

**PROPERTY OWNER PETITION TO MUNICIPALITY
FOR ANNEXATION BY ORDINANCE - 120 Acres or Less**

IN THE MATTER OF THE PETITION OF CERTAIN PERSONS FOR THE
ANNEXATION OF CERTAIN LAND TO THE CITY OF ELGIN, MINNESOTA
PURSUANT TO MINNESOTA STATUTES § 414.033, SUBD. 2(3)

TO: Council of the City of Elgin, Minnesota

PETITIONER(S) STATE: All of the property owners in number are required to commence a proceeding under Minnesota Statutes § 414.033, Subd. 2(3).

It is hereby requested by:

_____ the sole property owner; or

all of the property owners. (If the land is owned by more than one person, all must sign the petition to represent all owners.)

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

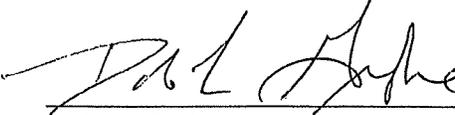
The area proposed for annexation is described as follows:

See attached Exhibit A.

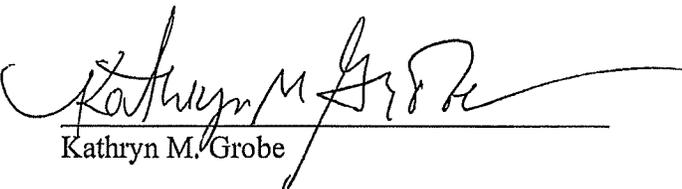
1. There are TWO property owners in the area proposed for annexation. (If a property owner owns more than one parcel in the area proposed for annexation, he/she is only counted once as an owner - the number of parcels owned by a petitioner is not counted.)
2. The land abuts the municipality and the area to be annexed is 120 acres or less, and the area to be annexed is not presently served by public wastewater facilities or public wastewater facilities are not otherwise available.
3. Said property is unincorporated, abuts on the city's NORTH boundary, and is not included within any other municipality; this petition is being requested to fix the annexation legal descriptions in those certain documents recorded in the Wabasha County Recorder's Office: (a) Survey recorded as document #355570, (b) Ordinance 2024-01 recorded as document #355571, and (c) Order Approving Annexation Ordinance 71-0331-39924 recorded as document #355572 which included erroneous legal descriptions.
4. The area of land proposed for annexation, in acres, is approximately 13.22 acres.
5. The reason for the requested annexation is we want the land to be in the City municipal limits before we agree to sell the real estate to the municipality. This petition is being requested to fix the annexation legal descriptions in those certain documents recorded in the Wabasha County Recorder's Office: (a) Survey recorded as document #355570, (b) Ordinance 2024-01 recorded as document #355571, and (c) Order Approving Annexation

Ordinance 71-0331-39924 recorded as document #355572 which included erroneous legal descriptions

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


Dale L. Grobe

7 - 20 - 2025
Date


Kathryn M. Grobe

7-20-2025
Date

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd. 2b, before a municipality may adopt an ordinance under subdivision 2, clause (2), (3), or (4), a municipality must hold a public hearing and give 30 days' written notice by certified mail to the town or towns affected by the proposed ordinance and to all landowners within and contiguous to the area to be annexed.

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd. 11, when a municipality declares land annexed to the municipality under subdivision 2, clause (3), and the land is within a designated floodplain, as provided by section 103F.111, subdivision 4, or a shoreland area, as provided by section 103F.205, subdivision 4, the municipality shall adopt or amend its land use controls to conform to chapter 103F, and any new development of the annexed land shall be subject to chapter 103F.

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd. 12, when a municipality annexes land under subdivision 2, clause (2), (3) or (4), property taxes payable on the annexed land shall continue to be paid to the affected town or towns for the year in which the annexation becomes effective. If the annexation becomes effective on or before August 1 of a levy year, the municipality may levy on the annexed area beginning with that same levy year. If the annexation becomes effective after August 1 of a levy year, the town may continue to levy on the annexed area for that levy year, and the municipality may not levy on the annexed area until the following levy year.

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd 13, at least 30 days before a municipality may adopt an ordinance under subdivision 2, clause (2), (3), or (4), the petitioner must be notified by the municipality that the cost of electric utility service to the petitioner may change if the land is annexed to the municipality. The notice must include an estimate of the cost impact of any change in electric utility services, including rate changes and assessments, resulting from the annexation.

Exhibit A

TRACT AA DESCRIPTION (approximately 6.81 acres):

That part of the Northeast Quarter of the Northwest Quarter of Section 27, Township 108, Range 12, Wabasha County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 27; thence southerly, along the North-South Quarter line of said Section 27, to the intersection with a line parallel with and distant 50 feet southeasterly, as measured at right angles to, the centerline of the railroad right of way originally acquired by the Plainview Railroad Company, now owned by Wabasha County, being the point of beginning of the land to be described; thence southwesterly, parallel with said centerline to the northerly extension of the east line of Outlot 1, BRYANTS ADDITION TO TOWN OF ELGIN, according to the recorded plat thereof; thence southerly 441.31 feet along last described northerly extension of the east line of Outlot 1 to the north line of Block 6, said plat; thence easterly along the extension of said north line of Block 6 and it's easterly extension which line is the northerly lines of Outlots 26, 25, and 24, TOWN OF ELGIN, according to the recorded plat thereof, said County to said North-South Quarter line; thence northerly along said North-South Quarter line to the point of beginning.

EXCEPTING THAT PART lying easterly of a line 75.00 feet westerly of a line hereinafter referred to as 'LINE A'.

'LINE A' is described as follows: Commencing at the southwest corner of said West Half of the Northeast Quarter of Section 27, Township 108, Range 12, Wabasha County, Minnesota; thence run northerly along the west line of said West Half of the Northeast Quarter, 1432.8 feet to the point of beginning of said line; thence deflect to the right 3 degrees 00 minute curve, delta angle of 64 degree 55 minutes for a distance of 2163.9 feet; thence on tangent to said curve for a distance of 350.00 feet and said 'LINE A' there terminating.

TRACT B DESCRIPTION (approximately 2.86 acres):

That part of the West Half of the Northeast Quarter of Section 27, Township 108, Range 12, Wabasha County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 27; thence on an assumed bearing of South 0 degrees 07 minutes 07 seconds East, along the North-South Quarter line of said Section 27, a distance of 780.74 feet to the point of beginning of the land to be described; thence South 89 degrees 44 minutes 24 seconds East, 675.59 feet; thence South 0 degrees 55 minutes 18 seconds East, 339.07 feet; thence North 89 degrees 20 minutes 59 seconds East, 20.00 feet; thence North 0 degrees 55 minutes 18 seconds West, 508.79 feet; thence North 89 degrees 44 minutes 24 seconds West, 693.21 feet to said North-South Quarter line; thence South 0 degrees 07 minutes 07 seconds East, along said line, a distance of 170.00 feet to the point of beginning.

