

Township Resolution No. 10-06City Resolution No. 62-1105

**JOINT RESOLUTION OF THE CITY OF JACKSON AND THE
TOWNSHIP OF DES MOINES DESIGNATING 28.87 ACRES OF
UNINCORPORATED LAND IN THE E½SW¼ OF SECTION 13, DES
MOINES TOWNSHIP, JACKSON COUNTY, MINNESOTA, AS BEING IN
NEED OF ORDERLY ANNEXATION, CONFERRING JURISDICTION
UPON THE MINNESOTA MUNICIPAL BOARD, AND AGREEING TO
IMMEDIATE ANNEXATION TO THE CITY OF JACKSON**

WHEREAS, the Board of Supervisors of the Township of Des Moines ("Township") and the City Council of the City of Jackson ("City"), both located in Jackson County, Minnesota, find:

A. Certain real property (hereinafter called "Annexation Area") in the Township abuts the corporate limits of the City on its north side.

B. The Annexation area is described as follows:

Those parts of the East Half of the Southwest Quarter (E½SW¼) of Section 13 in Township 102, North of Range 35, West of the Fifth Principal Meridian, described as follows:

Tract 1: Commencing at the northeast corner of SW¼, thence South 00°30' 45" West (assumed bearing) along the quarter line 372.33 feet to the former north right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railway (now abandoned) and the point of beginning; thence continuing South 00°30'45" West along the quarter line 650.00 feet; thence North 89°29' 15" West 738.95 feet; thence North 00°30'45" East 890.07 feet to said former north railroad right-of-way line; thence Southeasterly along said former north railroad right-of-way line 779.28 feet on a non-tangential curve to the right, having a radius of 2914.93 feet, a central angle of 15°19'03", and a 776.96 foot chord which bears South 71°29'23" East to the point of beginning; containing 13.37 acres, more or less; and also

Tract 2: Commencing at the northeast corner of said SW¼, thence South 00°30'45" West (assumed bearing) along the quarter line 372.33 feet to the former north right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railway (now abandoned); thence continuing South 00°30'45" West along the quarter line 650.00 feet to the point of beginning; thence North 89°29'15" West 430.00 feet; thence South 00°30'45" West 1,569.89 feet to a point North 00°30'45" East 33.00 feet from the south line of said SW¼; thence South 89°16'33" East along a line parallel with said south line 430.00 feet to a point North 00°30'45" East 33.00 feet from the southeast corner of said SW¼; thence North 00°30'45" East along the quarter line 1,571.47 feet to the point of beginning; containing 15.50 acres, more or less.

C. The Annexation Area comprises approximately 28.87 acres.

D. Wayne E. Torgerson and Linda L. Torgerson [1] conveyed legal title to "Tract 1" to Jackson Economic Development Corporation ("JEDC") by *Warranty Deed* dated October 27, 2005, and [2] sold and conveyed "Tract 2" to JEDC by *Contract for Deed* dated October 27, 2005.

E. Torgersons and JEDC have requested that the Annexation Area be annexed to the City immediately.

F. The Annexation Area is presently used for "agricultural" purposes; is intended for industrial development; is the subject of a grant from the Department of Employment and Economic Development to the City to place infrastructure in the Annexation Area to support such development ("DEED Grant"); and is about to become urban or suburban in character.

G. There are no households in the Annexation Area, and its population is zero (0).

H. The Annexation Area is already part of the City's assigned territory for electric service, and City water and sanitary sewer services will be extended to the Annexation Area with proceeds of the Deed Grant.

I. The Annexation Area is in need of orderly annexation.

Now, therefore, it is **JOINTLY RESOLVED AND AGREED** by the Board of Supervisors of the Township and the City Council of the City as follows:

1. **Annexation:** The Annexation Area – including all streets, roads, or alleys passing through or adjacent thereto – is properly subject to orderly annexation under and pursuant to Minnesota Statutes §414.0325, Subd. 1 ("Statute"), is hereby designated as in need of orderly annexation, and may be annexed to the City immediately.

