



June 22, 2026

Court of Administrative Hearings
Municipal Boundary Adjustments
Attn: MBAU Administrator
P. O. Box 64620
St. Paul, MN 55164-0620

RE: Annexation by Ordinance

Enclosed you will find the following information regarding an Annexation by Ordinance approved by the City of Big Lake on April 15, 2026 for parcels identified as 10-00324-4400, 10-000325-1101, and 10-00325-1410. The property owners petitioned the City for annexation, and they are proposing development of an industrial development.

The City received a complete request for annexation on March 10, 2026 and the City Council acted on the request on April 15, 2026. Notice was sent to MBAU and the township on March 15, 2026. The City submitted an annexation precheck for this site on March 17, 2026 and received an email from Jamie Smith at the Court of Administrative Hearings dated April 14, 2026 stating the application is adequate and requested the ALTA survey be submitted with the filing. The ALTA survey is included in the packet.

This annexation was noticed under Minn. Stat. § 414.033, subd. 2(3) and processed by the City under this same statute. This annexation was processed at the same time as the Kiffmeyer annexation that was deemed complete by Order A-8552. Both of these annexations used Minn. Stat. § 414.033, subd. 2(3) as the official process, however the approving ordinances also referenced Minn. Stat. § 414.033, subd. 5. This was resolved with Order A-8552 and our understanding is it can also be resolved with this annexation request as well as they were processed together. This request was delayed due to additional work needed by the property owners. Please find a copy of our Summary Publication of Ordinance (RES2026-21) that will be published on the City Website and has been sent to the Patriot News for publication this week. It clearly informs of the city's intent to annex the property by ordinance using Minn. Stat. § 414.033, subd. 2(3) and not Minn. Stat. § 414.033, subd. 5.

1. Copies of executed Ordinance No. 2026-02 and Summary Publication of Ord (RES2026-21).
2. Supporting documents:
 - a. City boundary map identifying proposed annexation area
 - b. Maps of the proposed boundary adjustment area
 - c. Annexation Petition
 - d. Certificate of survey provided by the developer
 - e. Annexation Notice
 - f. Legal Description
 - i. emailed in Word format on June 22, 2026 to: mbauadministrator.oah@state.mn.us
3. Municipal Boundary Adjustment Unit Filing Fee in the amount of **\$575.95**
(115.19 acres x \$5/acre = \$575.95)



We appreciate the scheduling of this item for consideration. **If you have any questions, please contact consultant City Planner Kendra Lindahl at 612-638-0225 or by email at klindahl@landform.net.**

Sincerely,

A handwritten signature in black ink, appearing to read "Gina Wolbeck", with a long horizontal line extending from the end of the signature.

Gina Wolbeck, City Clerk
City of Big Lake

Cc: Kendra Lindahl, Landform (klindahl@landform.net)

**CITY OF BIG LAKE
MINNESOTA**

A general meeting of the City Council of the City of Big Lake, Minnesota was called to order by Mayor Paul Knier at 6:30 p.m. in the Council Chambers of City Hall, Big Lake, on Wednesday, April 15, 2026. The following Council Members were present: Ken Geroux, Ken Halverson, Paul Knier, Kim Noding, and Paul Seefeld. A motion to adopt the following ordinance was made by Council Member Geroux and seconded by Council Member Noding.

**CITY OF BIG LAKE
ORDINANCE NO. 2026-02**

**ORDINANCE ANNEXING LAND LOCATED IN BIG LAKE TOWNSHIP, SHERBURNE COUNTY,
MINNESOTA TO THE CITY OF BIG LAKE, SHERBURNE COUNTY, MINNESOTA PURSUANT TO THE
MINNESOTA STATUTES §414.033 SUBD. 5, PERMITTING ANNEXATION BY ORDINANCE**

WHEREAS, all of the property owners of the lands described below have petitioned the Big Lake City Council to annex this property to the City of Big Lake, pursuant to Minnesota Statutes §414.033, Subd. 5; and:

WHEREAS, the property is unincorporated and abuts the City of Big Lake on its western boundary; is unplatted and is less than 200 acres; and

WHEREAS, the property is designated as Industry/Office and is ready for suburban or urban development; and

WHEREAS, annexation is requested to facilitate the extension of city services for industrial development of the property; and

WHEREAS, the area of land proposed for annexation is 115.19 acres; and

WHEREAS, City of Big Lake held a public hearing pursuant to Minnesota Statutes §414.033, subd. 2b, on April 15, 2026, following thirty (30) days' written notice by certified mail to Big Lake Township and to all landowners within and contiguous to the area legally described herein to be annexed; and

WHEREAS, 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, BE IT RESOLVED by the City Council of the City of Big Lake that it hereby approves the following:

1. The Land as described herein abuts the city limits and is or is about to become urban or suburban in nature as an industrial 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 Big Lake, Minnesota, are hereby extended to include the following described property, said land abutting the City of Big Lake and being unplatted and less than 200 acres, and the City having received a petition for annexation from all the property owners of the land, to wit:

Parcel 1:

The Northeast Quarter of the Northeast Quarter of Section 25, Township 33, Range 28, Sherburne County, Minnesota; and

That part of the Southeast Quarter of the Northeast Quarter and that part of the Northeast Quarter of the Southeast Quarter, all in Section 25, Township 33, Range 28, Sherburne County, Minnesota, described as follows:

Commencing at the Northeast corner of said Section 25; thence South 00 degrees 01 minutes 51 seconds West, assumed bearing along the East line of the Northeast Quarter of said Northeast Quarter, a distance of 1319.25 feet, to the Northeast corner of said Southeast Quarter of the Northeast Quarter, and the point of beginning of the tract of land to be described; thence continuing South 00 degrees 01 minutes 51 seconds West, along the East line of said Southeast Quarter of the Northeast Quarter, a distance of 765.56 feet, to a Northerly line of Minnesota Department of Transportation Right of Way Plat No. 71-5, Sherburne County, Minnesota, according to the recorded plat thereof; thence South 53 degrees 51 minutes 34 seconds West, along said Northerly line, a distance of 24.78 feet; thence South 00 degrees 28 minutes 18 seconds East, a distance of 0.43 feet; thence South 85 degrees 29 minutes 28 seconds West, a distance of 151.61 feet; thence South 00 degrees 01 minutes 51 seconds West, parallel with said East line of said Southeast Quarter of the Northeast Quarter, a distance of 129.04 feet, to said Northerly line; thence South 53 degrees 51 minutes 34 seconds West, along said Northerly line, a distance of 24.83 feet; thence

North 36 degrees 08 minutes 26 seconds West, along said Northerly line, a distance of 25.00 feet; thence South 53 degrees 51 minutes 34 seconds West, along said Northerly line, a distance of 1378.46 feet, to the West line of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 02 minutes 16 seconds East, along said West line of said Northeast Quarter of the Southeast Quarter, a distance of 387.98 feet, to the Northwest corner of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 02 minutes 23 seconds East, along the West line of said Southeast Quarter of the Northeast Quarter, a distance of 1315.43 feet, to the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence North 88 degrees 53 minutes 19 seconds East, along the North line of said Southeast Quarter of the Northeast Quarter, a distance of 1318.72 feet, to the point of beginning.