EXCEPTING THAT PART lying westerly of a line drawn 75.00 feet westerly of a line hereinafter referred to as 'LINE A'.

'LINE A' is described as follows: Commencing at the southwest corner of said West Half of the Northeast Quarter of Section 27, Township 108, Range 12, Wabasha County, Minnesota; thence run northerly along the west line of said West Half of the Northeast Quarter, 1432.8 feet to the point of beginning of said line; thence deflect to the right 3 degrees 00 minute curve, delta angle of 64 degree 55 minutes for a distance of 2163.9 feet; thence on tangent to said curve for a distance of 350.00 feet and said 'LINE A' there terminating.

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PURSUANT TO MINNESOTA STATUTES § 414.033, SUBD. 2(3)

TO: Council of the City of Elgin, Minnesota

PETITIONER(S) STATE: All of the property owners in number are required to commence a proceeding under Minnesota Statutes § 414.033, Subd. 2(3).

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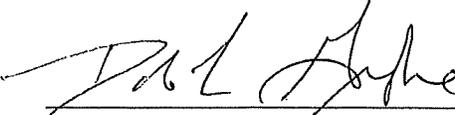
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2. The land abuts the municipality and the area to be annexed is 120 acres or less, and the area to be annexed is not presently served by public wastewater facilities or public wastewater facilities are not otherwise available.
3. Said property is unincorporated, abuts on the city's NORTH boundary, and is not included within any other municipality; this petition is being requested to fix the annexation legal descriptions in those certain documents recorded in the Wabasha County Recorder's Office: (a) Survey recorded as document #355570, (b) Ordinance 2024-01 recorded as document #355571, and (c) Order Approving Annexation Ordinance 71-0331-39924 recorded as document #355572 which included erroneous legal descriptions.
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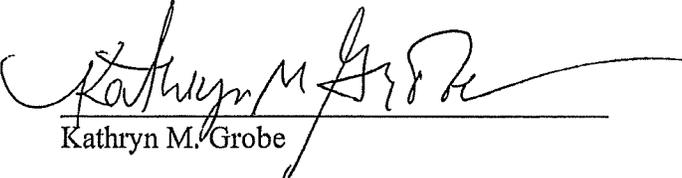
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NOTE: Pursuant to Minnesota Statutes § 414.033, Subd. 2b, before a municipality may adopt an ordinance under subdivision 2, clause (2), (3), or (4), a municipality must hold a public hearing and give 30 days' written notice by certified mail to the town or towns affected by the proposed ordinance and to all landowners within and contiguous to the area to be annexed.

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd. 11, when a municipality declares land annexed to the municipality under subdivision 2, clause (3), and the land is within a designated floodplain, as provided by section 103F.111, subdivision 4, or a shoreland area, as provided by section 103F.205, subdivision 4, the municipality shall adopt or amend its land use controls to conform to chapter 103F, and any new development of the annexed land shall be subject to chapter 103F.

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd. 12, when a municipality annexes land under subdivision 2, clause (2), (3) or (4), property taxes payable on the annexed land shall continue to be paid to the affected town or towns for the year in which the annexation becomes effective. If the annexation becomes effective on or before August 1 of a levy year, the municipality may levy on the annexed area beginning with that same levy year. If the annexation becomes effective after August 1 of a levy year, the town may continue to levy on the annexed area for that levy year, and the municipality may not levy on the annexed area until the following levy year.

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd 13, at least 30 days before a municipality may adopt an ordinance under subdivision 2, clause (2), (3), or (4), the petitioner must be notified by the municipality that the cost of electric utility service to the petitioner may change if the land is annexed to the municipality. The notice must include an estimate of the cost impact of any change in electric utility services, including rate changes and assessments, resulting from the annexation.

Exhibit A

TRACT AA DESCRIPTION (approximately 6.81 acres):

That part of the Northeast Quarter of the Northwest Quarter of Section 27, Township 108, Range 12, Wabasha County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 27; thence southerly, along the North-South Quarter line of said Section 27, to the intersection with a line parallel with and distant 50 feet southeasterly, as measured at right angles to, the centerline of the railroad right of way originally acquired by the Plainview Railroad Company, now owned by Wabasha County, being the point of beginning of the land to be described; thence southwesterly, parallel with said centerline to the northerly extension of the east line of Outlot 1, BRYANTS ADDITION TO TOWN OF ELGIN, according to the recorded plat thereof; thence southerly 441.31 feet along last described northerly extension of the east line of Outlot 1 to the north line of Block 6, said plat; thence easterly along the extension of said north line of Block 6 and it's easterly extension which line is the northerly lines of Outlots 26, 25, and 24, TOWN OF ELGIN, according to the recorded plat thereof, said County to said North-South Quarter line; thence northerly along said North-South Quarter line to the point of beginning.

EXCEPTING THAT PART lying easterly of a line 75.00 feet westerly of a line hereinafter referred to as 'LINE A'.

'LINE A' is described as follows: Commencing at the southwest corner of said West Half of the Northeast Quarter of Section 27, Township 108, Range 12, Wabasha County, Minnesota; thence run northerly along the west line of said West Half of the Northeast Quarter, 1432.8 feet to the point of beginning of said line; thence deflect to the right 3 degrees 00 minute curve, delta angle of 64 degree 55 minutes for a distance of 2163.9 feet; thence on tangent to said curve for a distance of 350.00 feet and said 'LINE A' there terminating.

TRACT B DESCRIPTION (approximately 2.86 acres):

That part of the West Half of the Northeast Quarter of Section 27, Township 108, Range 12, Wabasha County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 27; thence on an assumed bearing of South 0 degrees 07 minutes 07 seconds East, along the North-South Quarter line of said Section 27, a distance of 780.74 feet to the point of beginning of the land to be described; thence South 89 degrees 44 minutes 24 seconds East, 675.59 feet; thence South 0 degrees 55 minutes 18 seconds East, 339.07 feet; thence North 89 degrees 20 minutes 59 seconds East, 20.00 feet; thence North 0 degrees 55 minutes 18 seconds West, 508.79 feet; thence North 89 degrees 44 minutes 24 seconds West, 693.21 feet to said North-South Quarter line; thence South 0 degrees 07 minutes 07 seconds East, along said line, a distance of 170.00 feet to the point of beginning.

