

APR 19 2012

PROPERTY OWNER PETITION FOR ANNEXATION BY ORDINANCE

IN THE MATTER OF THE PETITION OF CERTAIN PERSONS FOR THE ANNEXATION
OF CERTAIN LAND TO THE CITY OF KASOTA, MINNESOTA
PURSUANT TO MINNESOTA STATUTES § 414.033, SUBD. 5

TO: Council of the City of Kasota, Minnesota

AND

Office of Administrative Hearings
Municipal Boundary Adjustment Unit
P. O. Box 64620
St. Paul, MN 55164-0620

PETITIONER(S) STATE: The property owner or a majority of the property owners in number are required to commence a proceeding under Minnesota Statutes § 414.033, Subd. 5.

It is hereby requested by:

☐ the sole property owner; or
☐ all of the property owners; or
☒ a majority of the property owners

of the area proposed for annexation to annex certain property described herein lying in the Township of Kasota to the City of Kasota, County of Le Sueur, Minnesota.

The area proposed for annexation is described as follows: see attached documents

1. There are 8 property owners in the area proposed for annexation. (If a property owner owns more than one parcel in the area proposed for annexation, he/she is only counted once as an owner - the number of parcels owned by a petitioner is not counted.)
2. 7 property owners have signed this petition. (If the land is owned by both husband and wife, both must sign the petition to represent all owners.)
3. Said property is unincorporated, abuts on the city's N S E W (circle one) boundary(ies), and is not included within any other municipality.
4. The area of land proposed for annexation, in acres, is:
X Unplatted Platted 33.48 Total
5. The reason for the requested annexation is to expand the City limits; some of the property owners have property abutting this land that is already in the city limits.
6. The area proposed for annexation will be zoned General Industrial.
7. All of the area proposed for annexation is or is about to become urban or suburban in character.
8. The area proposed for annexation is not included in any area that has already been

designated for orderly annexation pursuant to Minnesota Statutes § 414.0325, nor in any other boundary adjustment proceeding pending before the Office of Administrative Hearings - Municipal Boundary Adjustments.

PETITIONERS REQUEST: That pursuant to Minnesota Statutes § 414.033, the property described herein be annexed to and included within the City of Kasota, Minnesota.

Dated: _____

Signatures: _____

Lundin Family LLC
Richard Lundin
Managing Partner
Victoria M. Johnson
Thomas D. Janni
Auth. P. Janni
Karen Koller
W. Schmidt
R. Johnson

Adopted by the City of Kasota City Council this 5th day of April, 2012.

Bridget Klein

Bridget Klein, Mayor

Sheila LeRoss

Sheila LeRoss, City Clerk

NOTE: Pursuant to Minnesota Statutes § 414.033 and Minnesota Rules 6000.0800, the petition to the Office of Administrative Hearings must be accompanied by a certification showing that a copy of the petition was filed within 10 days after service on the annexing city to the affected township(s), county, and any other abutting municipality(ies).

NOTE: Under Minnesota Statutes § 414.033, Subd. 5, if the petition is not signed by all of the property owners of the land proposed for annexation, the ordinance shall not be enacted until the the municipal council has held a hearing on the proposed annexation after at least 30 days mailed notice to all property owners within the area to be annexed.

PARCEL A

That part of the Southwest Quarter of the Southeast Quarter of Section 28 and that part of the Northwest Quarter of the Northeast Quarter of Section 33, all in Township 110 North Range 26 West, Le Sueur County, Minnesota, described as: DESCRIPTION

That part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 110 North Range 26 West, Le Sueur County, Minnesota, described as:

