



# Resolution No. 2026-18



Moved by Council Member Reiff  
Seconded by Council Member Roberts

## A RESOLUTION APPROVING THE ANNEXATION OF PROPERTY IN LAKETOWN TOWNSHIP FOR THE SHORES OF MARSH LAKE SECOND ADDITION RESIDENTIAL DEVELOPMENT

**WHEREAS**, Tony P Schuler Credit Trust (the "Property Owner") owns property in Laketown Township as described in Exhibit A (the "Property"); and

**WHEREAS**, Charles Cudd Co. (the "Applicant") is proposing a residential subdivision of the Property consisting of six single-family homes and negotiating a purchase agreement with the Property Owner; and

**WHEREAS**, by City of Victoria (the "City") Resolution 2020-13 and Laketown Township (the "Township") Resolution 2020-04, the City and Town amended Resolution 76-47, the orderly annexation agreement (the "OAA") governing the Property; and the Minnesota Office of Administrative Hearings (the "OAH") approved and ordered the implementation of the OAA amendment; and

**WHEREAS**, the OAA authorizes the City to submit a resolution to the OAH for annexation of all or portions of the territory covered; and

**WHEREAS**, by petition dated February 5, 2026, the Applicant requested annexation of the Property as shown in Exhibit B, consisting of 5.371 acres under the OAA; and

**WHEREAS**, the City and Applicant shall adhere to the requirements of the OAA.

### NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VICTORIA AS FOLLOWS:

1. OAH Jurisdiction/Consideration by the Chief Judge. The OAA confers jurisdiction over annexation of the Property described in Exhibit A to the OAH. The City requests immediate annexation of the Property, as shown in Exhibit B, upon submission to the OAH. Pursuant to the OAA and Minnesota Statutes, Section 414.0325, Subd. 1 (g) and (h), the Chief Judge may review and comment, but no additional consideration is necessary, and the annexation shall be ordered within 30 days without alteration of the boundaries.
2. Timely Notice. The Applicant timely gave any and all required notices to the City prior to petitioning, and the City timely gave any notices required.
3. Effective Date of Annexation. The Chief's order for annexation shall be effective as of the date of issuance.
4. Reimbursement. Pursuant to paragraph 8 of the OAA, the City shall not initiate annexation with the OAH until such time as the Township acknowledges, in writing, receipt of such payment in lieu of tax reimbursement as it may require.

RESULT:

Motion carried unanimously 4-0

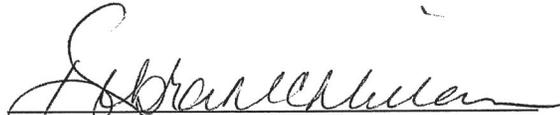
Ayes:

Mayor McMillan, Council Member Pederson,  
Council Member Reiff and Council Member  
Roberts

Absent:

Council Member Evansky

This Resolution is adopted by the City of Victoria and approved by the Mayor this 23 day of February 2026

  
Debra McMillan, Mayor

ATTEST:

  
\_\_\_\_\_  
Claudia Ettesvold, City Clerk



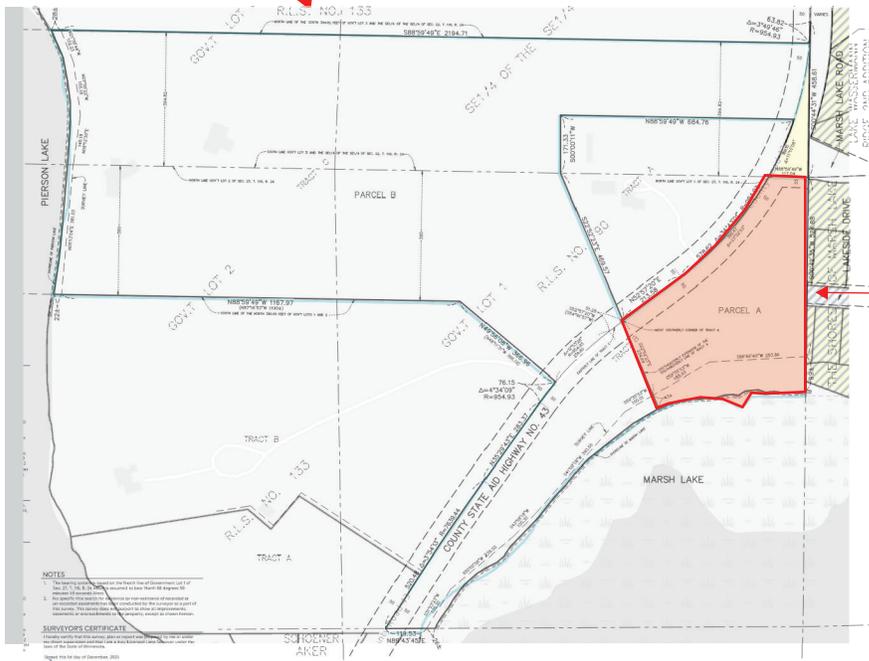
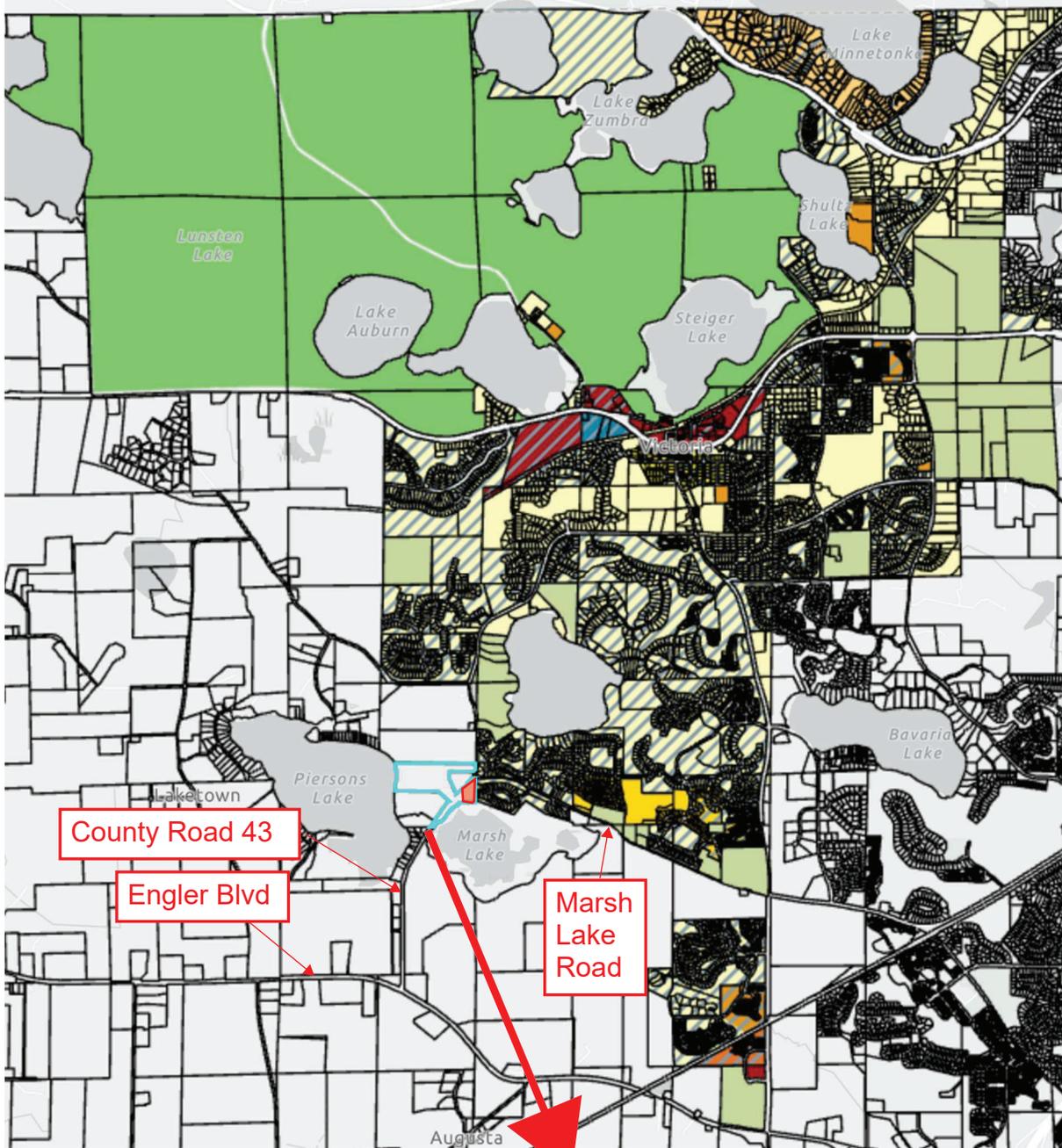
## **EXHIBIT A**