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STATE OF MINNESOTA)
COUNTY OF WABASHA) ss
CITY OF ELGIN)

CLERK'S CERTIFICATION

I, the undersigned, being the duly qualified and acting City Clerk of the City of Elgin, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing copy with the original Ordinance Number 2025-04, titled "An Ordinance of the City of Elgin, Minnesota Annexing Land Located in Elgin Township, Wabasha County, Minnesota Pursuant to Minnesota Statutes § 414.033 Subdivision 2(3), Permitting Annexation By Ordinance" thereof on file in my office, and that the same is a full, true, and complete copy of the said Ordinance of the City Council of said City.

WITNESS my hand and seal of said City this 17th day of December, 2025.



Jessica Cartwright, City Clerk

STATE OF MINNESOTA
COUNTY OF WABASHA

Signed or attested before me on December 17, 2025 by Jessica Cartwright as City Clerk for the City of Elgin.





(Signature of notarial officer)
Title (and Rank): Notary Public
My Commission expires: 1/31/2029

ORDINANCE NO. 2025-04

**AN ORDINANCE OF THE CITY OF ELGIN, MINNESOTA ANNEXING
LAND LOCATED IN ELGIN TOWNSHIP, WABASHA COUNTY, MINNESOTA
PURSUANT TO MINNESOTA STATUTES § 414.033 SUBDIVISION 2(3),
PERMITTING ANNEXATION BY ORDINANCE**

WHEREAS, a petition signed by all the property owners, requesting that property legally described herein be annexed to the City of Elgin, Minnesota, via Minnesota Statute §§ 414.033, Subdivision 2(3) was duly presented to the Council of the City of Elgin on the 20th day of July, 2025; and

WHEREAS, said property is unincorporated and abuts the City of Elgin on the property's north side, is less than 120 acres, and is not presently served by public sewer facilities or public sewer facilities are not otherwise available; and

WHEREAS, said property was subject of a prior annexation attempt as shown by the following documents that have been recorded at the Wabasha County Recorder's Office: Survey which was recorded on April 11, 2024 as document #355570, Ordinance 2024-01 which was recorded on April 11, 2024 as document #355571, and Order OAH71-0331-39924/MBAU A-8478 which was recorded on April 11, 2024, and.

WHEREAS, said previous annexation documents were subsequently determined to have an incorrect legal description,

WHEREAS, this Ordinance is the result of the petitioner attempting to correct the legal description for the municipal boundaries that affect the petitioner's real property,

WHEREAS, said property is located within a flood plain, wetland, or shoreland area; and

WHEREAS, said property is currently used as tillable agriculture land and annexation is requested to facilitate the extension of city services for the expansion of the city-owned cemetery and future development of the other annexed property; and

WHEREAS, the City Council of the City of Elgin held a public hearing pursuant to Minnesota Statutes § 414.033 Subd. 2b, on December 17, 2025 at 6:00 p.m., following 30 days written notice by certified mail to the Town of Elgin and to all landowners within and contiguous to the area to be annexed which is legally described herein; and

WHEREAS, the City Council of the City of Elgin considered the petition at regular public meetings on September 17, 2025 at 6:00 p.m., on October 15, 2025 and at 6:00 p.m., on November 19, 2025 at 6:00 p.m., and on December 17, 2025 following the public hearing stated above; and

WHEREAS, provisions of Minnesota Statutes § 414.033 Subd. 13 has been satisfied as follows: the land is bare land and is not serviced by electricity, the property owners have received a notice by the City of Elgin that the electricity rate may increase, and the property owners have signed a waiver stating that the City must provide the specific increase in rate that may occur as a result of the property being annexed into the City of Elgin (such written statement is attached hereto); and

WHEREAS, Elgin Zoning Ordinance Article 7, Section B states that all land annexed into the City will be zoned Agricultural District (A) if no other zoning request has been made at this time; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ELGIN HEREBY ORDAINS AS FOLLOWS:

1. The City Council hereby determines that the property legally described herein abuts the city limits and is or is about to become urban or suburban in nature in that cemetery and either, or a combination thereof, residential or commercial uses are being proposed for said property the construction of which requires or will need city services, including public sewer facilities or a public retention pond.
2. None of the property is now included within the limits of any city, or if it is then by a faulty legal description that needs amending, 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 Elgin, Minnesota, are hereby extended to include the following described property, said land abutting the City of Elgin and being 120 acres or less in area, and is not presently served by public sewer facilities or public sewer facilities are not otherwise available, and the City having received a petition for annexation from all the property owners of the land, to wit:

See attached Exhibit A.

The above-described property consists of a total of 13.22 acres, more or less. Copies of the corporate boundary map showing the property to be annexed and its relationship to the corporate boundaries and all appropriate plat maps are attached hereto.

4. That the population of the area legally described herein and hereby annexed is zero.
5. The City of Elgin, pursuant to Minnesota Statutes § 414.036, that with respect to the property taxes payable on the area legally described herein, hereby annexed, shall make a cash payment to the Town of Elgin in accordance with the following schedule:
 - a. \$0.00 on or before December 31, 2025; and
 - b. \$0.00 on or before January 31, 2026.

No payment shall be made because the property taxes were previously reimbursed pursuant to Ordinances 2024-01 and 2024-02.

6. That pursuant to Minnesota Statutes § 414.036 with respect to any special assessments assigned by the Town to the annexed property and any portion of debt incurred by the Town prior to the annexation and attributable to the property to be annexed, but for which no special assessments are outstanding, for the area legally described herein there are no special assessments or debt incurred by the Town on the subject are for which reimbursement is required.
7. That the City Clerk of the City of Elgin is hereby authorized and directed to file a copy of this Ordinance with the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings, the Minnesota Secretary of State, the Wabasha County Recorder, the Wabasha County Auditor, and the Elgin Township Clerk, and the cost of such filings are hereby the responsibility of the City of Elgin.
8. That the property legally described herein shall be zoned as Agricultural District (A) at the time of approval by the Administrative Law Judge within the Minnesota Office of Administrative Hearings.
9. That the City Clerk of the City of Elgin is hereby authorized and directed to publish this ordinance in accordance with Minnesota law, and the cost of such publication is hereby the responsibility of the City of Elgin.
10. That this Ordinance shall be in full force and effect and final upon the date this Ordinance is approved by the Minnesota Office of Administrative Hearings.

PASSED AND ADOPTED by the City Council of the City of Elgin, Minnesota, this 17th day of December, 2025.