2. **Jurisdiction.** Jurisdiction over annexation of the Annexation Area and over the various provisions of this joint resolution is conferred upon Minnesota Municipal Board.

3. **No alteration of boundaries, conditions, or consideration.** No alteration of the stated boundaries of the Annexation Area is appropriate, no conditions for the annexation are required, and no consideration by Minnesota Municipal Board is necessary.

4. **Mill levy.** The mill levy on the Annexation Area may be increased to equality with the mill levy on property already within the City immediately upon annexation.

5. **Property taxes.** Property taxes on the Annexation Area due and payable in 2006 shall be paid to the Township; property taxes payable thereafter shall be paid to the City; and the City shall not be required to make any payment in lieu of taxes to the Township after the City can first levy on the Annexation Area.

6. **Review and comment.** Pursuant to the Statute, the Minnesota Municipal Board may review and comment, but within 30 days it shall order the annexation in accordance with the terms of this resolution.

7. **Initial zoning.** Upon annexation the Annexation Area shall be classified as a "General Industrial District – GI" under the City's zoning ordinance, subject to amendment as provided by the ordinance.

Duly adopted at a meeting of the Board of Supervisors of Des Moines Township,
Jackson County, Minnesota, held this 14th day of ~~November 2005~~
Feb, 2006

TOWNSHIP OF DES MOINES

Attest:

Mark Eggiman
Printed name: Mark Eggiman, Clerk

Signed By: Mark C. Goede
Printed name: Mark C. Goede, Chairman

Duly adopted at a regular meeting of the City Council of the City of Jackson, Minnesota,
held this 15th day of November 2005.

