

CITY OF PINE ISLAND
ANNEXATION RESOLUTION NO. 22-62

WHEREAS, Elmer and Judy Stock ("Owner"), own property described in Exhibit A ("Property");

WHEREAS, by City of Pine Island Res No. 08-005 and New Haven Township Res. No. 08-01, the City and Town entered an orderly annexation agreement ("OAA") governing the Property;

WHEREAS, the OAA authorizes the City to submit a resolution to the Minnesota Office of Administrative Hearings ("OAH") for annexation of all or portions of the territory covered;

WHEREAS, by petition dated October 19, 2022 the Owners requested annexation of the Property under the OAA;

WHEREAS, as required by the OAA, the Owners have agreed to: present a development plan within 24 months; reimburse all City expenses for the annexation, and; comply with the City's requirements for utility extension.

NOW THEREFORE BE IT RESOLVED by the City 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. 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. Electric Utility Service Notice. The Owners timely gave any and all required notices to the City prior to petitioning, and the City timely gave any required notices to petitioner regarding potential changes in the cost of electric utility service.

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 9 of the OAA, New Haven Township shall be reimbursed by the Owners in the amount of \$44,403.34 as payment in lieu of taxes.

Adopted by the Pine Island City Council this 15th day of November, 2022.

BY: [Signature]
Mayor

BY: [Signature]
City Administrator

EXHIBIT A

LAND DESCRIPTION:

That part of the Northwest Quarter of the Southwest Quarter of Section 2 and that part of the Northeast Quarter of the Southeast Quarter of Section 3, all in Township 108 North, Range 15 West, lying northerly and easterly of the center line of the Zumbro River, Olmsted County, Minnesota.

AND

The Southeast Quarter of the Northwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, lying southerly and westerly of the southwesterly right-of-way line of State Highway No. 52.

AND

The Northeast Quarter of the Southwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County Minnesota.

AND

The Southeast Quarter of the Southwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, EXCEPT that part shown as Parcel 8C on the MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-105 as the same is on file and of record in the Office of the Olmsted County Recorder, ALSO EXCEPT that part shown as Parcel 2 on the OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 215 as the same is on file and of record in the Office of the Olmsted County Recorder.

EXCEPT (EXCEPTION A)

That part of the East Half of the Southwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said East Half of the Southwest Quarter; thence on an assumed bearing of North 00°50'18" West along the east line of said East Half of the Southwest Quarter 1322.98 feet to the northeast corner of the Southeast Quarter of said Southwest Quarter of said Section 2 and the point of beginning; thence South 89°01'25" West along the north line of said Southeast Quarter of the Southwest Quarter 661.17 feet to the west line of the East Half of said Southeast Quarter of the Southwest Quarter; thence South 00°49'09" East along said west line 611.29 feet; thence South 89°10'51" West 347.77 feet; thence North 19°48'24" East 347.49 feet; thence North 19°19'41" West 48.01 feet; thence South 89°01'25" West 410.64 feet to a point 10.00' easterly of the west line of said East Half of the Southwest Quarter; thence North 00°48'00" West parallel with said west line 710.16 feet; thence South 79°08'53" East 201.06 feet; thence South 71°52'34" East 184.20 feet; thence South 62°44'18" East 169.06 feet; thence South 58°03'17" East 97.73 feet; thence North 89°01'25" East 709.63 feet to the east line of said East Half of the Southwest Quarter; thence South 00°50'18" East 235.67 feet to the point of beginning, containing 15.06 acres and is subject to any easements, covenants, and restrictions of record.

ALSO EXCEPT (EXCEPTION B)

That part of the East Half of the Southwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said East Half of the Southwest Quarter; thence on an assumed bearing of North 00°50'18" West along the east line of said East Half of the Southwest Quarter 1322.98 feet to the northeast corner of the Southeast Quarter of said Southwest Quarter of Section 2; thence South 89°01'25" West along the north line of said Southeast Quarter of the Southwest Quarter 661.17 feet to the west line of the East Half of said Southeast Quarter of the Southwest Quarter; thence South 00°49'09" East along said west line 611.29 feet; thence South 89°10'51" West 347.77 feet; thence North 19°48'24" East 347.49 feet; thence North 19°19'41" West 48.01 feet; thence South 89°01'25" West 410.64 feet to a point 10.00' easterly of the west line of said East Half of the Southwest Quarter and the point of beginning; thence North 00°48'00" West parallel with said west line 710.16 feet; thence North 79°08'53" West 10.21 feet to said west line of the East Half of the Southwest Quarter; thence South 00°48'00" East along said west line 712.25 feet; thence North 89°01'25" East 10.00 feet to the point of beginning, containing 0.16 acres and is subject to any easements, covenants, and restrictions of record.

ALSO EXCEPT (EXCEPTION C)

That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter of the Southwest Quarter; thence on an assumed bearing of North 00°50'18" West along the east line of said Southeast Quarter of the Southwest Quarter 1322.98 feet to the northeast corner of said Southeast Quarter of the Southwest Quarter; thence South 89°01'25" West along the north line of said Southeast Quarter of the Southwest Quarter 661.17 feet to the west line of the East Half of said Southeast Quarter of the Southwest Quarter; thence South 00°49'09" East along said west line 611.29 feet; thence South 89°10'51" West 347.77 feet to the point of beginning; thence North 19°48'24" East 347.49 feet; thence North 19°19'41" West 48.01 feet; thence South 89°01'25" West 155.78 feet; thence South 22°39'00" West 403.71 feet; thence North 89°10'51" East 209.39 feet to the point of beginning, containing 1.67 acres and is subject to any easements, covenants, and restrictions of record.