CITY OF ELGIN



Kevin Keilholtz, Mayor

Attested:



Jessica Cartwright, City Clerk

Exhibit A

TRACT AA (approximately 6.81 acres):

That part of the Northeast Quarter of the Northwest Quarter of Section 27, Township 108, Range 12, Wabasha County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 27; thence southerly, along the North-South Quarter line of said Section 27, to the intersection with a line parallel with and distant 50 feet southeasterly, as measured at right angles to, the centerline of the railroad right of way originally acquired by the Plainview Railroad Company, now owned by Wabasha County, being the point of beginning of the land to be described; thence southwesterly, parallel with said centerline to the northerly extension of the east line of Outlot 1, BRYANTS ADDITION TO TOWN OF ELGIN, according to the recorded plat thereof; thence southerly 444.31 feet along last described northerly extension of the east line of Outlot 1 to the north line of Block 6, said plat; thence easterly along the extension of said north line of Block 6 and it's easterly extension which line is the northerly lines of Outlots 26, 25, and 24, TOWN OF ELGIN, according to the recorded plat thereof, said County to said North-South Quarter line; thence northerly along said North-South Quarter line to the point of beginning.

EXCEPTING THAT PART lying easterly of a line 75.00 feet westerly of a line hereinafter referred to as 'LINE A'.

'LINE A' is described as follows: Commencing at the southwest corner of said West Half of the Northeast Quarter of Section 27, Township 108, Range 12, Wabasha County, Minnesota; thence run northerly along the west line of said West Half of the Northeast Quarter, 1432.8 feet to the point of beginning of said line; thence deflect to the right 3 degrees 00 minute curve, delta angle of 64 degree 55 minutes for a distance of 2163.9 feet; thence on tangent to said curve for a distance of 350.00 feet and said 'LINE A' there terminating.

FURTHER EXCEPTING land already within the City of Elgin, Minnesota.

Exhibit A (continued)

TRACT AB (approximately 3.05 acres):

That part of the West Half of the Northeast Quarter of Section 27, Township 108, Range 12, Wabasha County, Minnesota:

Beginning at the North Quarter corner of said Section 27; thence on an assumed bearing of South 0 degrees 07 minutes 07 seconds East, along the North-South Quarter line of said Section 27, a distance of 657.83 feet to the intersection with a line 75.00 feet westerly of a line hereinafter referred to a 'LINE A'; thence northerly 49.02 feet along said line 75.00 feet westerly of 'LINE A', to a line hereinafter referred to as 'LINE B'; thence easterly 78.50 feet along said 'LINE B' to said 'LINE A'; thence northerly 694.21 feet along said 'LINE A' to the north line of said West Half of the Northeast Quarter; thence westerly along said north line to the point of beginning.

EXCEPT THAT PART described as follows: Beginning at the North Quarter corner of said Section 27; thence southerly 138.00 feet along the North-South Quarter line of said Section 27; thence northeasterly 192.93 feet to the point on the north line of said West Half of the Northeast Quarter, said point distant 136.00 feet easterly of said North Quarter corner of Section 27; thence westerly 136.00 feet along said north line of the West Half of the Northeast Quarter to the point of beginning.

'LINE A' is described as follows: Commencing at the southwest corner of said West Half of the Northeast Quarter of Section 27, Township 108, Range 12, Wabasha County, Minnesota; thence run northerly along the west line of said West Half of the Northeast Quarter, 1432.8 feet to the point of beginning of said line; thence deflect to the right 3 degrees 00 minute curve, delta angle of 64 degree 55 minutes for a distance of 2163.9 feet; thence on tangent to said curve for a distance of 350.00 feet and said 'LINE A' there terminating.

'LINE B' is described as follows: Commencing at the North Quarter corner of said Section 27; thence on an assumed bearing of South 0 degrees 07 minutes 07 seconds East, along the North-South Quarter line of said Section 27, a distance of 780.74 feet; thence South 89 degrees 44 minutes 24 seconds East, 675.59 feet; thence South 0 degrees 55 minutes 18 seconds East, 260.00 feet; thence South 89 degrees 44 minutes 24 seconds East, 20.00 feet; thence North 0 degrees 55 minutes 18 seconds West, 430.04 feet to the point of beginning; thence North 89 degrees 44 minutes 24 seconds West, 693.21 feet to said North-South Quarter line and said line there terminating.

FURTHER EXCEPTING land already within the City of Elgin, Minnesota.

Exhibit A (continued)

TRACT B (approximately 2.86 acres):

That part of the West Half of the Northeast Quarter of Section 27, Township 108, Range 12, Wabasha County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 27; thence on an assumed bearing of South 0 degrees 07 minutes 07 seconds East, along the North-South Quarter line of said Section 27, a distance of 780.74 feet to the point of beginning of the land to be described; thence South 89 degrees 44 minutes 24 seconds East, 675.59 feet; thence South 0 degrees 55 minutes 18 seconds East, 339.07 feet; thence North 89 degrees 20 minutes 59 seconds East, 20.00 feet; thence North 0 degrees 55 minutes 18 seconds West, 508.79 feet; thence North 89 degrees 44 minutes 24 seconds West, 693.21 feet to said North-South Quarter line; thence South 0 degrees 07 minutes 07 seconds East, along said line, a distance of 170.00 feet to the point of beginning.

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FURTHER EXCEPTING land already within the City of Elgin, Minnesota.

Exhibit A (continued)

TRACT C (approximately 0.50 acres):

That part of the Northeast Quarter of the Northwest Quarter of Section 27, Township 108, Range 12, Wabasha County, Minnesota, which lies easterly of a line 75.00 feet westerly of a line hereinafter referred to as 'LINE A', said property is described as follows:

Commencing at the North Quarter corner of said Section 27; thence southerly, along the North-South Quarter line of said Section 27, to the intersection with a line parallel with and distant 50 feet southeasterly, as measured at right angles to, the centerline of the railroad right of way originally acquired by the Plainview Railroad Company, now owned by Wabasha County, being the point of beginning of the land to be described; thence southwesterly, parallel with said centerline to the northerly extension of the east line of Outlot 1, BRYANTS ADDITION TO TOWN OF ELGIN, according to the recorded plat thereof; thence southerly 444.31 feet along last described northerly extension of the east line of Outlot 1 to the north line of Block 6, said plat; thence easterly along the extension of said north line of Block 6 and it's easterly extension which line is the northerly lines of Outlots 26, 25, and 24, TOWN OF ELGIN, according to the recorded plat thereof, said County to said North-South Quarter line; thence northerly along said North-South Quarter line to the point of beginning.

