

MUNICIPAL BOUNDARY ADJUSTMENTS
DEPARTMENT OF ADMINISTRATION
Attn: Christine M. Scottillo
Room 300
658 Cedar St.
St. Paul, MN 55155

IN THE MATTER OF THE JOINT RESOLUTION OF THE TOWN OF BECKER AND THE CITY OF BECKER DESIGNATING UNINCORPORATED AREAS AS IN NEED OF ORDERLY ANNEXATION AND CONFERRING JURISDICTION OVER SAID AREAS TO MUNICIPAL BOUNDARY ADJUSTMENTS, DEPARTMENT OF ADMINISTRATION PURSUANT TO M.S. 414.0325

The Township of Becker and City of Becker hereby jointly agree to the following:

1. That the following described areas in Becker Township are subject to orderly annexation pursuant to Minnesota Statutes 414.0325, and the parties hereto designate this area for orderly annexation:

That part of the West 177.50 feet of the Northwest Quarter of the Northwest Quarter of Section 5, Township 33, Range 28, Sherburne County, Minnesota, lying southerly of the easterly extension of the North line of Lot 1, Block 3, Five D Addition, according to the recorded plat thereof, said county, and lying northerly of the southeasterly extension of the southerly line of said Lot 1, Block 3, Five D Addition.

2. Within the orderly annexation area, the parties agree to reimbursement of property taxes lost to the Township as a result of the annexation. The reimbursement shall be made according to the following: For each of the five years the City shall make payments based on the Township's portion of the taxes paid on the parcel of property in the year 2005. The first year shall be 90 percent. The second year shall be 70 percent. The third year shall be 50 percent. The fourth year shall be 30 percent. In the final year the reimbursement shall be 10 percent.
3. Annexation is subject to the following conditions:
 - 1) The lot split providing for the three acre parcel will not create a new buildable lot.
 - 2) The existing CentraCare parcel, Lot 1, Block 3, Five D Addition, must be replatted with the newly created and annexed three acre parcel in accordance with all City of Becker subdivision requirements.
 - 3) The split and annexation of the three acre parcel will not create the need for additional roads.
4. Both the Town of Becker and the City of Becker agree that no alteration of the stated boundaries of this agreement is appropriate. Furthermore, each party agrees that no consideration by the Department of Administration Boundary Adjustments is necessary. Upon receipt of this resolution, passed and adopted by each party, the Department of Administration may review and comment, but shall, within thirty (30) days, order the annexation in accordance with the terms of this joint resolution.

REC'D BY
MMB

JAN 09 2006

Approved by the Town of Becker this 19th day of December, 2005.

Town of Becker

By: _____

Gary Hammer, Town Board Chair

By: _____

Judy Shermak, Town Board Clerk

Approved by the City of Becker this 20th day of December, 2005.