Parcel 2:

The Southeast Quarter of the Southeast Quarter of Section 24, Township 33, Range 28, Sherburne County, Minnesota,

EXCEPT a 100 foot strip of land conveyed to the St. Paul, Minneapolis and Manitoba Railway in deed dated April 20, 1880, recorded April 26, 1880;

AND EXCEPT a 25 foot strip of land conveyed to the St. Paul and Northern Pacific Railway in deed dated February 2, 1884, recorded May 31, 1884

The above-described property consists of a total of 115.19 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 two.
5. The City of Big Lake, pursuant to Minnesota Statutes §414.036, shall provide reimbursement to Big Lake Township to compensate the town for the loss of taxable property combined for all three properties in the amount of \$1,451.53, which represents one (1) year of township taxes on the property, payable in two (2) annual payments in accordance with the following schedule:
 - a. In 2026, an amount equal to \$725.76 and
 - b. In 2027, an amount equal to \$725.77;

There are no outstanding assessments against the Land.

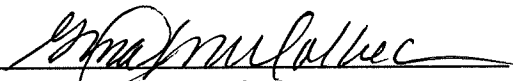
6. The property is currently shown as Industry/Office on the City of Big Lake Land Use Map dated March 2026.

7. The property will be zoned as Agriculture (A) District on the Zoning Map pursuant to Section 1003.04 of the Big Lake City Code in preparation of any incoming development applications at a later date. A portion of the property is in the Shoreland Overlay District.
8. That the City Clerk of the City of Big Lake 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 Sherburne County Auditor, and the Big Lake Township Clerk.
9. That the Office of Administrative Hearings is hereby requested to issue its order approving this annexation.
10. This ordinance shall be effective immediately upon its passage and publication, and approval by the Office of Administrative Hearings, Boundary Adjustments, and State of Minnesota.

Adopted by the Big Lake City Council on the 15th day of April 2026.


Mayor Paul Knier

Attest:

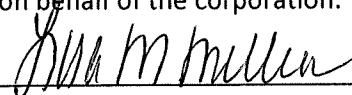

Gina Wolbeck, City Clerk

The following Council Members voted in favor: Geroux, Halverson, Knier, Noding and Seefeld.
The following Council Members voted against or abstained: None.

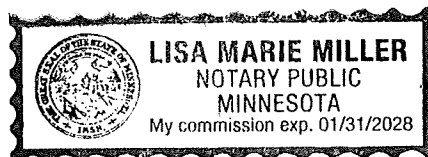
Whereupon the motion was duly passed and executed.

STATE OF MINNESOTA)
) SS.
COUNTY OF SHERBURNE)

The foregoing instrument was acknowledged before me this 15th day of April 2026 by Paul Knier and Gina Wolbeck, the Mayor and City Clerk respectively of the City of Big Lake, a Minnesota municipal corporation, on behalf of the corporation.


Notary Public

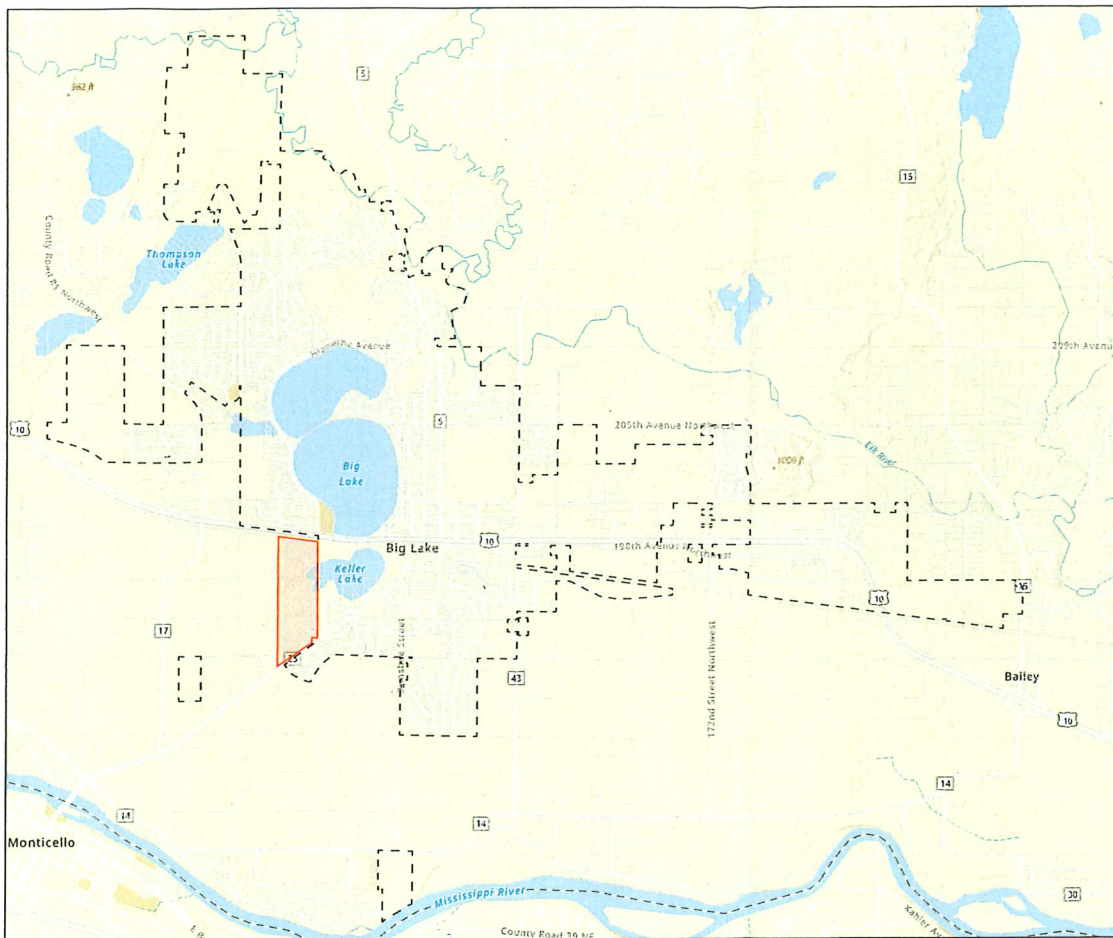
Drafted By:
City of Big Lake
160 Lake Street North
Big Lake, MN 55309