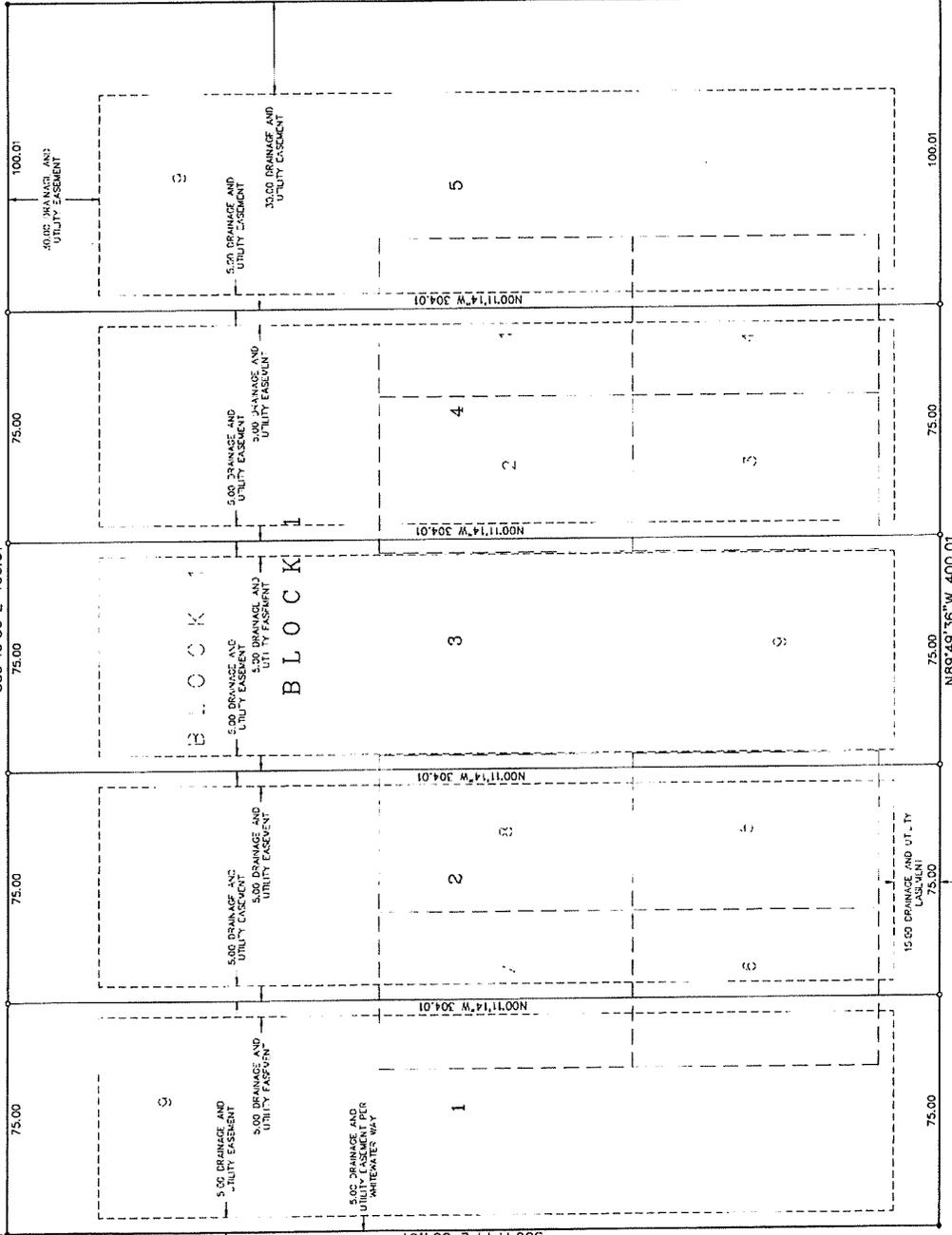
'LINE A' is described as follows: Commencing at the southwest corner of said West Half of the Northeast Quarter of Section 27, Township 108, Range 12, Wabasha County, Minnesota; thence run northerly along the west line of said West Half of the Northeast Quarter, 1432.8 feet to the point of beginning of said line; thence deflect to the right 3 degrees 00 minute curve, delta angle of 64 degree 55 minutes for a distance of 2163.9 feet; thence on tangent to said curve for a distance of 350.00 feet and said 'LINE A' there terminating.

EXCEPTING land already within the City of Elgin, Minnesota, thereof.

"OFFICIAL PLAT"
WHITEWATER MEADOWS SECOND

UNPLATTED

S89°49'36"E 400.01'



1000 DRAINAGE AND UTILITY EASEMENT PER WHITEWATER MEADOWS

FIRST STREET SE

LEGEND

- 1/2" IRON PIPE WITH PLASTIC CAP
- SHAPED IS 2" DIA SET
- FOUND MONUMENTS ARE 5/8" IRON PIPES UNLESS OTHERWISE NOTED



S89°49'36"E 400.01'

75.00

75.00

75.00

75.00

75.00

100.01

100.01

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100.01

INSTRUMENT OF RECORD

KNOW ALL PERSONS BY THESE PRESENTS: That Hohokuh Properties, LLC, a Minnesota limited liability company, owner of the following described property:

Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block 1, WHITEWATER MEADOWS SECOND, to the City of Elgin, Wabasha County, Minnesota.

Has caused the same to be surveyed and platted as WHITEWATER MEADOWS SECOND and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat. In witness whereof said Hohokuh Properties, LLC, a Minnesota limited liability company, has caused this instrument to be signed by its proper officer this 11th day of February, 2022.

Signed: Tracy Hohokuh
Hohokuh Properties, LLC
President

STATE OF MINNESOTA
COUNTY OF WABASHA
This instrument was acknowledged before me this 11th day of February, 2022, by Tracy Hohokuh, President of Hohokuh Properties, LLC, a Minnesota limited liability company, on behalf of the company.

Michelle Hanson
Notary Public, Wabasha County, Minnesota
My Commission expires: 08/31/2027

Printed Name: Sara Fay Peterson

SURVEYOR'S CERTIFICATE
I, Geoffrey G. Griffin, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all measurements and calculations were made on the ground; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, of this chapter, were shown and located on this plat; and that all public ways are shown and located on this plat.

Dated this 11th day of February, 2022.

Geoffrey G. Griffin
Geoffrey G. Griffin, Land Surveyor
Minnesota Registration No. 21840

STATE OF MINNESOTA
COUNTY OF WABASHA
This instrument was acknowledged before me this 11th day of February, 2022, by Michelle Hanson, Notary Public, Wabasha County, Minnesota.

Michelle Hanson
Notary Public, Wabasha County, Minnesota
My Commission expires: 08/31/2027

Printed Name: Michelle Hanson

COUNTY SURVEYOR
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 10th day of March, 2022.