City of Becker

By: _____

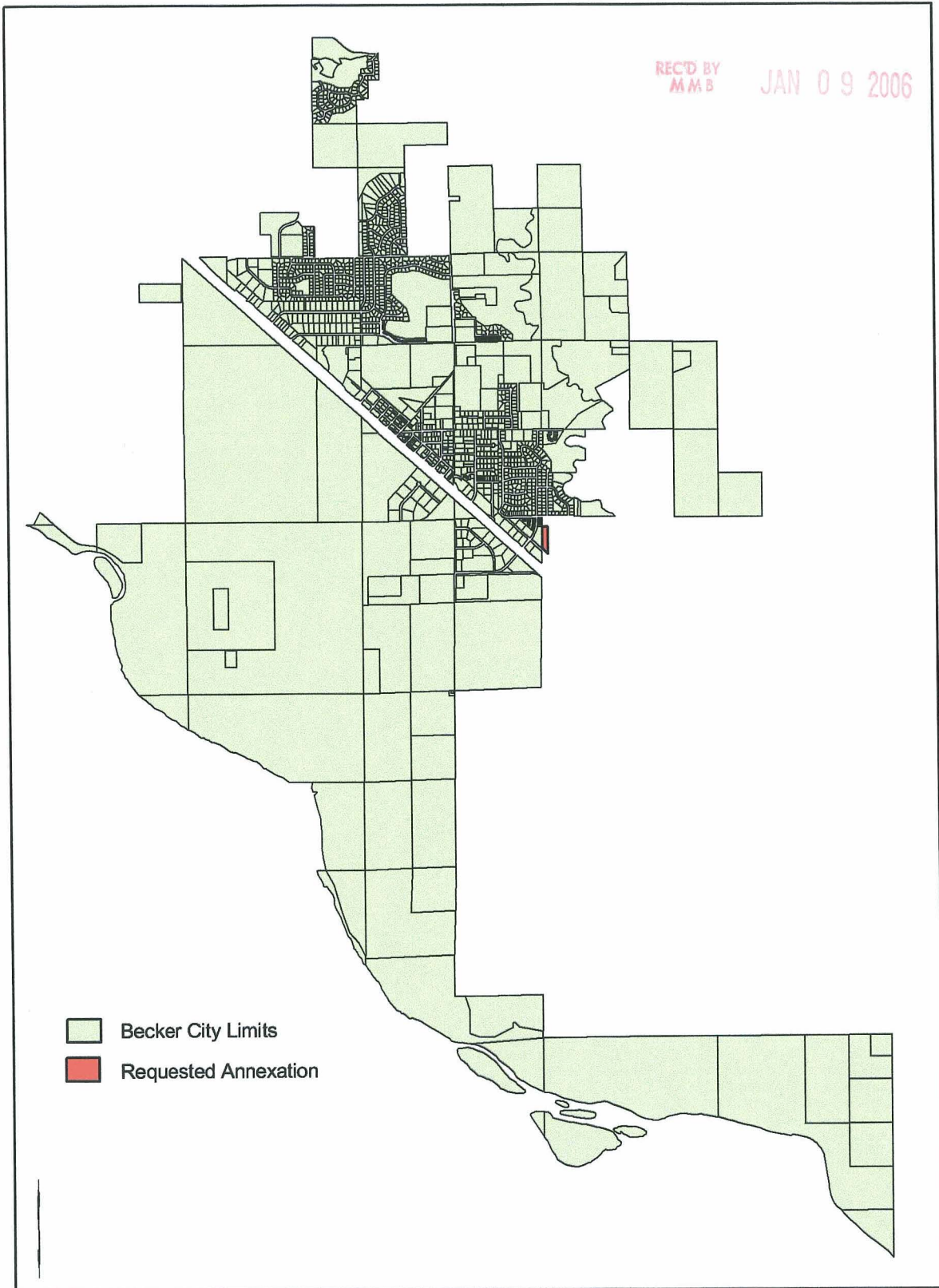
Ken Paulson, Mayor

Attest:

Joe Rudberg, City Administrator

Drafted By:
Kelli Neu, City Planner
City of Becker
PO Box 250
Becker MN 55308

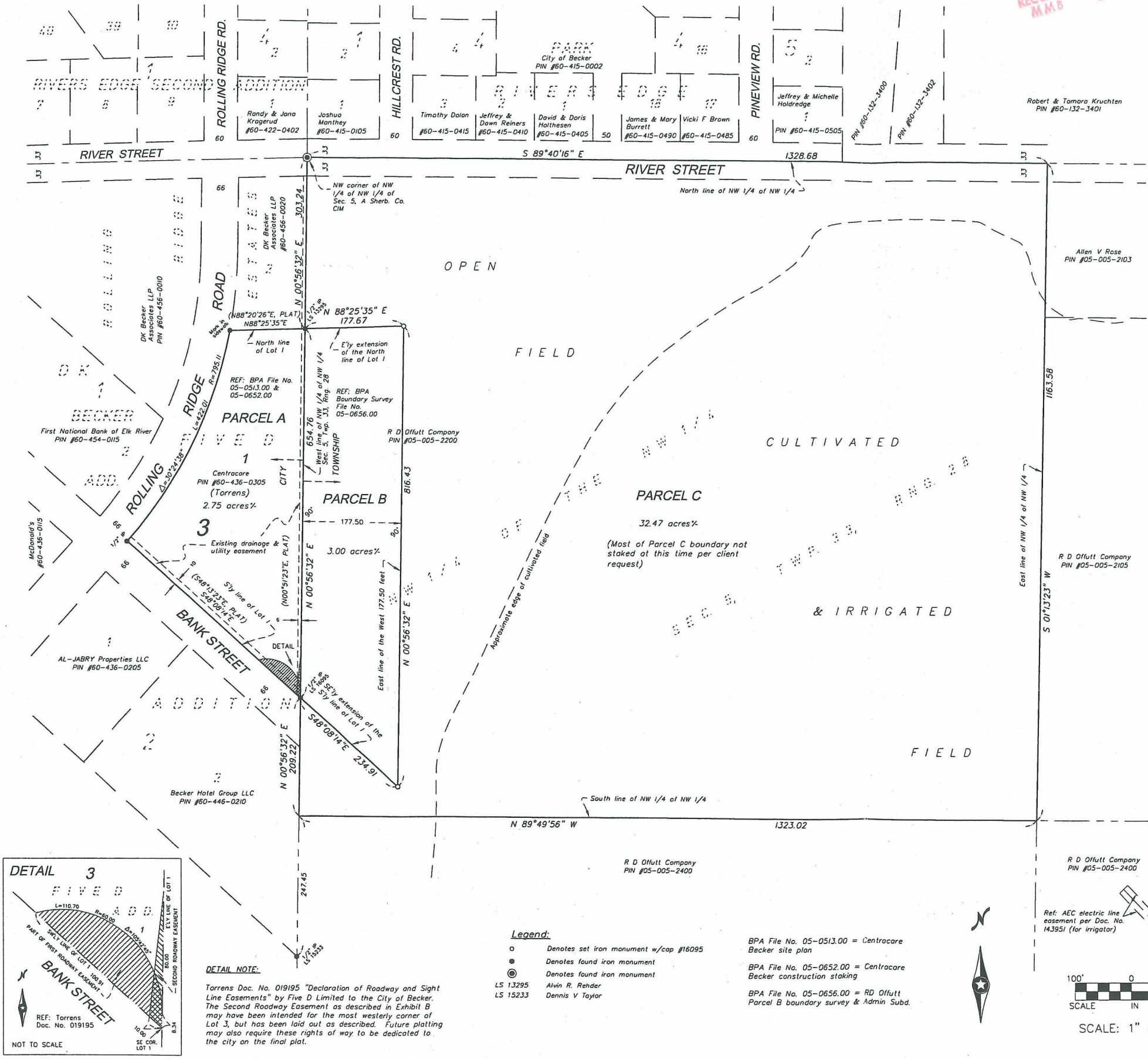
City of Becker RD Offutt Annexation Request



01.4.2005. Becker Planning Department. Parcel data provided by Sherburne County.
Neither the City of Becker nor Sherburne County guarantee the accuracy of the data presented.

ADMINISTRATIVE SUBDIVISION SURVEY
FOR
R. D. OFFUTT COMPANY

REC'D BY
M.M.B.
JAN 09 2006



PARCEL A: EXISTING LEGAL DESCRIPTION FOR LOT 1, BLOCK 3, FIVE D ADDITION (PIN #60-436-0305).
Lot 1, Block 3, FIVE D ADDITION, according to the recorded plat thereof, Sherburne County, Minnesota.
ZONED - COMMERCIAL (City of Becker)

ORIGINAL: (B + C) EXISTING LEGAL DESCRIPTION (PIN #05-005-2200).
The Northwest Quarter of the Northwest Quarter of Section 5, Township 33, Range 28, Sherburne County, Minnesota.
Containing 35.47 acres, more or less
Subject to easements of record, if any.
ZONED - AGRICULTURAL (Sherburne County)

PARCEL B: PROPOSED DESCRIPTION FOR ADDITIONAL LAND TO BE ANNEXED IN THE CITY OF BECKER ADJOINING LOT 1, BLOCK 3, FIVE D ADDITION (EXPANSION PARCEL).
That part of the West 177.50 feet of the Northwest Quarter of the Northwest Quarter of Section 5, Township 33, Range 28, Sherburne County, Minnesota, lying southerly of the easterly extension of the North line of Lot 1, Block 3, FIVE D ADDITION, according to the recorded plat thereof, said county, and lying northerly of the southeasterly extension of the southerly line of said Lot 1, Block 3, FIVE D ADDITION.
Containing 3.00 acres, more or less
Subject to easements of record, if any.