Annexation Exhibit

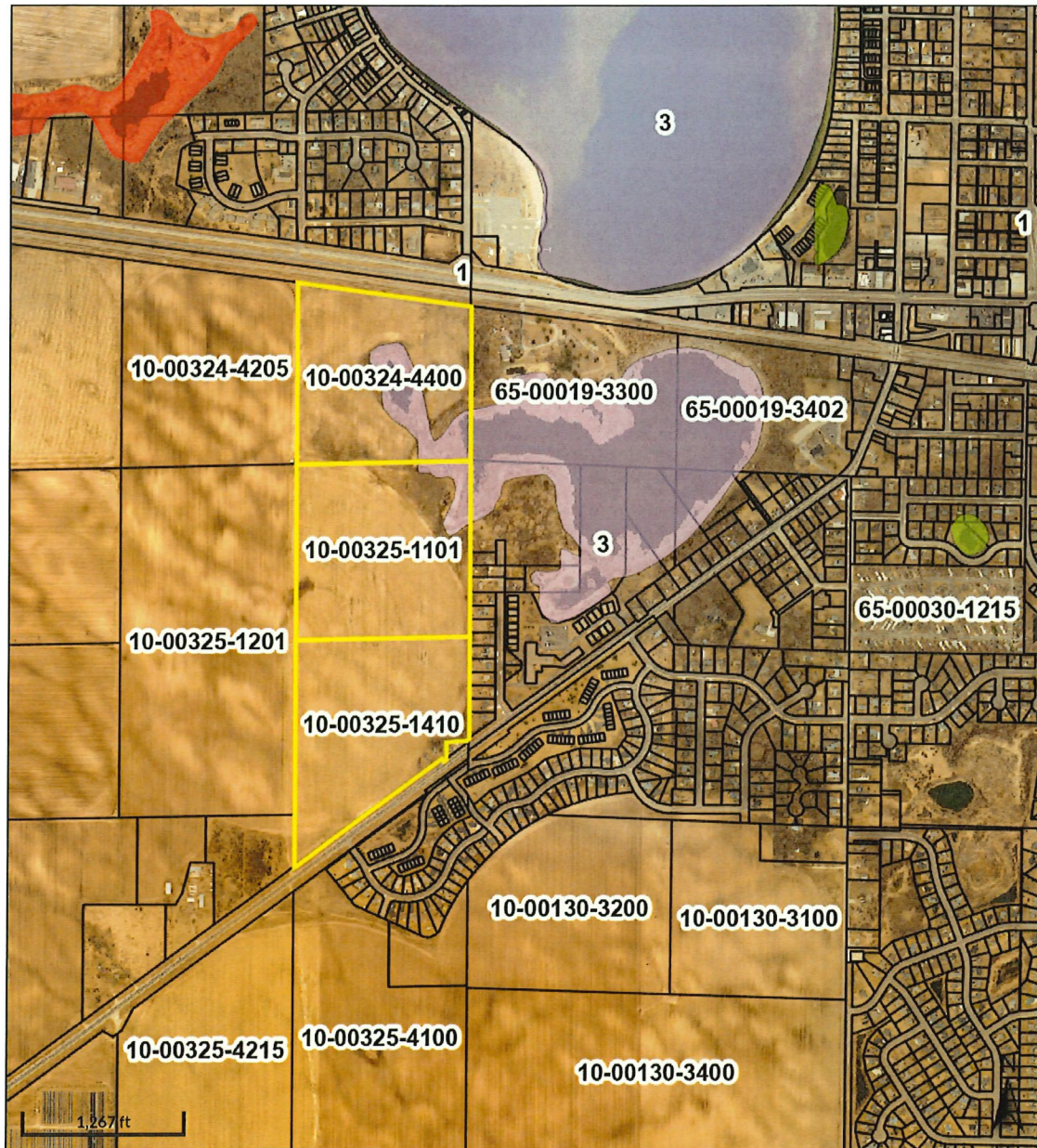
- Big Lake City Boundary
- Proposed Annexation Area



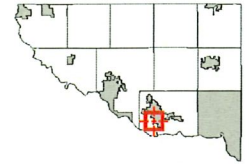
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

0 0.25 0.5 1 Miles
3/9/2026





Overview



Legend

Public Water Inventory

-  Not Classified
-  General Development
-  Natural Environment
-  Recreational Development
-  Parcels
-  Streams

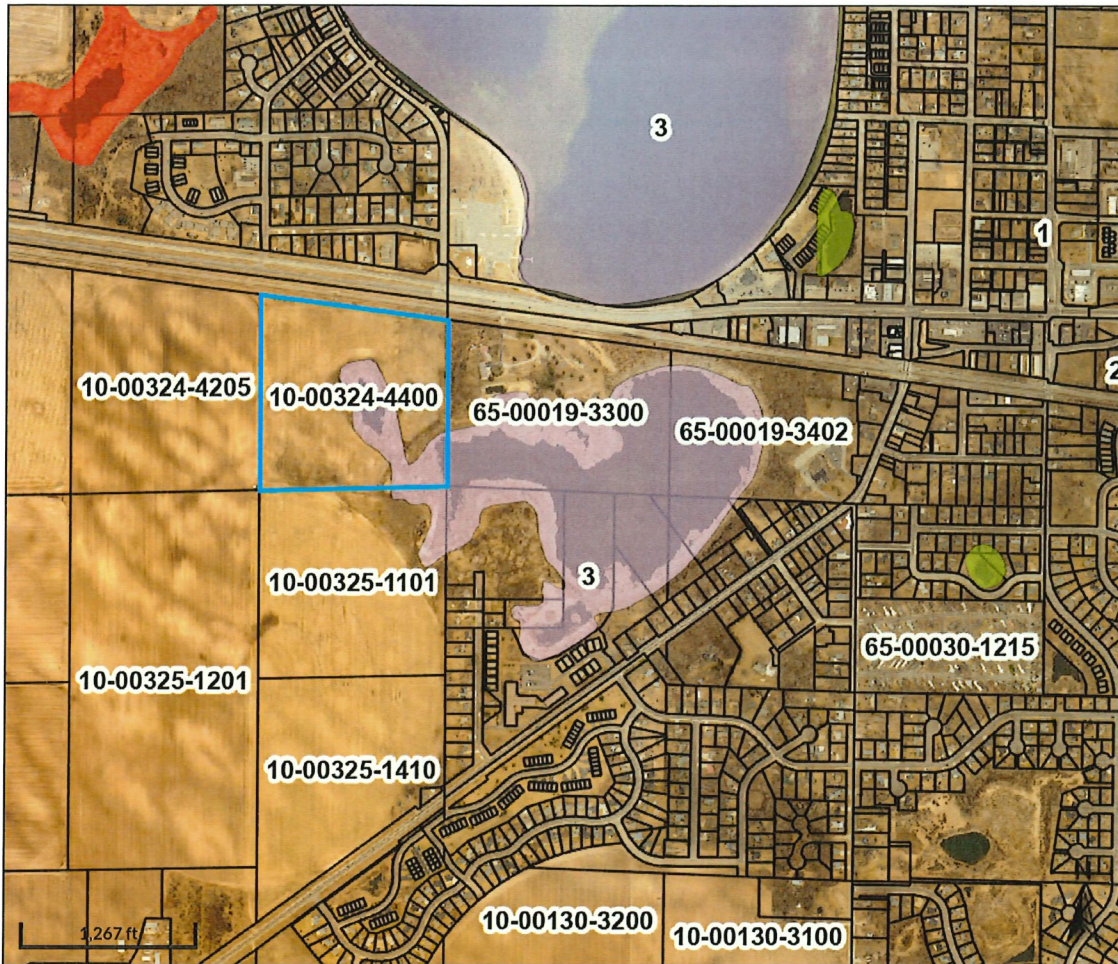
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Disclaimer for St Cloud Parcels: Sherburne County information about St Cloud properties are limited to classification and value. Any questions regarding additional information please contact the City of St Cloud's assessor office.