Steven G. Galka
Steven G. Galka, County Surveyor
Wabasha County Surveyor

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF WABASHA
CITY OF ELGIN

This plat was approved by the City Council of the City of Elgin, Minnesota, on the 16th day of February, 2022, and the same was duly recorded as set forth in Minnesota Statutes, Section 505.02, Subd. 2.

City Council, City of Elgin, Minnesota
Michelle Hanson
City Clerk

COUNTY AUDITOR / TREASURER
PURSUANT TO MINNESOTA STATUTES, SECTION 505.021, SUBD. 9, TAXES PAYABLE IN THE YEAR 2022 ON THE LAND HEREIN DESCRIBED HAVE BEEN PAID. ALSO, PURSUANT TO MINNESOTA STATUTES, SECTION 272.12, THERE ARE NO DELINQUENT TAXES AND TRENDS ENTERED THROUGH THE DAY OF 31st DAY OF February, 2022.

Michelle Hanson
Michelle Hanson, County Auditor / Treasurer
Wabasha County Auditor / Treasurer

VICINITY MAP
ENGINEERING SURVEYING
G-Cubed
1000 W. 15th St. E
Cloverland, MN 55825

BEARINGS ARE BASED ON THE NORTHERLY LINE OF BLOCK 1, WHITEWATER MEADOWS SECOND, WHICH IS ASSUMED TO BEAR SOUTH 89°49'36" EAST.

BEARINGS ARE BASED ON THE NORTHERLY LINE OF BLOCK 1, WHITEWATER MEADOWS SECOND, WHICH IS ASSUMED TO BEAR SOUTH 89°49'36" EAST.

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BEARINGS ARE BASED ON THE NORTHERLY LINE OF BLOCK 1, WHITEWATER MEADOWS SECOND, WHICH IS ASSUMED TO BEAR SOUTH 89°49'36" EAST.

Office of County Recorder
Wabasha County, Minnesota
Doc. No. 336613

Certified, filed, and or recorded on
October 28, 2019 2:59 PM

Jeffery R. Aitken, County Recorder
Fees: \$86.00



336613

PART OF DOCUMENT DO NOT REMOVE
THIS PAGE IS BEING ADDED TO SHOW
RECORDING DATA.

Jeffery R. Aitken Wabasha Co. Recorder

Date Received 10/28/19

Amount Paid Cash Ck No 2287 Chg

Well Certificate Amt. Pd 56.00

Return To

Torrens Abstract

Meilander Properties LLC
835 7th Ave. SE
Rochester, MN 55904

Office of County Recorder
Wabasha County, Minnesota
Doc. No. 336157

Certified, filed, and/or recorded on
September 18, 2018 2:53 PM

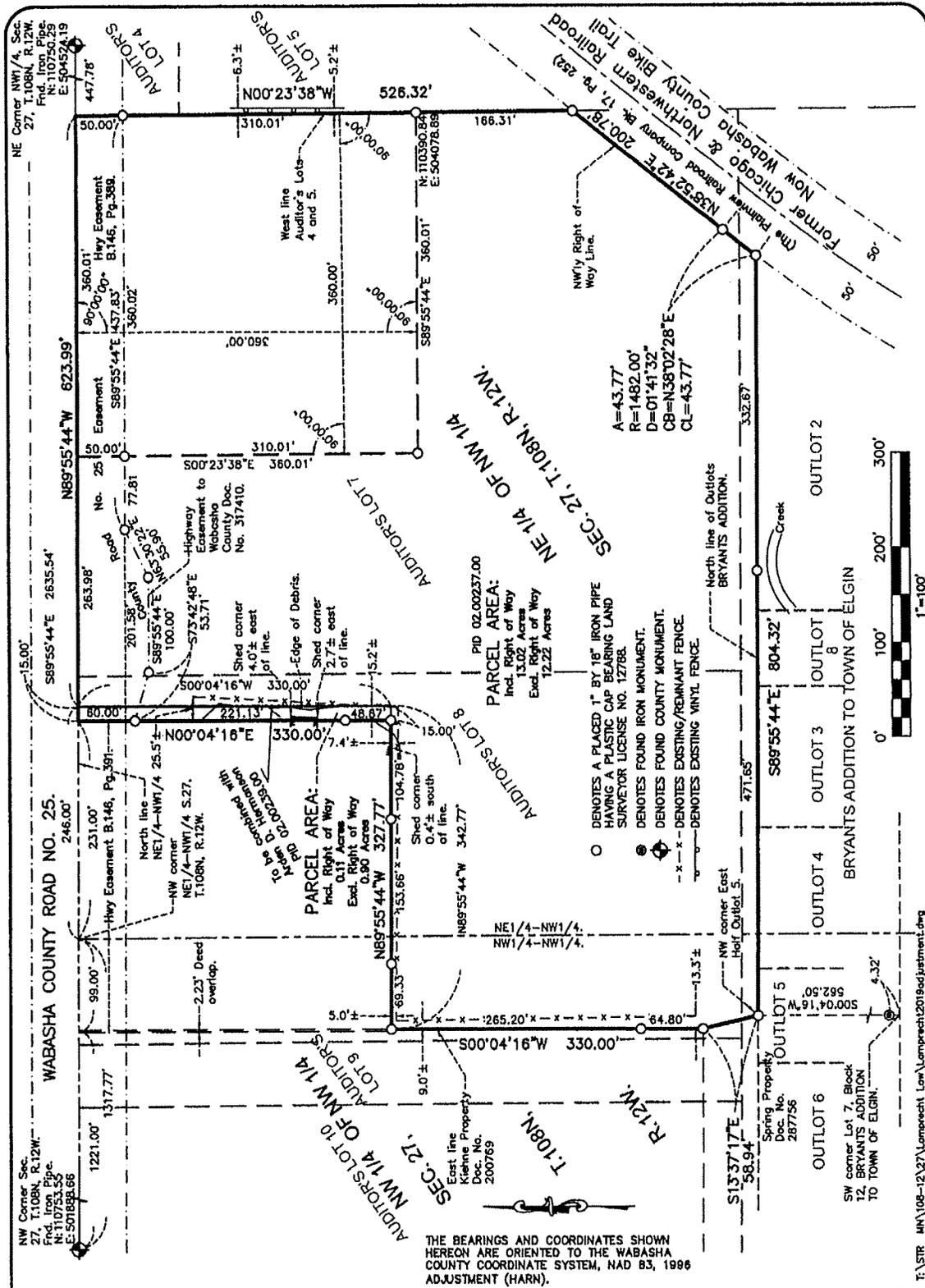
Jeffery R. Aitken, County Recorder
Fees: \$48.00



336157

PART OF DOCUMENT DO NOT REMOVE
THIS PAGE IS BEING ADDED TO SHOW
RECORDING DATA.