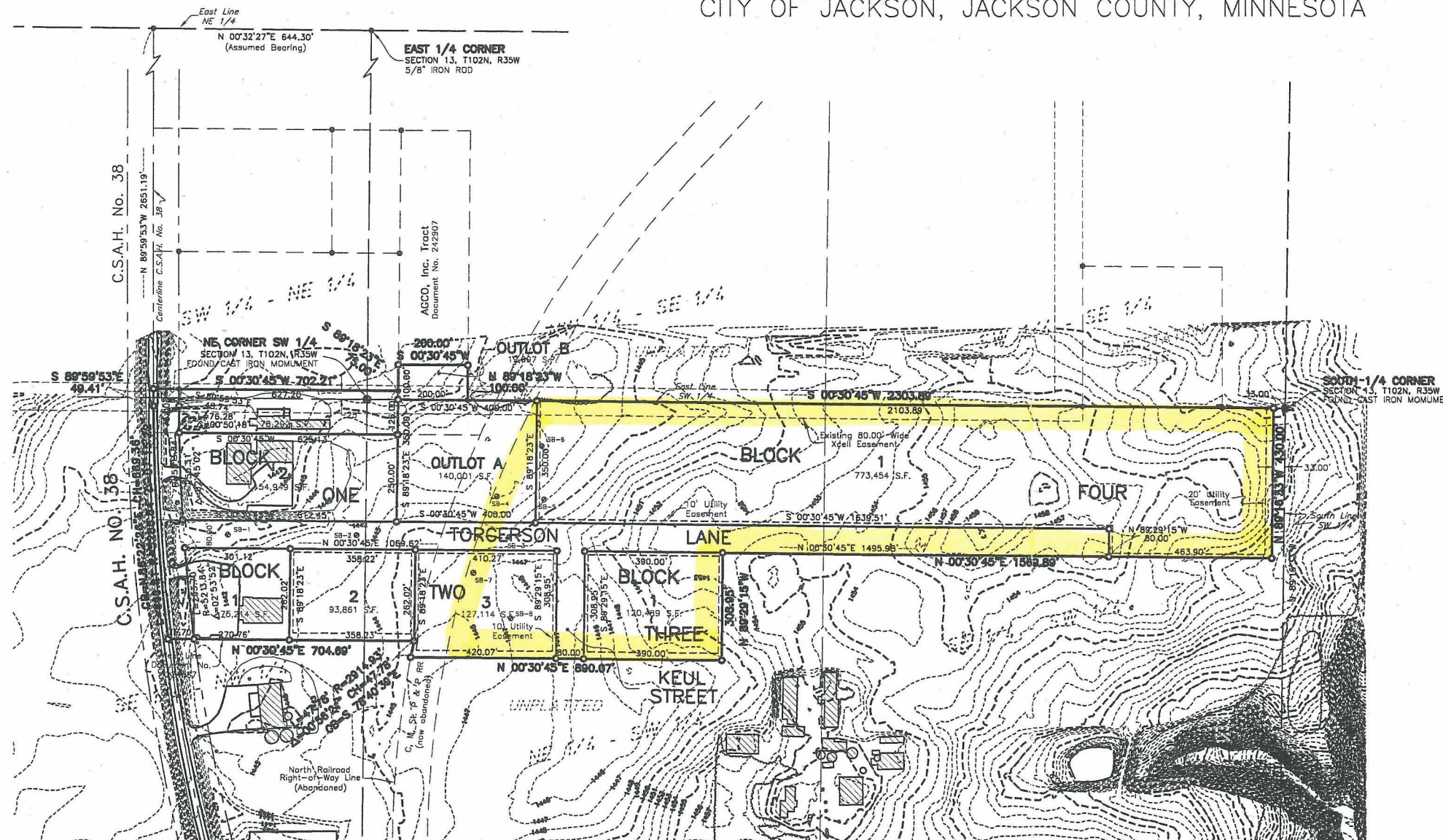
CITY OF JACKSON

Attest:

Dean Albrecht
Dean Albrecht, City Administrator

By: Gary Willink
Gary Willink, Mayor

PRELIMINARY PLAT
TORGERSON INDUSTRIAL PARK NO. 1
IN THE
CITY OF JACKSON, JACKSON COUNTY, MINNESOTA

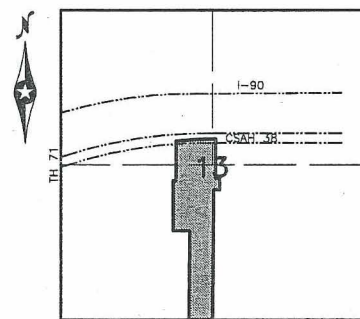
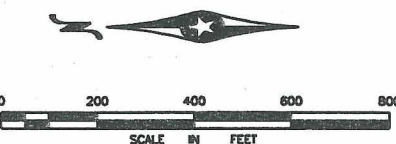


REC'D BY
MMB
MAR 14 2006

PROPOSED DESCRIPTION

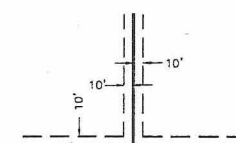
A tract of land in the Southeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, and the Southwest Quarter of Section 13, Township 102 North, Range 35 West, City of Jackson, Jackson County, Minnesota described as follows:

Commencing at the East Quarter Corner of Section 13, Township 102 North, Range 35 West, City of Jackson, Jackson County, Minnesota; thence North 00 degrees 32 minutes 27 seconds East, (assumed bearing) along the East line of the Northeast Quarter of Section 13, a distance of 644.30 feet to the centerline of County State Aid Highway No. 38; thence North 89 degrees 59 minutes 53 seconds West, along said centerline, a distance of 2651.19 feet to a point being 25.00 feet East (measured at right angles) of the West line of the Northeast Quarter, said point being the point of beginning; thence South 00 degrees 30 minutes 45 seconds West, a distance of 702.21 feet; thence South 89 degrees 18 minutes 23 seconds East, a distance of 75.00 feet to the Northwest corner of a tract of land deeded to AGCO, Inc. and recorded and described in the office of the County Recorder in Document No. 242907; thence South 00 degrees 30 minutes 45 seconds West, along the West line of said AGCO, Inc. tract, a distance of 200.00 feet to the Southwest corner of said AGCO, Inc. tract; thence North 89 degrees 18 minutes 23 seconds West, along the westerly extension of the South line of said AGCO, Inc. tract, a distance of 100.00 feet to the East line of the Southwest Quarter of Section 13; thence South 00 degrees 30 minutes 45 seconds West, along said East line, a distance of 2303.89 feet to a point being 33.00 feet North (measured at right angles) of the South line of the Southwest Quarter; thence North 89 degrees 16 minutes 33 seconds West, parallel with said South line, a distance of 430.00 feet; thence North 00 degrees 30 minutes 45 seconds East, a distance of 1569.89 feet; thence North 89 degrees 29 minutes 15 seconds West, a distance of 308.95 feet; thence North 00 degrees 30 minutes 45 seconds East, a distance of 890.07 feet to the former North right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railway (now abandoned); thence Southeasterly, along said former North right-of-way line, a distance of 47.78 feet along a nontangential curve to the right having a radius of 2914.93 feet a central angle of 00 degrees 56 minutes 21 seconds and a 47.78 foot chord which bears South 78 degrees 40 minutes 39 seconds East to the Southwest corner of a tract of land deeded to Jackson Development Corporation and recorded and described in the office of the County Recorder in Document No. 224887; thence North 00 degrees 30 minutes 45 seconds East, along the West line of said Jackson Development Corporation tract, a distance of 704.69 feet to the centerline of County State Aid Highway No. 38; thence Easterly, along said centerline, a distance of 669.81 feet along a nontangential curve to the right having a radius of 5288.84 feet a central angle of 07 degrees 15 minutes 22 seconds and a 669.36 foot chord which bears North 86 degrees 22 minutes 26 seconds East; thence South 89 degrees 59 minutes 53 seconds East, tangent to said curve and along said centerline, a distance of 49.41 feet to the point of beginning.



VICINITY MAP
SECTION 13, T102N, R35W

DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10.0 FEET IN WIDTH, ADJOINING SIDE LOT LINES, AND 10.0 FEET IN WIDTH ADJOINING STREET LINES AND REAR LOT LINES, AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.

TOTAL SUBDIVISION AREA

43.020 ACRES

OWNERS: JACKSON ECONOMIC DEVELOPMENT CORPORATION

ZONE: I-2 GENERAL INDUSTRIAL DISTRICT

SETBACKS:

FRONT YARD - No front yard required, except which buildings abut a residence district, the front yard shall be not less than 30 feet.

SIDE YARD - No side yard required, except which buildings abut a residence district, the side yard shall conform to the side yard regulations of that district.

REAR YARD - No rear yard required, except which buildings abut a residence district, the rear yard shall conform to the rear yard regulations of that district.

LEGEND

- 3/4" IRON PIPE MONUMENT SET
- MARKED BY REG. NO. 43909
- MONUMENT FOUND
- CAST IRON MONUMENT FOUND
- SOIL BORING
- INTERMEDIATE CONTOURS
- INDEX CONTOURS

I hereby certify that this survey 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.
Joseph A. Hoefner
Joseph A. Hoefner
Date 2-16-2006 License No. 43909

PRELIMINARY PLAT TORGERSON INDUSTRIAL PARK NO. 1		PART OF THE SW 1/4 & NW 1/4 SECTION 13-102-35 JACKSON COUNTY, MINNESOTA
BOLTON & MENK, INC. Consulting Engineers & Surveyors 219 NORTH MAIN, FAIRMONT, MN 56031 (507) 238-4738 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN WILLMAR, MN BURNSVILLE, MN CHASKA, MN AMES, IA		FOR: CITY OF JACKSON