Commencing at the North Quarter corner of said Section 33; thence North 88 degrees 23 minutes 06 seconds East, (Minnesota County Coordinate System – LeSueur County Zone – NAD83 – 1986), along the north line of the Northeast Quarter of said Section 33, a distance of 880.25 feet to the point of intersection with the westerly right of way line of Minnesota Department of Transportation Right Of Way Plat No. 40-11, on file and or record with the LeSueur County Recorder, as evidenced by monument B1046 according to said Right Of Way Plat; thence South 06 degrees 51 minutes 51 seconds East, along said westerly right of way line, 395.05 feet to the point of beginning; thence continuing South 06 degrees 51 minutes 51 seconds East, along said westerly right of way line, 161.74 feet to monument B15 according to said Right Of Way Plat; thence South 06 degrees 16 minutes 11 seconds West, along said westerly right of way line, 101.07 feet to monument B14 according to said Right Of Way Plat; thence South 06 degrees 51 minutes 51 seconds East, along said westerly right of way line, 42.75 feet; thence South 83 degrees 06 minutes 43 seconds West, 121.98 feet; thence South 06 degrees 53 minutes 17 seconds East, 240.96 feet to a point on the northerly right of way line of County State Aid Highway No. 21 according to said Right Of Way Plat; thence South 60 degrees 01 minutes 19 seconds West, along said northerly right of way line, 136.05 feet to monument B9 according to said Right Of Way Plat; thence South 59 degrees 30 minutes 12 seconds West, along said northerly right of way line, 44.37 feet to monument B8 according to said Right Of Way Plat; thence South 30 degrees 29 minutes 48 seconds East, along said right of way line, 75.27 feet to monument B7 according to said Right Of Way Plat; thence South 59 degrees 30 minutes 12 seconds West, along said northerly right of way line, 123.90 feet; thence North 00 degrees 34 minutes 24 seconds West, 772.50 feet to the point of intersection with a line which bears South 89 degrees 25 minutes 36 seconds West from the point of beginning; thence North 89 degrees 25 minutes 36 seconds East, 311.20 feet to the point of beginning.

Said parcel contains 4.00 acres, subject to any and all easements of record.

That part of the Southwest Quarter of the Southeast Quarter of Section 28 and that part of the Northwest Quarter of the Northeast Quarter of Section 33, all in Township 110 North Range 26 West, LeSueur County, Minnesota, described as:

Commencing at the North Quarter corner of said Section 33; (the North - South center line of said Section 33 to have an assumed bearing of South 00 degrees 34 minutes 24 seconds East); thence North 86 degrees 09 minutes 18 seconds East, 96.02 feet to a point here-in-after referred to as point "A"; thence South 86 degrees 09 minutes 18 seconds West, back along the previously described course, 96.02 feet to the North Quarter of said Section 33; thence South 00 degrees 34 minutes 24 seconds East, along the North - South center line of said Section 33, a distance of 826.20 feet; thence North 89 degrees 20 minutes 36 seconds East, 95.86 feet; thence South 00 degrees 34 minutes 24 seconds East, 95.00 feet to the point of beginning; thence North 00 degrees 34 minutes 24 seconds West, 926.43 feet to the above described point "A"; thence North 13 degrees 27 minutes 00 seconds East, 300.00 feet; thence North 20 degrees 57 minutes 00 seconds East, 265.20 feet; thence South 01 degrees 33 minutes 08 seconds West, 539.09 feet to a point on the north line of the Northeast Quarter of said Section 33; thence South 00 degrees 34 minutes 24 seconds East, 925.26 feet to the point of intersection with a line which bears North 89 degrees 20 minutes 36 seconds East from the point of beginning; thence South 89 degrees 20 minutes 36 seconds West, 150.00 feet to the point of beginning.

Said Parcel B contains 4.23 acres, subject to any and all easements of record.

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DESCRIPTION
PARCEL C

That part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 110 North Range 26 West, LeSueur County, Minnesota, described as:

Commencing at the North Quarter corner of said Section 33; thence South 00 degrees 34 minutes 24 seconds East, (assumed bearing), along the North - South center line of said Section 33, a distance of 826.20 feet; thence North 89 degrees 20 minutes 36 seconds East, 95.86 feet; thence South 00 degrees 34 minutes 24 seconds East, 95.00 feet to the point of beginning; thence North 89 degrees 20 minutes 36 seconds East, 150.00 feet; thence South 00 degrees 34 minutes 24 seconds East, 220.00 feet; thence South 89 degrees 20 minutes 36 seconds West, 150.00 feet; thence North 00 degrees 34 minutes 24 seconds West, 220.00 feet to the point of beginning.