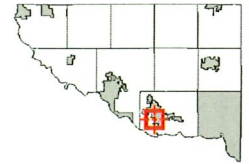
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GEOSPATIAL



Overview



Legend

Public Water Inventory

- Not Classified
- General Development
- Natural Environment
- Recreational Development
- Parcels
- Streams

Parcel ID	10-00324-4400	Alternate ID	n/a	Owner Address	C/O JEFFREY JOHNSON
Sec/Twp/Rng	24-33-28	Class	101-Agricultural		2701 SILVER LN NE
Property Address		Acreage	38.1		SAINT ANTHONY MN 55421
District	BIG LAKE				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

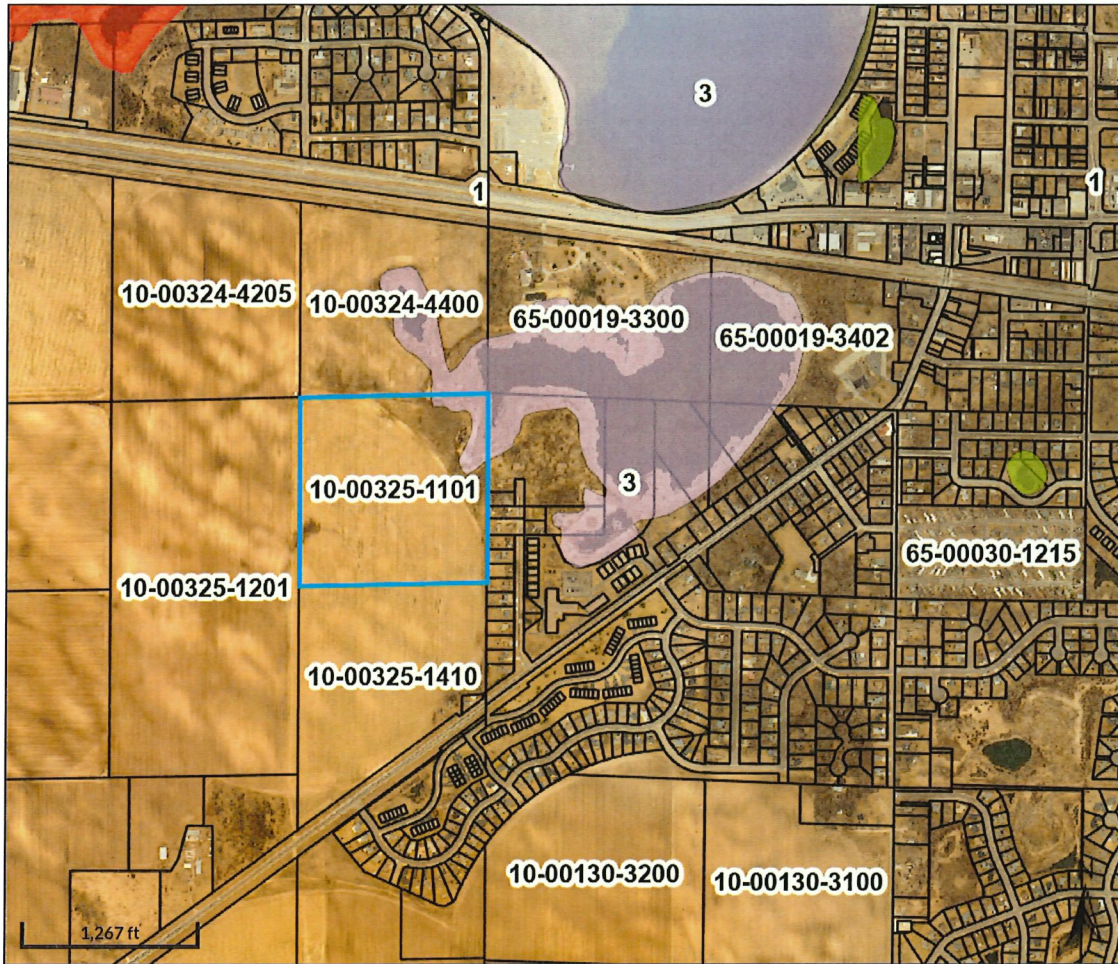
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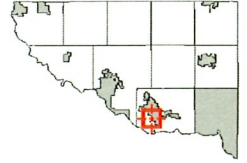
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Overview



Legend

Public Water Inventory

-  Not Classified
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-  Natural Environment
-  Recreational Development
-  Parcels
-  Streams

Parcel ID	10-00325-1101	Alternate ID	n/a	Owner Address	C/O JEFFREY JOHNSON
Sec/Twp/Rng	25-33-28	Class	101-Agricultural		2701 SILVER LN NE
Property Address		Acreage	40.0		SAINT ANTHONY MN 55421
District	BIG LAKE				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