### **LEGAL DESCRIPTION OF THE PROPERTY**

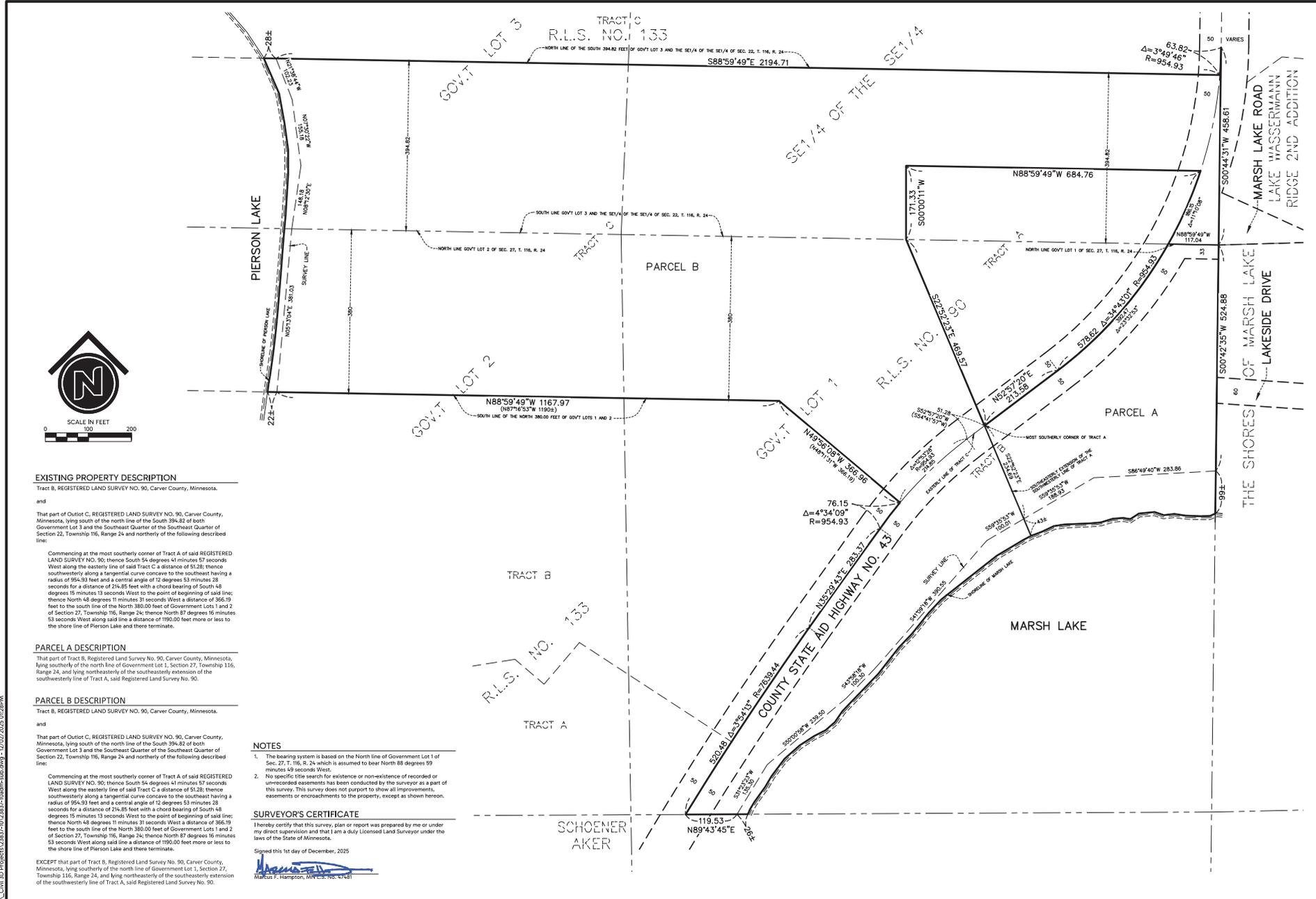
That part of Tract B, Registered Land Survey No. 90, Carver County, Minnesota, lying southerly of the north line of Government Lot 1, Section 27, Township 116, Range 24, and lying northeasterly of the southeasterly extension of the southwesterly line of Tract A, said Registered Land Survey No. 90.

Except land already in the city.