Said Parcel C contains 0.76 acres, subject to any and all easements of record.

DESCRIPTION
PARCEL D

That part of the West Half of the Northeast Quarter of Section 33, Township 110 North Range 26 West, LeSueur County, Minnesota, described as:

Commencing at the North Quarter corner of said Section 33; thence South 00 degrees 34 minutes 24 seconds East, (assumed bearing), along the North - South center line of said Section 33, a distance of 826.20 feet; thence North 89 degrees 20 minutes 36 seconds East, 95.86 feet; thence South 00 degrees 34 minutes 24 seconds East, 315.00 feet to the point of beginning; thence North 89 degrees 20 minutes 36 seconds East, 150.00 feet; thence South 00 degrees 34 minutes 24 seconds East, 255.45 feet to a point on the center line of Hill Street; thence South 59 degrees 34 minutes 18 seconds West, along said center line, 172.92 feet to the point of intersection with a line which bears South 00 degrees 34 minutes 24 seconds East from the point of beginning; thence North 00 degrees 34 minutes 24 seconds West, 341.42 feet to the point of beginning.

Said Parcel D contains 1.03 acres, subject to an easement for Hill Street purposes over and across the southerly boundary. ALSO subject to any other easements of record.

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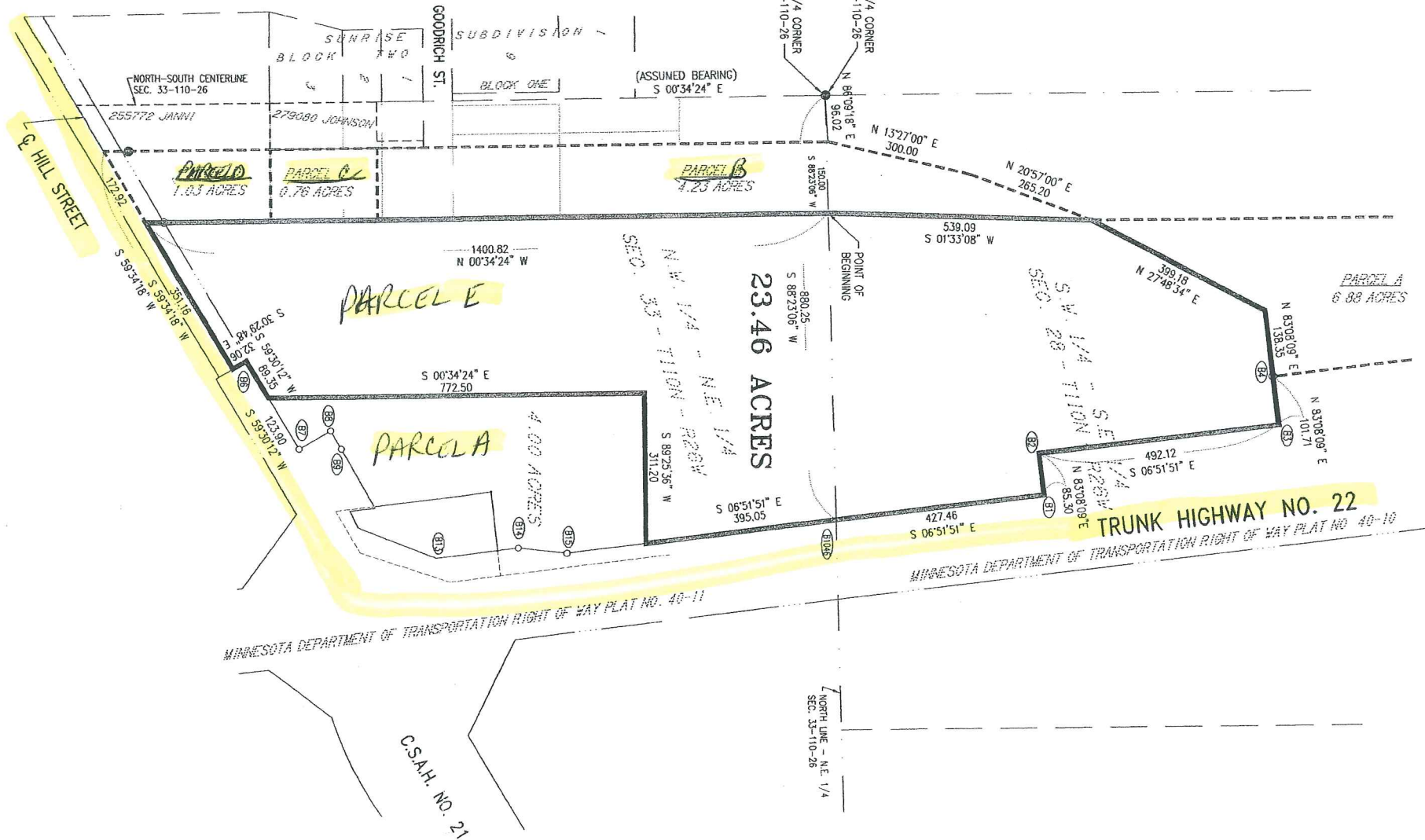
That part of the Southwest Quarter of the Southeast Quarter of Section 28 and that part of the Northwest Quarter of the Northeast Quarter of Section 33, all in Township 110 North Range 26 West, LeSueur County, Minnesota, described as:

Commencing at the South Quarter corner of said Section 28; (the North - South center line of Section 33, Township 110 North Range 26 West to have an assumed bearing of South 00 degrees 34 minutes 24 seconds East); thence North 86 degrees 09 minutes 18 seconds East, 96.02 feet; thence North 13 degrees 27 minutes 00 seconds East, 300.00 feet; thence North 20 degrees 57 minutes 00 seconds East, 265.20 feet; thence South 01 degrees 33 minutes 08 seconds West, 539.09 feet to a point on the north line of the Northeast Quarter of said Section 33, said point being the point of beginning; thence North 01 degrees 33 minutes 08 seconds East, back along the previously described course, 539.09 feet; thence North 27 degrees 48 minutes 34 seconds East, 399.18 feet; thence North 83 degrees 08 minutes 09 seconds East, 138.35 feet to monument B4 according to Minnesota Department Of Transportation Right Of Way Plat No. 40-10, on file and of record with the LeSueur County Recorder; thence continuing North 83 degrees 08 minutes 09 seconds East, along the westerly right of way line of said Right Of Way Plat, 101.71 feet to monument B3 according to said Right Of Way Plat; thence South 06 degrees 51 minutes 51 seconds East, along said westerly right of way line, 492.12 feet to monument B2 according to said Right Of Way Plat; thence North 83 degrees 08 minutes 09 seconds East, along said westerly right of way line, 85.30 feet to monument B1 according to said Right Of Way Plat; thence South 06 degrees 51 minutes 51 seconds East, along said westerly right of way line, 427.46 feet to a point on the north line of the Northeast Quarter of said Section 33 as evidenced by monument B1046 according to said Right Of Way Plat; thence South 06 degrees 51 minutes 51 seconds East, along the westerly right of way line of Minnesota Department Of Transportation Right Of Way Plat No. 40-11, on file and of record with the LeSueur County Recorder, 395.05 feet; thence South 89 degrees 25 minutes 36 seconds West, 311.20 feet; thence South 00 degrees 34 minutes 24 seconds East, 772.50 feet to a point on the northerly right of way line of County State Aid Highway No. 21 according to said Right Of Way Plat No. 40-11; thence South 59 degrees 30 minutes 12 seconds West, along said northerly right of way line, 89.35 feet to monument B6 according to said Right Of Way Plat; thence South 30 degrees 29 minutes 48 seconds East, 32.06 feet to a point on the center line of County State Aid Highway No. 21; thence South 59 degrees 34 minutes 18 seconds West, along said center line, 351.16 feet to the point of intersection with a line which bears South 00 degrees 34 minutes 24 seconds East from the point of beginning; thence North 00 degrees 34 minutes 24 seconds West, 1400.82 feet to the point of beginning.

