

**CITY OF CANNON FALLS
GOODHUE COUNTY, MINNESOTA**

RECEIVED
by OAH on March 28, 2018

**ORDINANCE NUMBER 356
SECOND SERIES**

**AN ORDINANCE ANNEXING CERTAIN PROPERTY ABUTTING THE CITY OF
CANNON FALLS DESCRIBED AS The South 800.00 Feet of Government Lot Seven (7),
Section Nineteen (19), Township One Hundred Twelve (112) North, Range Seventeen (17)
West, Except the West 561.00 Feet and Also Except the East 261.15 Feet of Said
Government Lot Seven (7)**

WHEREAS, The City of Cannon Falls has received a petition for annexation from Ryan Kranz and property owner Ann Simon of the land described in the attached Exhibit A (the "Property").

WHEREAS, The Property abuts the City of Cannon Falls, is 120 acres or less and is not presently served by public sewer facilities or public sewer facilities are not otherwise available, and;

WHEREAS, The Property currently has a single family home and annexation is requested to facilitate the extension of city services for the commercial development of the property, and;

WHEREAS, The City of Cannon Falls has held a public hearing regarding annexation of the Property pursuant to Minnesota Statutes 414.033, Subd. 2b, on November 21, 2017, following thirty (30) days written notice by certified mail to Cannon Falls Township ("Township") and to all land owners within and contiguous to the Property, and;

WHEREAS, The provisions of Minnesota Statutes 414.033, Subd. 13 are not applicable in that there will be no change in the electric utility service provider resulting from the annexation of the territory to the municipality.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CANNON FALLS, MINNESOTA HEREBY ORDAINS AS FOLLOWS:

1. The City Council hereby determines that the Property as described herein abuts the city limits and is or is about to become urban or suburban in nature in that commercial use is being proposed for said property, the construction of which requires or will need city services, including public sewer facilities.
2. None of the property is now included within the limits of any city, or in any area that has already been designated for orderly annexation pursuant to Minnesota Statute 414.0325.
3. The corporate limits of the City of Cannon Falls, Minnesota, are hereby extended to include the property described on the attached Exhibit A, said land abutting the City of Cannon

Falls and being 120 acres or less in area, which is not presently served by public sewer facilities or and for which public sewer facilities are not otherwise available, and the City having received a petition for annexation from all the property owners of the land.

The above described property consists of a total of 9.8 acres more or less.

4. That the population of the area hereby annexed is zero.

5. The City of Cannon Falls, pursuant to Minnesota Statutes 414.036, shall provide reimbursement to the Township to compensate the Township for the loss of taxable property in the amount of \$583.00 payable in two annual payments: (1) on January 1, 2018, \$291.50; and (2) on January 1, 2019, \$291.50 as detailed in Exhibit B (Attached).

6. That pursuant to Minnesota Statutes 414.036 with respect to any special assessments assigned by the Township to the annexed property and any portion of debt incurred by the Township prior to the annexation and attributable to the property to be annexed, but for which no special assessments are outstanding, for the area annexed, there are no special assessments or debt incurred by the Township on the subject area for which reimbursement is required.

7. That the City Clerk of the City of Cannon Falls is hereby authorized and directed to file a copy of this Ordinance with the Municipal Boundary Adjustment Unit of the Minnesota Office of Administrative Hearings, the Minnesota Secretary of State, the Goodhue County Auditor and the Township Clerk.


8. That the Office of Administrative Hearings is hereby requested to issue its order approving this annexation.

EFFECTIVE DATE. This ordinance shall be effective immediately upon its passage and publication, and approval by the Office of Administrative Hearings, Boundary Adjustments, State of Minnesota.

PASSED AND DULY ADOPTED this 5th day of December, 2017 by the City Council of the City of Cannon Falls.

CITY OF CANNON FALLS

By: 
Lyman M. Robinson, Mayor

ATTEST: 
Ronald S. Johnson, City Administrator
Lanell Endres, Interim

Summary published in the *Cannon Falls Beacon* on December 14, 2017.