NEW: (A + B) NEW LEGAL DESCRIPTION FOR CENTRACARE PARCEL.
Lot 1, Block 3, FIVE D ADDITION, according to the recorded plat thereof, Sherburne County, Minnesota.
AND
That part of the West 177.50 feet of the Northwest Quarter of the Northwest Quarter of Section 5, Township 33, Range 28, Sherburne County, Minnesota, lying southerly of the easterly extension of the North line of Lot 1, Block 3, FIVE D ADDITION, according to the recorded plat thereof, said county, and lying northerly of the southeasterly extension of the southerly line of said Lot 1, Block 3, FIVE D ADDITION.
Containing 5.75 acres, more or less
Subject to easements of record, if any.
ZONED - COMMERCIAL (City of Becker)

PARCEL C: NEW R.D. OFFUTT REMNANT LEGAL DESCRIPTION
The Northwest Quarter of the Northwest Quarter of Section 5, Township 33, Range 28, Sherburne County, Minnesota.
EXCEPT that part of the West 177.50 feet of the Northwest Quarter of the Northwest Quarter of Section 5, Township 33, Range 28, Sherburne County, Minnesota, lying southerly of the easterly extension of the North line of Lot 1, Block 3, FIVE D ADDITION, according to the recorded plat thereof, said county, and lying northerly of the southeasterly extension of the southerly line of said Lot 1, Block 3, FIVE D ADDITION.
Containing 32.47 acres, more or less
Subject to easements of record, if any.
ZONED - AGRICULTURAL (Sherburne County)

GENERAL NOTES:
The existing drainage and utility easement along the East line of Lot 1, Block 3 will need to be vacated if future construction will fall on this common line. Please contact the Sherburne County Zoning Office and the City of Becker Planning Dept. for all subdivision regulations regarding this parcel split.
Abstracts supplied by R.D. Offutt Company compiled by Sherburne County Abstract & Title Co., certified October 15, 1980 and July 15, 1991, respectively. Centracare has provided Certificate of Title No. 5751 pertaining to Lot 1, Block 3, Five D Addition for review.
Possible Parcel Identification Number (tax number) modification through the county and city Administrative Subdivision process:
1. Sherburne County Zoning will table proposed split until city annexation and replatting is approved.
2. Application for Parcel B annexation by city is sent to the state for review and approval.
3. Simultaneously, Parcel B is brought into the Torrens system through the Certificate of Possessory Title (CPT) process. See Sherburne County Title Examiner for application.
4. A new plat or Registered Land Survey is prepared combining Parcel A and Parcel B to create a new lot. Plotting approval process completed through Sherburne County.
5. All documents will then be recorded in sequence below at the end of the process:
a. Annexation
b. CPT
c. Administrative Subdivision approval
d. Transfer of Parcel B from R.D. Offutt to Centracare
e. New final plat
See County and City authorities for exact sequence
6. Parcel C will need to be combined with Township PIN #05-005-2400 to the south (in the Ag district, 40 acres is the minimum parcel size)
Please consult with the City of Becker for zoning changes.
Torrens Doc. No. 019286, Declaration of Covenants under 17.1 states that the "Affected Property" (FIVE D ADDITION) may have property added as long as said addition is contiguous with and up to a "maximum aggregate of 5 acres". This "aggregate" probably means all additional property combined. The survey as shown is adding 3.00 acres to an existing 2.75 acre lot. Please consult with the city and/or Gray, Plant, Mooty, Mooty & Bennett, drafting attorneys.

BEARING STATEMENT:
For the purposes of this survey, the West line of the Northwest Quarter of the Northwest Quarter of Section 5, Township 33, Range 28, Sherburne County, Minnesota has a bearing of South 00 degrees 56 minutes 32 seconds West based on the Sherburne County Coordinate System NAD83 (1986).

REV. NO.	DATE	DESCRIPTION
1	12/15/05	Modified notes for transfer sequence. info per CT 5751

DATE: 12/12/05
BK/PG: 71.25/57
DRAWN BY: bep, sds
CHECKED BY: mec
DWG FILE: ofutt_admin
FILE NO.: 05-0656.00

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.

Signed: Michael E. Cannon
Reg. No. 40035
Date:

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55008-9322
TEL: 763-262-8822 FAX: 763-262-8844

NW 1/4 NW 1/4
SEC. 5, Twp. 33, Rng. 28
City of Becker
Sherburne County, MN

SHEET NO. 1