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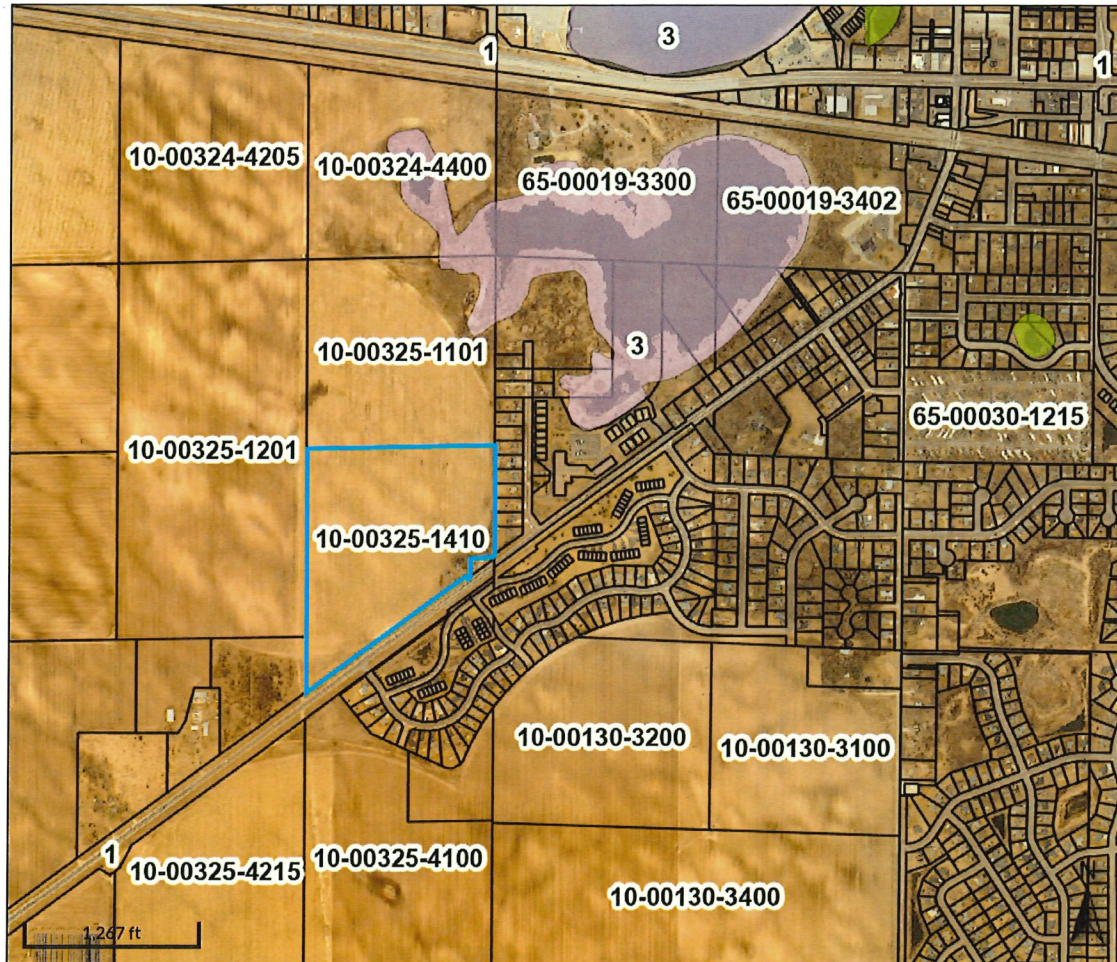
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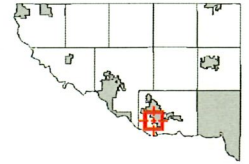
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Beacon™ Sherburne County, MN



Overview



Legend

Public Water Inventory

- Not Classified
- General Development
- Natural Environment
- Recreational Development
- Parcels
- Streams

Parcel ID	10-00325-1410	Alternate ID	n/a	Owner	C/O JEFFREY JOHNSON
Sec/Twp/Rng	25-33-28	Class	204-Non-Homestead Qualifying Single Res Unit, 101-Agricultural	Address	2701 SILVER LN NE SAINT ANTHONY MN 55421
Property Address		Acreage	37.22		
District	BIG LAKE				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

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

TO: Council of the City of Big Lake, 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 both husband and wife, both 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 Big Lake to the City of Big Lake, County of Sherburne, Minnesota.

Tax ID of parcel(s) proposed to be annexed 10-00325-1101, 10-00325-1410, 10-00324-4400

ATTACH THE COMPLETE CURRENT LEGAL DESCRIPTION OF THE PROPERTY PROPOSED TO BE ANNEXED. DO NOT USE DESCRIPTIONS FROM PROPERTY TAX STATEMENTS.

1. There are 4 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.

Except as provided for by an orderly annexation agreement, this clause may not be used to annex any property contiguous to any property previously annexed under this clause within the preceding 12 months if the property is owned by the same owners and annexation would cumulatively exceed 120 acres.

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 115.32 acres.

Acres: 115.32 Unplatted _____ Platted 115.32 Total

5. The reason for the requested annexation is to access city utilities

5. The area proposed for annexation is requested to be zoned Industrial.

6. The petitioner(s) acknowledge that electric utility service and their costs may change and have (check one of the following):

☒ Petitioner(s) request that the City provide notice to the petitioner(s) with an estimate of the cost impact of any change in electric utility services, including rate changes and assessments, resulting from the annexation pursuant to Minn. Stat. § 414.033, subd. 13; or

☐ Petitioner(s) hereby waive any notice that the City would provide concerning the cost impact of any change in electric utility services, including rate changes and assessments, as required by Minn. Stat. § 414.033, subd. 13.

7. All of the area proposed for annexation is or is about to become urban or suburban in character and the undersigned request said annexation for the purpose of receiving city services, and specifically the following services: Sanitary and water

8. Is the area proposed for annexation within a designated floodplain as provided in Minn. Stat. § 103F.111, subd. 4? (Circle one) YES / ☒ NO

9. Is the area proposed for annexation a shoreland area as provided by Minn. Stat. § 103F.205, subd. 4? (Circle one) ☒ YES / NO

10. The area to be annexed is not included in any other boundary adjustment proceeding pending before the Department of Administration - Municipal Boundary Adjustments, nor in any area that has already been designated for orderly annexation pursuant to Minn. Stat. § 414.0325.

11. The undersigned property owner(s) understand that this petition may be combined by the City and Town with other valid petitions from other property owners in the area proposed for annexation.

PETITIONERS REQUEST: That pursuant to Minn. Stat. § 414.0325, the property described herein be annexed to and included within the City of Big Lake, Minnesota upon such terms and conditions as agreed to by the City and Town.

(If the land is owned by both husband and wife, both must sign the petition to represent all owners).

***Please remember to furnish the City with a Map of the property and Certificate of Survey, and also the complete Legal Description of the property. These are required to process your request with the State Municipal Boundary Adjustment Unit and local governing authorities.**

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.