Exhibit A



6565 318th Street

28.019.4200

The South 800.00 feet of Government Lot Seven (7), Section Nineteen (19), Township One Hundred Twelve (112) North, Range Seventeen (17) West, except the West 561.00 feet and also except the East 261.15 feet of said Government Lot Seven (7).

EXHIBIT B

2017	Current Year Tax Amount	\$233	100%	= \$233	Amount	Date Paid	Check Number
Year 1	2018	\$233	90%	= \$210			
Year 2	2019	\$233	70%	= \$163			
Year 3	2020	\$233	50%	= \$117			
Year 4	2021	\$233	30%	= \$70			
Year 5	2022	\$233	10%	= \$23			

Special Assessments – None.

Bonded Indebtedness – None.

NOTES:

1. The annexed area is assumed to equal 9.8 acres (Goodhue County records).
2. For taxes payable 2017, the total taxes due the Township for the entire property owned by Ann Simon amounts to \$233 which is equivalent of \$23.78 per acre.
3. 9.8 acres x \$23.78 per acre equals \$233

CERTIFICATE OF SURVEY FOR: CKDS PROPERTIES, LLC

6565 318TH STREET, CANNON FALLS, MN 55009

- LEGEND**
- ⊙ CAST IRON MONUMENT FOUND
 - ⊙ IRON MONUMENT FOUND
 - ⊙ IRON PIPE MONUMENT SET
 - WOOD HUB SET
 - 281.26 EXISTING SPOT ELEVATION
 - DENOTES DRAINAGE ARROW
 - (281.26) DENOTES PROPOSED ELEVATION
 - 777.00 DENOTES AS-BUILT ELEVATION
 - ~ DENOTES PROPOSED CONTOUR
 - ⊙ FIRE HYDRANT
 - CATCH BASIN
 - SANITARY MANHOLE
 - SUMP CLEANOUT