Said parcel contains 23.46 acres, subject to an easement for County State Aid Highway No. 21 purposes over and across the most southerly boundary; ALSO subject to any other easements of record.

REC'D BY
MBA

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CITY OF KASOTA

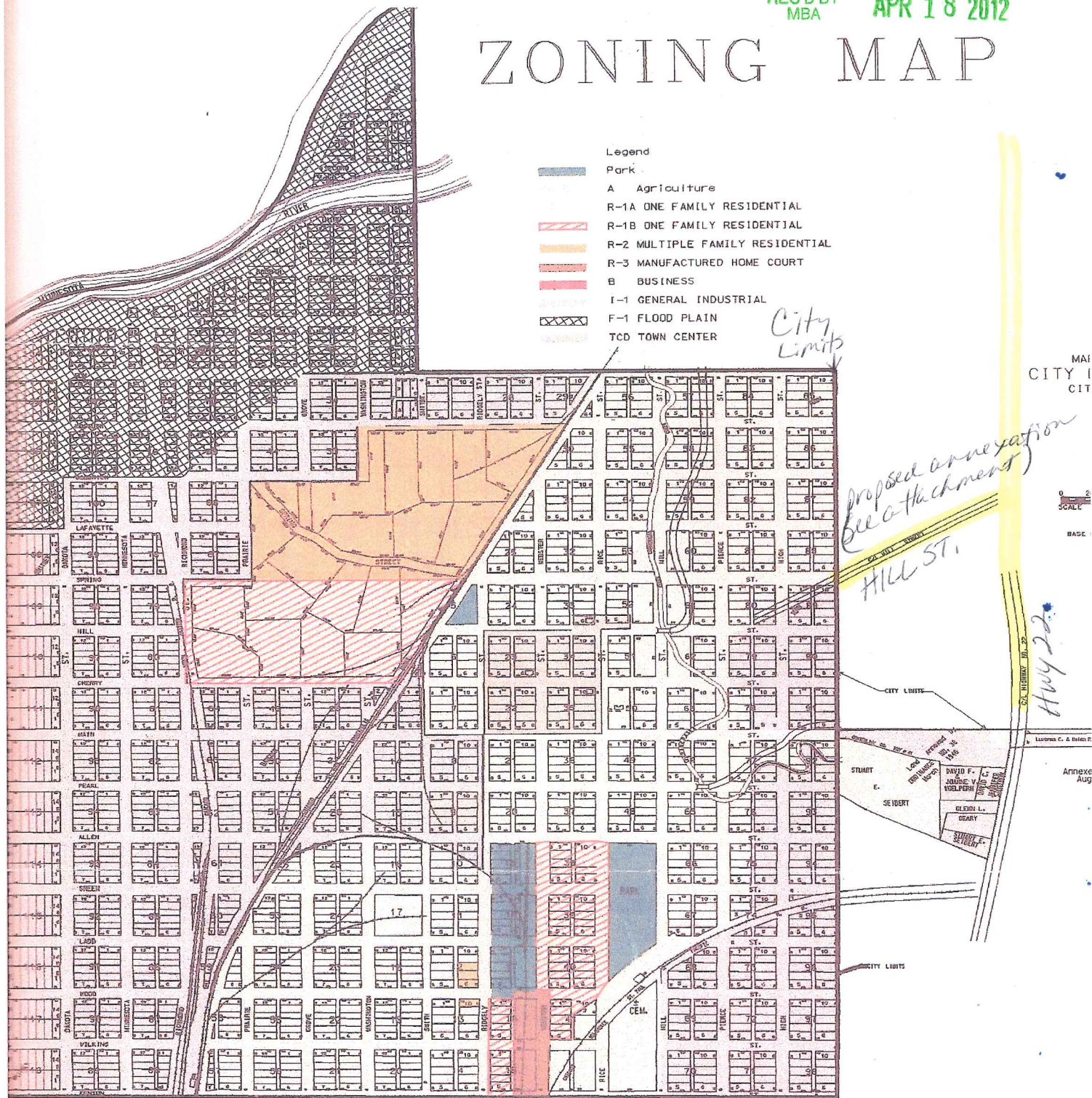
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ZONING MAP