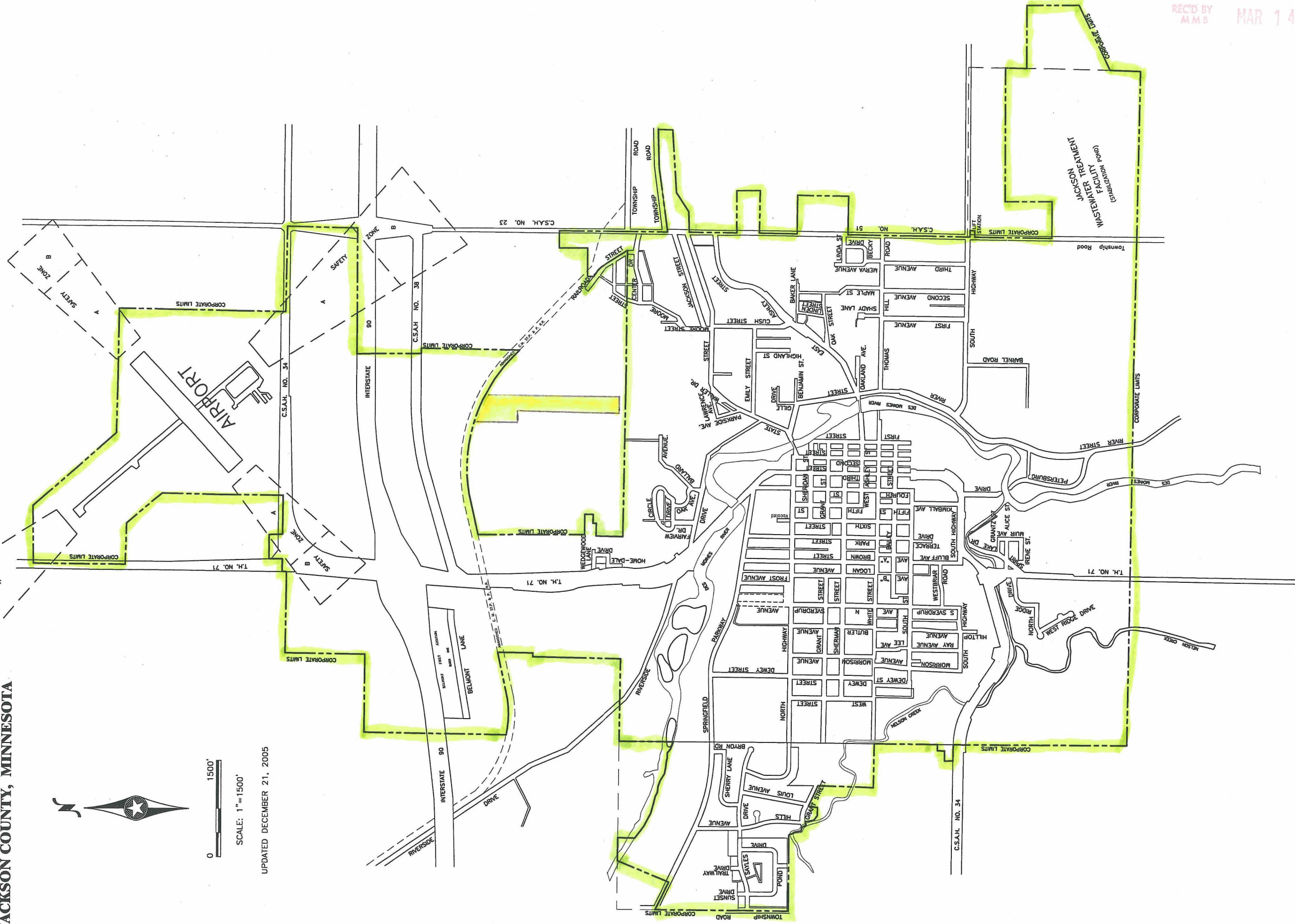
MAP OF THE CITY OF JACKSON JACKSON COUNTY, MINNESOTA



0 1500'

SCALE: 1"=1500'

UPDATED DECEMBER 21, 2005



REC'D BY
MMB MAR 14 2006