5.371 acres for annexation



**EXISTING PROPERTY DESCRIPTION**

Tract B, REGISTERED LAND SURVEY NO. 90, Carver County, Minnesota.  
and  
That part of Outlot C, REGISTERED LAND SURVEY NO. 90, Carver County, Minnesota, lying south of the north line of the South 394.82 of both Government Lot 3 and the Southeast Quarter of the Southeast Quarter of Section 22, Township 116, Range 24 and northerly of the following described line:

Commencing at the most southerly corner of Tract A of said REGISTERED LAND SURVEY NO. 90; thence South 54 degrees 41 minutes 57 seconds West along the easterly line of said Tract C a distance of 51.28; thence southwesterly along a tangential curve concave to the southwest having a radius of 954.93 feet and a central angle of 12 degrees 53 minutes 28 seconds for a distance of 214.85 feet with a chord bearing of South 48 degrees 15 minutes 13 seconds West to the point of beginning of said line; thence North 48 degrees 11 minutes 31 seconds West a distance of 366.19 feet to the south line of the North 380.00 feet of Government Lots 1 and 2 of Section 27, Township 116, Range 24; thence North 87 degrees 16 minutes 53 seconds West along said line a distance of 1190.00 feet more or less to the shore line of Pierson Lake and there terminate.

**PARCEL A DESCRIPTION**

That part of Tract B, Registered Land Survey No. 90, Carver County, Minnesota, lying southerly of the north line of Government Lot 1, Section 27, Township 116, Range 24, and lying northeasterly of the southeasterly extension of the southwesterly line of Tract A, said Registered Land Survey No. 90.

**PARCEL B DESCRIPTION**

Tract B, REGISTERED LAND SURVEY NO. 90, Carver County, Minnesota.  
and  
That part of Outlot C, REGISTERED LAND SURVEY NO. 90, Carver County, Minnesota, lying south of the north line of the South 394.82 of both Government Lot 3 and the Southeast Quarter of the Southeast Quarter of Section 22, Township 116, Range 24 and northerly of the following described line:

Commencing at the most southerly corner of Tract A of said REGISTERED LAND SURVEY NO. 90; thence South 54 degrees 41 minutes 57 seconds West along the easterly line of said Tract C a distance of 51.28; thence southwesterly along a tangential curve concave to the southwest having a radius of 954.93 feet and a central angle of 12 degrees 53 minutes 28 seconds for a distance of 214.85 feet with a chord bearing of South 48 degrees 15 minutes 13 seconds West to the point of beginning of said line; thence North 48 degrees 11 minutes 31 seconds West a distance of 366.19 feet to the south line of the North 380.00 feet of Government Lots 1 and 2 of Section 27, Township 116, Range 24; thence North 87 degrees 16 minutes 53 seconds West along said line a distance of 1190.00 feet more or less to the shore line of Pierson Lake and there terminate.

EXCEPT that part of Tract B, Registered Land Survey No. 90, Carver County, Minnesota, lying southerly of the north line of Government Lot 1, Section 27, Township 116, Range 24, and lying northeasterly of the southeasterly extension of the southwesterly line of Tract A, said Registered Land Survey No. 90.

**NOTES**

- The bearing system is based on the North line of Government Lot 1 of Sec. 27, T. 116, R. 24 which is assumed to bear North 89 degrees 59 minutes 49 seconds West.
- No specific title search for existence or non-existence of recorded or unrecorded easements has been conducted by the surveyor as a part of this survey. This survey does not purport to show all improvements, easements or encroachments to the property, except as shown hereon.

**SURVEYOR'S CERTIFICATE**

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.

Signed this 1st day of December, 2025

*Markus F. Hampson*  
Markus F. Hampson, M.V.L.S. NO. 47481

2999 WEST C.R. 42, SUITE 100  
BURNSVILLE, MN 55006  
PHONE: 952-891-4444  
mailto:info@mhill.com  
www.mhill.com



This survey, plan, map, drawing, 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.  
Date: \_\_\_\_\_ Reg. No. \_\_\_\_\_

**THE SHORES OF MARSH LAKE 2ND ADDITION**  
ADMINISTRATIVE SUBDIVISION  
CHARLES CUDD HOMES

DRAWN BY  
PLM

DATE  
12/1/2025

REVISIONS

NO.	DATE	DESCRIPTION

CAD FILE  
23837-10ADM-SUB.dwg

PROJECT NO.  
23837-10

SHEET 1 OF 1

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