Legend

-  Park
-  A Agriculture
-  R-1A ONE FAMILY RESIDENTIAL
-  R-1B ONE FAMILY RESIDENTIAL
-  R-2 MULTIPLE FAMILY RESIDENTIAL
-  R-3 MANUFACTURED HOME COURT
-  B BUSINESS
-  I-1 GENERAL INDUSTRIAL
-  F-1 FLOOD PLAIN
-  TCD TOWN CENTER



MA
CITY I
CIT

0 2
SCALE

BASE

Annex
Aug

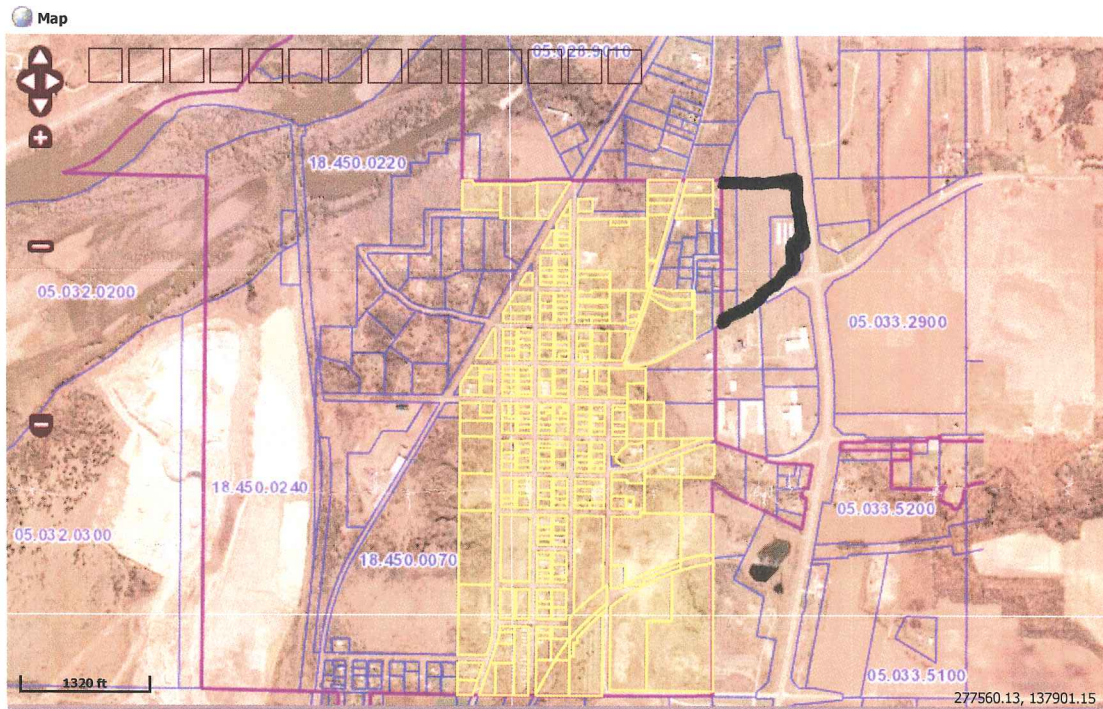


Photo from April 2010

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Purple line is city limits.
Black mark is area to be annexed.