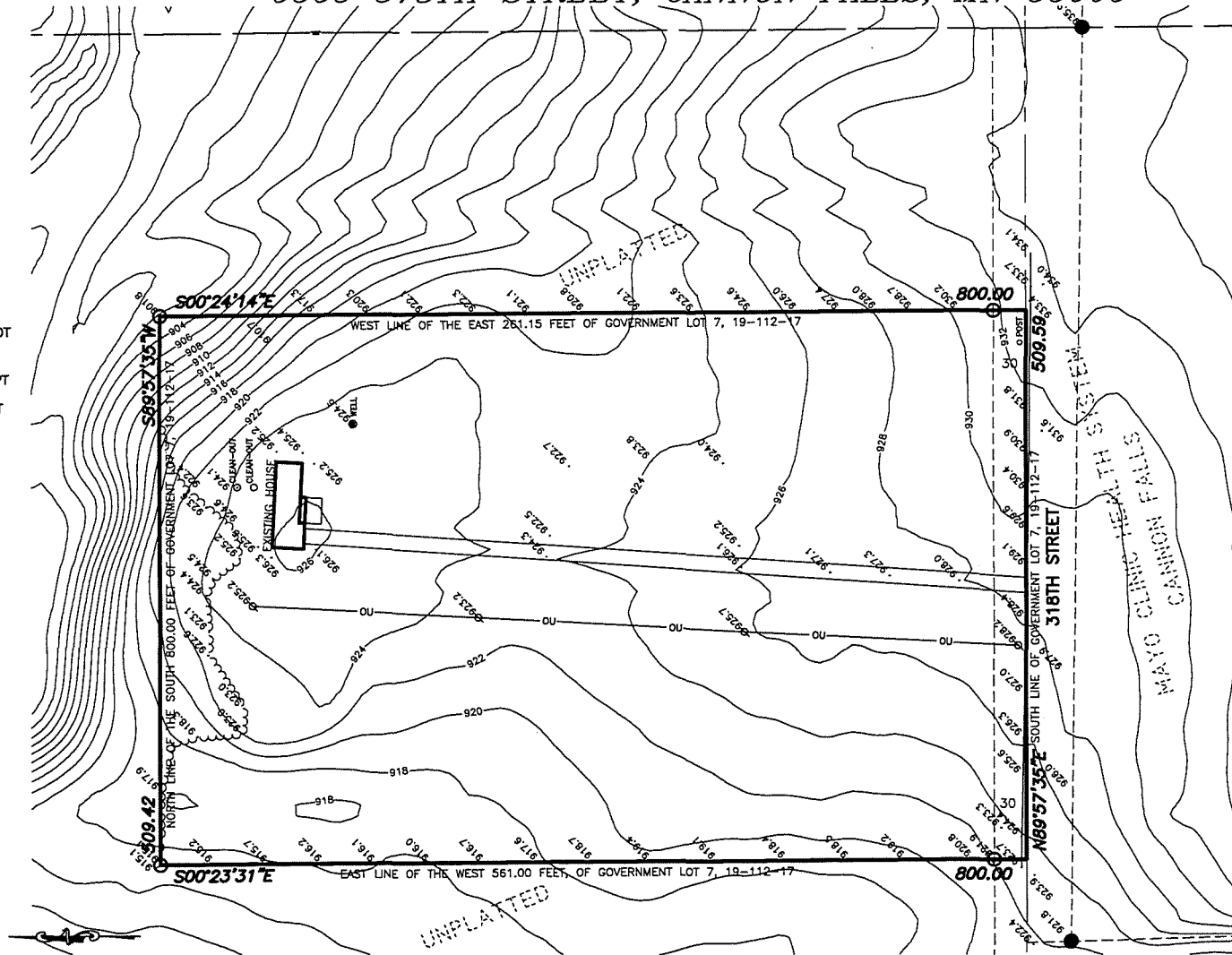
LEGAL DESCRIPTION:
 THE SOUTH 800.00 FEET OF GOVERNMENT LOT SEVEN (7), SECTION NINETEEN (19), TOWNSHIP ONE HUNDRED TWELVE (112) NORTH, RANGE SEVENTEEN (17) WEST, EXCEPT THE WEST 561.00 FEET AND ALSO EXCEPT THE EAST 261.15 FEET OF SAID GOVERNMENT LOT SEVEN (7).

ABSTRACT PROPERTY—GOODHUE COUNTY

Surveyor:
 PTS Land Services, Inc.
 826 NW 30th Street
 Faribault, MN 55021
 Phone: 507-291-1137
 Fax: 507-334-9472
 www.ptsland.com

SET BACK REQUIREMENTS:
 30' FRONT BUILDING TO ROW
 20' REAR BUILDING TO PROP LINE
 10' SIDE BUILDING TO PROP LINE

NOTE:
 THIS SURVEY WAS PERFORMED UNDER COVER OF SUBSTANTIAL SNOW FALL. THE SURVEYOR MAKES NO GUARANTEE THAT ALL VISIBLE IMPROVEMENTS ARE SHOWN.



FILE: PFS 18060-13

PRINT DATE: 03-07-2018

REV. NO.	DATE	BY	CHK	DESCRIPTION



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.

[Signature]