Jeffery R. Aitken Wabasha Co. Recorder
Date Received 9/18/18 4:03
Amount Paid Cash Ck No Chg
Wet Certificate Amt. Pd. 48.
Return To *Empire* *PLW*
Torrans Abstract



CERTIFICATE OF SURVEY FOR:
Lamprecht Law



JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
626 JEFFERSON AVENUE, WABASHA, MN 56981
(851) 686-3244

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.

Revised May 1, 2019

David A. Johnson
David A. Johnson
Minnesota License No. 12788
Date: October 5, 2018

SHEET 1 OF 2 SHEETS

W.O.# 18-840

DRAWING NUMBER 5-7784

T:\STR\MM\106-12\27\Lamprecht Law\Lamprecht2019adjustment.dwg

Proposed Description for Quiet Title or Torrens Action

That part of the Northwest Quarter of the Northwest Quarter and that part of the Northeast Quarter of the Northwest Quarter, all in Section 27, Township 148, Range 12, Wabasha County, Minnesota, containing the Northwest Quarter of the Northwest Quarter of said Section 27; thence South 89 degrees 55 minutes 44 seconds East, a distance of 148.00 feet, to the northwest corner of the Northwest Quarter of said Section 27; thence South 89 degrees 55 minutes 44 seconds East, a distance of 246.00 feet to the point of beginning of the land to be described; thence South 0 degrees 04 minutes 16 seconds West, perpendicular to said north line, a distance of 230.00 feet; thence North 89 degrees 55 minutes 44 seconds East, a distance of 242.77 feet to the east line of the Kilham property as described in the warranty deed recorded in Wabasha County document number 200769; thence South 0 degrees 04 minutes 16 seconds West, along said east line, a distance of 230.00 feet; thence South 13 degrees 37 minutes 17 seconds East, a distance of 28.04 feet to the northwest corner of the East Half of Quarter No. 5, BRYANT'S ADDITION TO TOWN OF ELGIN, according to the plat thereof filed in the Wabasha County Recorder's Office; thence South 89 degrees 55 minutes 44 seconds East, along the north line of Quarter 5, 4, 3, 8 and 7, of said BRYANT'S ADDITION, a distance of 804.32 feet to the northerly right of way line of the land originally acquired by The Pillsbury Company as described in the warranty deed recorded in Wabasha County Recorder's Office; thence North 89 degrees 55 minutes 44 seconds West, a distance of 43.77 feet to the north line of the land to be described; thence North 89 degrees 55 minutes 44 seconds East, a distance of 148.00 feet, a central angle of 1 degree 41 minutes 32 seconds and a chord bearing of North 38 degrees 02 minutes 28 seconds East; thence North 34 degrees 53 minutes 02 seconds East, along said northerly right of way line, and tangent to the last described curve, a distance of 200.78 feet to the west line of Auditors Lots 4 and 5 in the Northeast Quarter of the Northwest Quarter of said Section 27; thence North 0 degrees 23 minutes 28 seconds West, along said west line, a distance of 526.32 feet to the north line of the Northeast Quarter of the Northwest Quarter of said Section 27; thence North 89 degrees 55 minutes 44 seconds West, along said north line, a distance of 623.99 feet to the point of beginning. Containing 13.00 acres, more or less, of which approximately 0.80 acres is assessed for Wabasha County Road No. 25.

PROPOSED PROPERTY DESCRIPTION FOR CONVEYANCE TO ADJACENT AREAS, HERNANSON

That part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 148, Range 12, Wabasha County, Minnesota, described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 27; thence South 89 degrees 55 minutes 44 seconds East, a distance of 148.00 feet, to the northwest corner of the Northwest Quarter of said Section 27; thence North 89 degrees 55 minutes 44 seconds West, perpendicular to said north line, a distance of 230.00 feet; thence North 89 degrees 55 minutes 44 seconds East, a distance of 242.77 feet to the east line of the Kilham property as described in the warranty deed recorded in Wabasha County document number 200769; thence South 0 degrees 04 minutes 16 seconds West, along said east line, a distance of 230.00 feet; thence South 13 degrees 37 minutes 17 seconds East, a distance of 28.04 feet to the northwest corner of the East Half of Quarter No. 5, BRYANT'S ADDITION TO TOWN OF ELGIN, according to the plat thereof filed in the Wabasha County Recorder's Office; thence South 89 degrees 55 minutes 44 seconds East, along the north line of Quarter 5, 4, 3, 8 and 7, of said BRYANT'S ADDITION, a distance of 804.32 feet to the northerly right of way line of the land originally acquired by The Pillsbury Company as described in the warranty deed recorded in Wabasha County Recorder's Office; thence North 89 degrees 55 minutes 44 seconds West, a distance of 43.77 feet to the north line of the land to be described; thence North 89 degrees 55 minutes 44 seconds East, a distance of 148.00 feet, a central angle of 1 degree 41 minutes 32 seconds and a chord bearing of North 38 degrees 02 minutes 28 seconds East; thence North 34 degrees 53 minutes 02 seconds East, along said northerly right of way line, and tangent to the last described curve, a distance of 200.78 feet to the west line of Auditors Lots 4 and 5 in the Northeast Quarter of the Northwest Quarter of said Section 27; thence North 0 degrees 23 minutes 28 seconds West, along said west line, a distance of 526.32 feet to the north line of the Northeast Quarter of the Northwest Quarter of said Section 27; thence North 89 degrees 55 minutes 44 seconds West, along said north line, a distance of 623.99 feet to the point of beginning. Containing 13.00 acres, more or less, of which approximately 0.80 acres is assessed for Wabasha County Road No. 25.