Applicant Name Rebecca Cassidy
(Print)
Applicant Address 625 Fisher Ln, Burlington, WA 98233
(Print)
Phone 720.593.8212 Email rdc@fishercgi.com

All owners must sign.

Property Owner Signature: Jeffrey Johnson Date: Feb 3, 2026
Jeffrey Johnson (Feb 3, 2026 13:52:53 CST)
Property Owner Signature: Michael Hurley Date: Feb 3, 2026
Michael Hurley (Feb 3, 2026 15:33:15 MST)
Property Owner Signature: Douglas Sauter Date: Feb 4, 2026
Douglas Sauter (Feb 4, 2026 10:20:34 CST)
Property Owner Signature: Sydney Crowder Franco Date: Feb 3, 2026
Sydney Crowder Franco (Feb 3, 2026 11:43:34 CST)

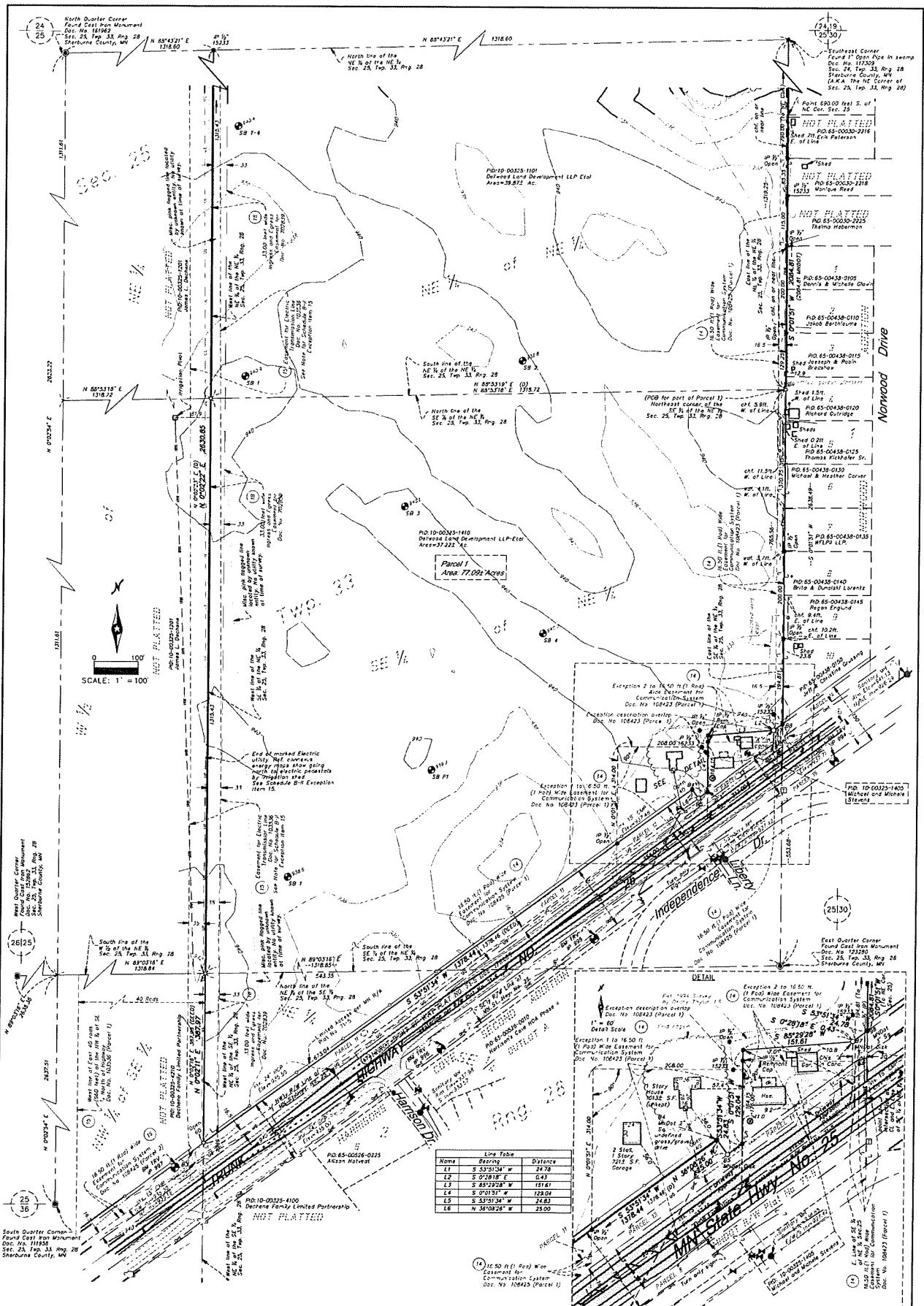
Application Fee:

Residential: \$1,000.00

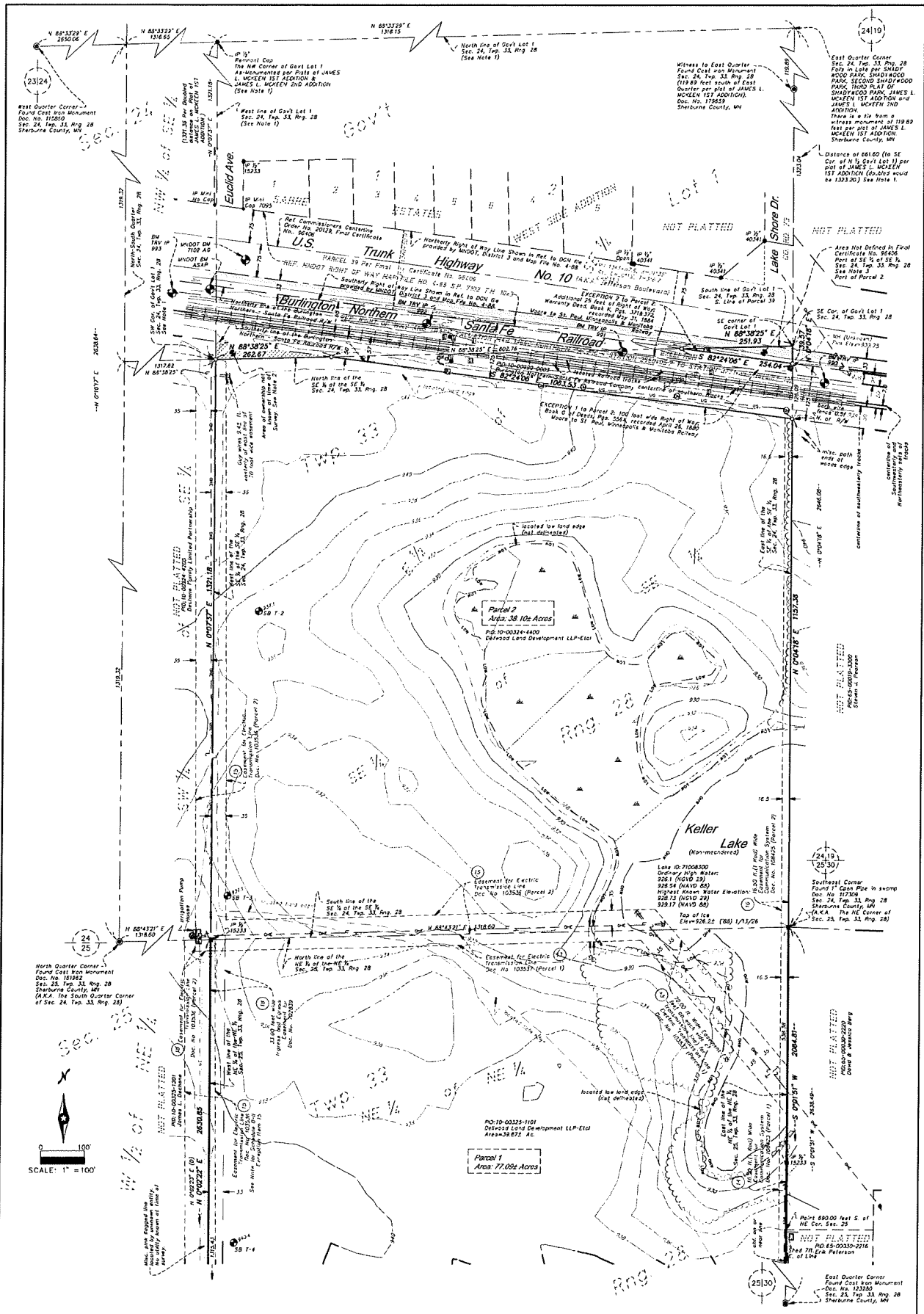
Commercial: waived

Submit Completed Application by email to the Community Development Department to mpopp@biglakemn.org or tkohl@biglakemn.org and pay online at www.biglakemn.org and Click on Make a Payment or mail or drop off to City Hall located at:

City of Big Lake
160 Lake St. N
Big Lake, MN 55309



SHEET NO. 2	ALTA/NSPS Land Title Survey PT. of Sec. 24 & 25, Twp. 33, Rng. 28, Big Lake Township Sherburne County, Minnesota	WIDSETH ARCHITECTS - ENGINEERS - SURVEYORS 15016 1 ST STREET, MINNEAPOLIS, MN 55458-9322 TEL: 763-267-1932	DATE: 1/28/26 BK/PG: 71.108/33-32 DRAWN BY: C.R./R.T. CHECKED BY: C.A.W./R.T. DWD FILE: 10119-ALTA FILE NO: 2026-10175	REV	DATE	DESCRIPTION
				NO.		



SHEET NO. 3	3	ALTA/NSPS Land Title Survey PT. of Sec. 24 & 25, Twp. 33, Rng. 28, Big Lake Township Sherburne County, Minnesota	WIDSETH ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS 19374 • FIRST STREET, BECKER, MN 55576-9322 TEL: 763-747-4822	SEAL REGISTERED LAND SURVEYOR 6293 STATE OF MINNESOTA Richard W. Thompson LS 62153 2-28-2005	DATE: 1/28/26 BK/PG: 71.108/39-32 DRAWN BY: CK/RT CHECKED BY: CAW/RT DWG FILE: 10119-ALTA FILE NO: 2028-10175	REV NO.	DATE	DESCRIPTION

March 13, 2026

CITY OF BIG LAKE
NOTICE OF PUBLIC HEARING FOR A PETITION TO ANNEX PROPERTY LOCATED
IN BIG LAKE TOWNSHIP, SHERBURNE COUNTY, MINNESOTA TO THE CITY OF
BIG LAKE, SHERBURNE COUNTY, MINNESOTA PURSUANT TO THE MINNESOTA
STATUTES § 414.033 SUBD. 2(3), PERMITTING ANNEXATION BY ORDINANCE

You are hereby notified that the Big Lake City Council will hold a public hearing to consider an annexation request for property located in Big Lake Township. The property is currently agricultural land. The hearing will be held in the Big Lake City Hall Council Chambers located at 160 Lake Street North on **Wednesday April 15, 2026, at or about 6:00 p.m.** or shortly thereafter.

The property to be annexed is legally described as:

The Northeast Quarter of the Northeast Quarter of Section 25, Township 33, Range 28, Sherburne County, Minnesota,

And

That part of the Southeast Quarter of the Northeast Quarter and that part of the Northeast Quarter of the Southeast Quarter, all in Section 25, Township 33, Range 28, Sherburne County, Minnesota, described as follows:

Commencing at the Northeast corner of said Section 25; thence South 00 degrees 01 minutes 51 seconds West, assumed bearing along the East line of the Northeast Quarter of said Northeast Quarter, a distance of 1319.25 feet, to the Northeast corner of said Southeast Quarter of the Northeast Quarter, and the point of beginning of the tract of land to be described; thence continuing South 00 degrees 01 minutes 51 seconds West, along the East line of said Southeast Quarter of the Northeast Quarter, a distance of 765.56 feet, to a Northerly line of Minnesota Department of Transportation Right of Way Plat No. 71-5, Sherburne County, Minnesota, according to the recorded plat thereof; thence South 53 degrees 51 minutes 34 seconds West, along said Northerly line, a distance of 24.78 feet; thence South 00 degrees 28 minutes 18 seconds East, a distance of 0.43 feet; thence South 85 degrees 29 minutes 28 seconds West, a distance of 151.61 feet; thence South 00 degrees 01 minutes 51 seconds West, parallel with said East line of said Southeast Quarter of the Northeast Quarter, a distance of 129.04 feet, to said Northerly line; thence South 53 degrees 51 minutes 34 seconds West, along said Northerly line, a distance of 24.83 feet; thence North 36 degrees 08 minutes 26 seconds West, along said Northerly line, a distance of 25.00 feet; thence South 53 degrees 51 minutes 34 seconds West, along said Northerly line, a distance of 1378.46 feet, to the West line of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 02 minutes 16 seconds East, along said West line of said Northeast Quarter of the Southeast Quarter, a distance of 387.98 feet, to the Northwest corner of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 02 minutes 23 seconds East, along the West line of said Southeast Quarter of the Northeast Quarter, a distance of 1315.43 feet, to the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence

North 88 degrees 53 minutes 19 seconds East, along the North line of said Southeast Quarter of the Northeast Quarter, a distance of 1318.72 feet, to the point of beginning,

And

The Southeast Quarter of the Southeast Quarter of Section 24, Township 33, Range 28, Sherburne County, Minnesota,

EXCEPT a 100 foot strip of land conveyed to the St. Paul, Minneapolis and Manitoba Railway in deed dated April 20, 1880, recorded April 26, 1880 in Book G of Deeds, Page 556A;

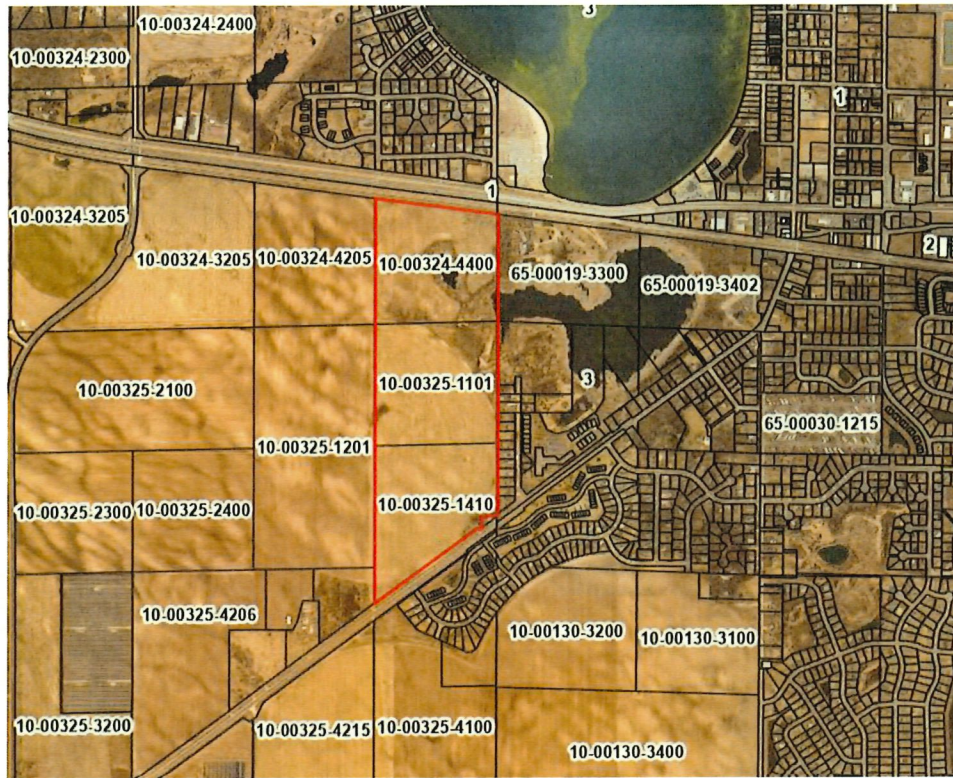
AND EXCEPT a 25 foot strip of land conveyed to the St. Paul and Northern Pacific Railway in deed dated February 2, 1884, recorded May 31, 1884 in Book K of Deeds, Page 371.

Applicant: Rebecca Cassidy, Fisher Construction Group, 625 Fisher Lane, Burlington, WA 98233

Owner: Dellwood Land Development, LLP, Hurley, LLC, Sauter, LLC and Crowder, LLC

PID: #10-00325-1101, 10-00325-1410, and 10-00324-4400

Both oral and written comments will be considered by the Big Lake City Council. If you desire to be heard in reference to this matter, you should attend this hearing or submit written comments prior to the hearing. Comments can be emailed to Consultant Planner Kendra Lindahl, AICP at klindahl@landform.net or mailed to City Hall at 160 Lake Street N.



Property Description per Title Commitment File No. NCS-1289805-MPLS, by First American Title Insurance Company National Commercial Services, Dated December 30, 2025, Received February 12, 2026:

Parcel 1:

The Northeast Quarter of the Northeast Quarter of Section 25, Township 33, Range 28, Sherburne County, Minnesota; and

That part of the Southeast Quarter of the Northeast Quarter and that part of the Northeast Quarter of the Southeast Quarter, all in Section 25, Township 33, Range 28, Sherburne County, Minnesota, described as follows:

Commencing at the Northeast corner of said Section 25; thence South 00 degrees 01 minutes 51 seconds West, assumed bearing along the East line of the Northeast Quarter of said Northeast Quarter, a distance of 1319.25 feet, to the Northeast corner of said Southeast Quarter of the Northeast Quarter, and the point of beginning of the tract of land to be described; thence continuing South 00 degrees 01 minutes 51 seconds West, along the East line of said Southeast Quarter of the Northeast Quarter, a distance of 765.56 feet, to a Northerly line of Minnesota Department of Transportation Right of Way Plat No. 71-5, Sherburne County, Minnesota, according to the recorded plat thereof; thence South 53 degrees 51 minutes 34 seconds West, along said Northerly line, a distance of 24.78 feet; thence South 00 degrees 28 minutes 18 seconds East, a distance of 0.43 feet; thence South 85 degrees 29 minutes 28 seconds West, a distance of 151.61 feet; thence South 00 degrees 01 minutes 51 seconds West, parallel with said East line of said Southeast Quarter of the Northeast Quarter, a distance of 129.04 feet, to said Northerly line; thence South 53 degrees 51 minutes 34 seconds West, along said Northerly line, a distance of 24.83 feet; thence North 36 degrees 08 minutes 26 seconds West, along said Northerly line, a distance of 25.00 feet; thence South 53 degrees 51 minutes 34 seconds West, along said Northerly line, a distance of 1378.46 feet, to the West line of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 02 minutes 16 seconds East, along said West line of said Northeast Quarter of the Southeast Quarter, a distance of 387.98 feet, to the Northwest corner of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 02 minutes 23 seconds East, along the West line of said Southeast Quarter of the Northeast Quarter, a distance of 1315.43 feet, to the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence North 88 degrees 53 minutes 19 seconds East, along the North line of said Southeast Quarter of the Northeast Quarter, a distance of 1318.72 feet, to the point of beginning.

Parcel 2:

The Southeast Quarter of the Southeast Quarter of Section 24, Township 33, Range 28,
Sherburne County, Minnesota,

EXCEPT a 100 foot strip of land conveyed to the St. Paul, Minneapolis and Manitoba
Railway in deed dated April 20, 1880, recorded April 26, 1880;

AND EXCEPT a 25 foot strip of land conveyed to the St. Paul and Northern Pacific Railway in
deed dated February 2, 1884, recorded May 31, 1884.