www.Thompson & Pearson Inc. 92324 3-21-2018

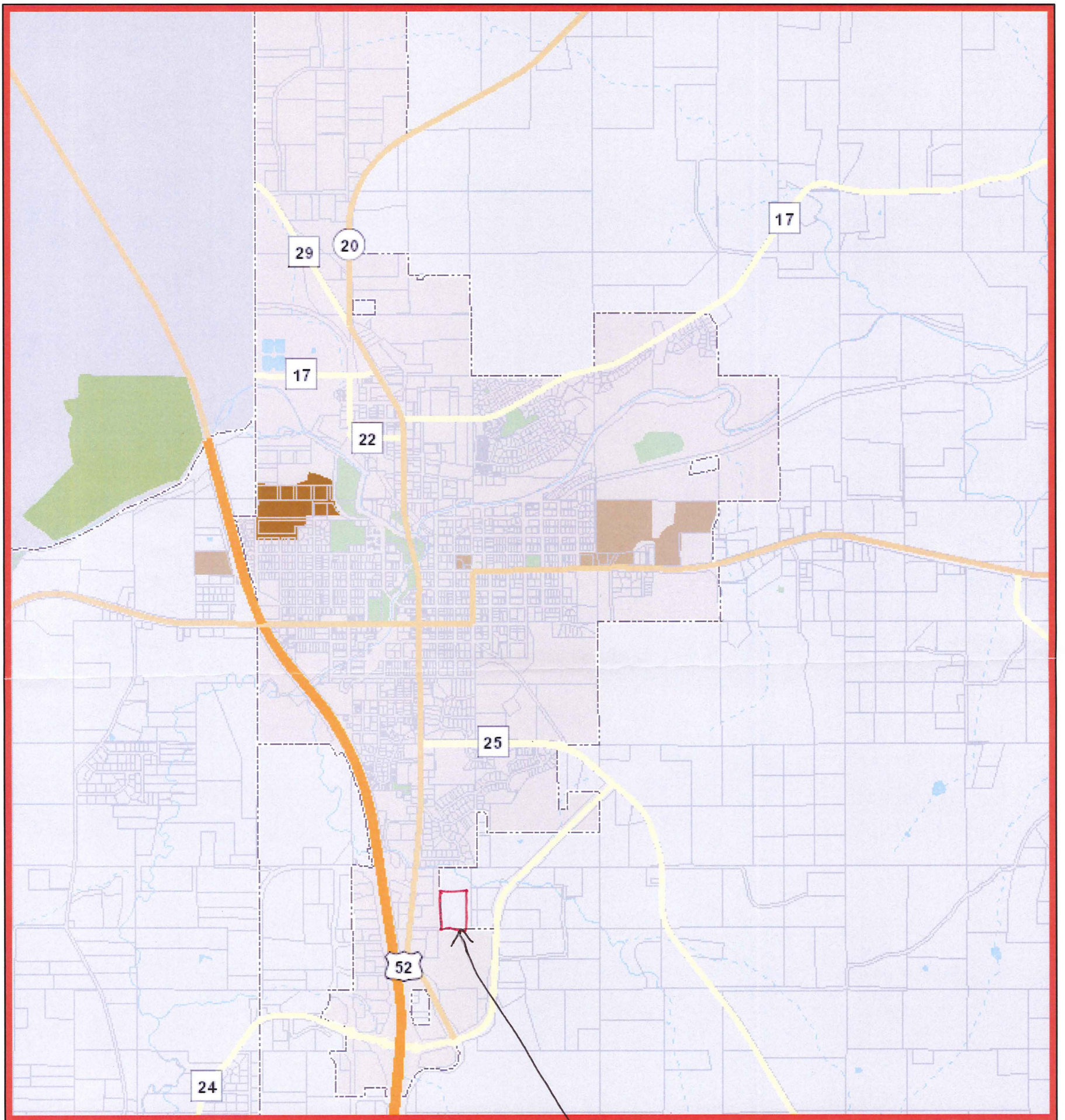
DESIGNED
 TSP
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PTS LAND SERVICES, INC.
 COMPLETE LAND SURVEYING SERVICES

CERTIFICATE OF SURVEY
 6565 318TH STREET
 CANNON FALLS, MN 55009

SHEET
 1
 1

ArcGIS WebMap



March 23, 2018

ESRI_counties_selected_lines

Major Roads 38,400

US Highway

State Highway

County Roads 38,400

County Roads - Gravel

County Roads - Paved

ESRI Major Roads

Municipal Boundary

Parcels

Annexed parcel