CERTIFICATE OF SURVEY FOR:

Larsprecht Law

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING

828 JEFFERSON AVENUE, WABASHA, MN 55981
(857) 995-9244

SHEET 2 OF 2 SHEETS 18-840 W.O.F. DRAWING NUMBER S-7764

Proposed Description for Warranty Deed

This part of the Northwest Quarter of the Northwest Quarter and that part of the Northeast Quarter of the Northwest Quarter, all in Section 27, Township 108, Range 12, Wabasha County, Minnesota, described as follows:

Commencing at the northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 27; thence South 89 degrees 55 minutes 44 seconds East, oriented with the Wabasha County Coordinate System, NAD 1983, 1996 adjustment (FARN), along the line of said Northeast Quarter of the Northwest Quarter of said Section 27, a distance of 246.00 feet to the point of beginning of the line of said Northwest Quarter of the Northwest Quarter of said Section 27, a distance of 1310.00 feet; thence North 89 degrees 55 minutes 44 seconds West, along the line of said Northwest Quarter of the Northwest Quarter of said Section 27, a distance of 43.77 feet to the point of beginning of the warranty deed recorded as Wabasha County document number 200769; thence South 0 degrees 04 minutes 16 seconds West, along said east line, a distance of 330.00 feet; thence South 13 degrees 37 minutes 17 seconds East, a distance of 58.04 feet to the northwest corner of the East Half of Outlot No. 5, BRYANT'S ADDITION TO TOWN OF ELGIN, according to the plat thereof filed in the Wabasha County Recorder's Office; thence South 89 degrees 55 minutes 44 seconds East, along the north lines of Outlots 5, 4, 3, 8 and 2, of said BRYANT'S ADDITION, a distance of 804.32 feet to the northwesterly right of way line of the land originally acquired by The Plainview Railroad Company as described in that warranty deed recorded in Book 17, Page 257, Wabasha County Recorder's Office; thence northwesterly a distance of 43.77 feet, along said northwesterly right of way line, being a curve, not tangent to the last described line, said curve is concave to the southeast, has a radius of 1482.00 feet, a central angle of 1 degree 41 minutes 32 seconds and a chord bearing of North 34 degrees 02 minutes 28 seconds East; thence North 38 degrees 52 minutes 42 seconds East, along said northwesterly right of way line, and tangent to the last described curve, a distance of 200.78 feet to the west line of Audubon Lots 4 and 5 in the Northeast Quarter of the East Half of Outlot No. 5, BRYANT'S ADDITION TO TOWN OF ELGIN, a distance of 11.00 feet; thence North 89 degrees 55 minutes 44 seconds West, along said north line, a distance of 623.99 feet to the point of beginning. Containing 13.02 acres, more or less, of which approximately 0.80 acres is easement for Wabasha County Road No. 25.

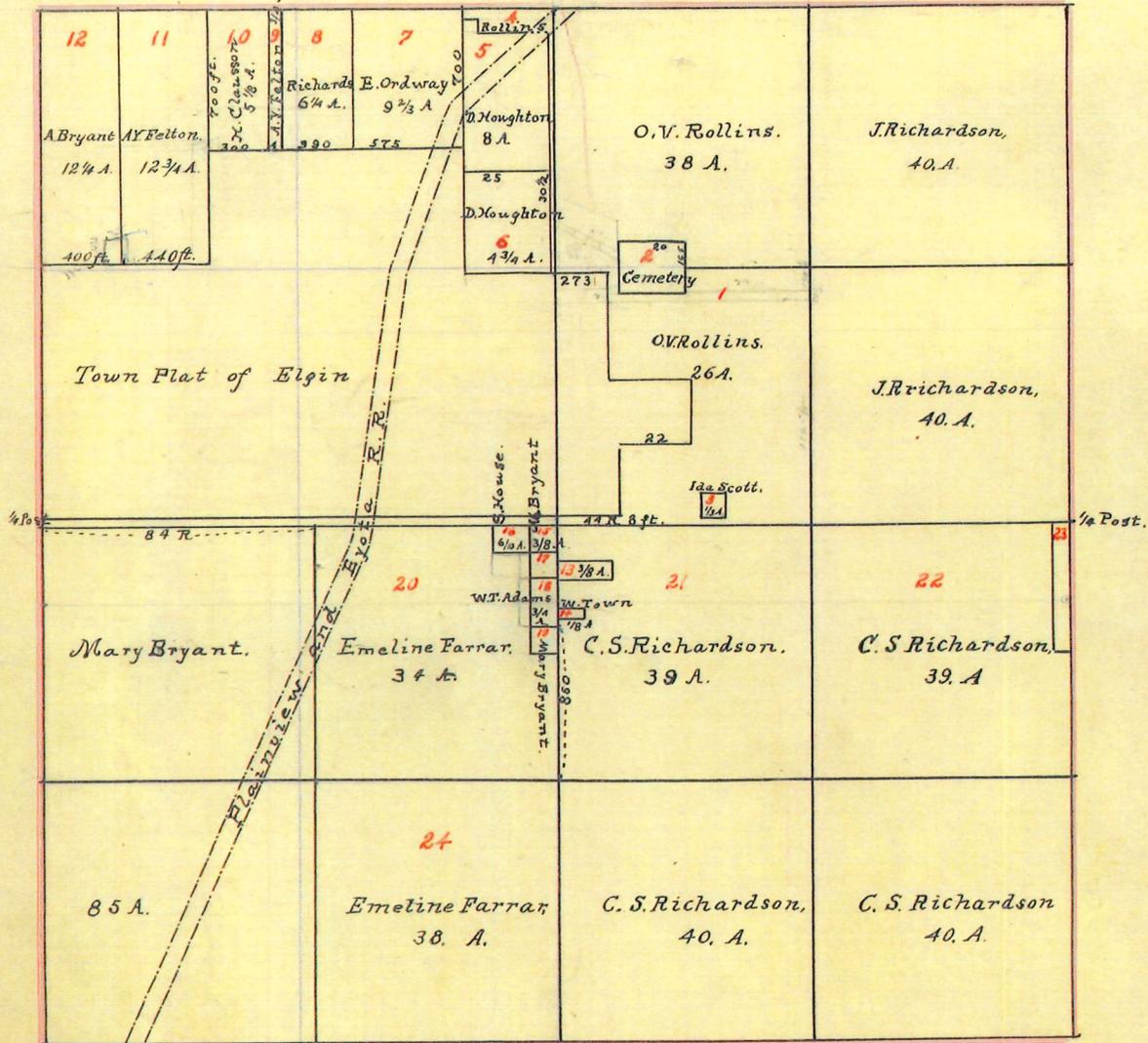
EXCEPT that part lying westerly of the following described line:

Commencing at the northwest corner of the Northwest Quarter of said Section 27; thence North 89 degrees 55 minutes 44 seconds West, oriented with the Wabasha County Coordinate System, NAD83, 1996 adjustment (FARN), along the north line of said Section 27, a distance of 59.00 feet to the point of beginning of the line to be described; thence South 00 degrees 44 minutes 59 seconds East, a distance of 1129.88 feet to the northwest corner of Lot 7, Block 12, BRYANT'S ADDITION TO TOWN OF ELGIN, and there terminating.

David H. Jirmer
September 3, 2019
MN, R.L.S. #12788

Compiled from Records in Office of Register of Deeds in and for Wabasha County, Minnesota,
By Direction of County Auditor.

Dated this _____ day of _____ 1908



This is a copy of the original plat made for County Auditor's Office.

Page 11

By _____ County Auditor.

1140

