10