ALSO EXCEPT (EXCEPTION D)

That part of the Northeast Quarter of the Southwest Quarter and that part of the Southeast Quarter of the Northwest Quarter all in Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Southwest Quarter of Section 2; thence on an assumed bearing of North 00°50'18" West along the east line of said Southwest Quarter 1558.65 feet to the point of beginning; thence continuing North 00°50'18" West along said east line 1087.31 feet to the northeast corner of said Northeast Quarter of the Southwest Quarter; thence continuing North 00°50'18" West along the east line of said Southeast Quarter of the Northwest Quarter 124.92 feet to the southwesterly right of way

of Trunk Highway Number 52; thence South 89°09'30" West along said southwesterly right of way 33.01 feet; thence North 00°50'17" West along said southwesterly right of way 84.38 feet; thence North 30°04'13" West along said southwesterly right of way 174.53 feet; thence South 59°18'11" East 138.73 feet to said east line of the Southeast Quarter of the Northwest Quarter; thence North 00°50'18" West along said east line of the Southeast Quarter of the Northwest Quarter 333.21 feet; thence North 59°18'11" West 88.58 feet to a point on the northeasterly right of way of said Trunk Highway Number 52; thence continuing North 59°18'11" West along said northeasterly right of way 1.00 feet; thence South 30°41'49" West 1.00 feet; thence South 59°18'11" East 89.02 feet; thence South 00°50'18" East 330.86 feet; thence North 59°18'11" West 140.78 feet; thence South 30°04'13" East 178.11 feet; thence South 00°50'17" East 85.12 feet; thence North 89°09'30" East 33.01 feet; thence South 00°50'18" East 860.70 feet; thence South 89°12'03" West 1009.77 feet; thence South 00°48'00" East 196.34 feet; thence South 71°52'34" East 74.00 feet; thence South 62°44'18" East 169.06 feet; thence South 58°03'17" East 97.73 feet; thence North 89°01'25" East 709.63 feet to the point of beginning, containing 7.61 acres and is subject to any easements, covenants, and restrictions of record.

ALSO EXCEPT (EXCEPTION – PARCEL A1)

That part of the Southeast Quarter of the Northwest Quarter, the Northeast Quarter of the Southwest Quarter, and the West Half of the Southeast Quarter all in Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of said West Half of the Southeast Quarter; thence on assumed bearing of North 89°47'43" East along the north line of said West Half of the Southeast Quarter 60.00 feet; thence South 00°04'40" East parallel with the west line of said West Half of the Southeast Quarter 120.22 feet; thence southeasterly 272.76 feet along a non-tangential curve, concave to the southwest, said curve has a radius of 1235.91 feet, a central angle of 12°38'41", and the chord of said curve bears South 06°24'20" East 272.20 feet; thence South 00°04'40" East parallel with the west line of said West Half of the Southeast Quarter and tangent to said curve 359.76 feet; thence North 89°55'20" East 10.00 feet; thence South 00°37'25" East 511.01 feet; thence South 01°32'25" East 80.02 feet; thence southeasterly 211.89 feet along a non-tangential curve, concave to the northeast, said curve has a radius of 17993.40 feet, a central angle of 00°40'29", and the chord of said curve bears South 02°00'12" East 211.89 feet; thence South 02°20'26" East tangent to said curve 33.18 feet; thence South 87°39'32" West 20.00 feet; thence South 02°20'45" East 659.43 feet; thence North 87°22'30" East 15.00 feet; thence South 02°56'25" East 163.81 feet; thence North 89°47'20" East 300.18 feet; thence South 03°40'02" East 146.82 feet; thence South 89°46'10" West 453.99 feet to the west line of said West Half of the Southeast Quarter; thence North 00°04'40" West along the west line of said West Half of the Southeast Quarter 1232.99 feet to the southeast corner of said Northeast Quarter of the Southwest Quarter; thence South 89°46'52" West along the south line of said Northeast Quarter of the Southwest Quarter 93.74 feet; thence northwesterly 480.85 feet along a non-tangential curve, concave to the northeast, said curve has a radius of 18193.40 feet, a central angle of 01°30'52", and the chord of said curve bears North 00°49'58" West 480.83 feet; thence North 00°04'32" West tangent to said curve 105.92 feet; thence North 89°57'37" East 10.07 feet; thence

North 00°04'40" West 345.78 feet; thence northwesterly 499.48 feet along a tangential curve, concave to the southwest, said curve has a radius of 1055.91 feet, a central angle of 27°06'10", and the chord of said curve bears North 13°37'47" West 494.84 feet; thence North 63°54'04" East not tangent to said curve 10.00 feet; thence northwesterly 583.62 feet along a non-tangential curve, concave to the southwest, said curve has a radius of 1065.91 feet, a central angle of 31°22'17", and the chord of said curve bears North 42°51'24" West 576.36 feet; thence North 58°32'32" West tangent to said curve 331.07 feet; thence South 31°27'23" West 15.00 feet; thence North 58°32'32" West 519.04 feet; thence North 00°02'26" West 149.96 feet to the southwesterly right of way line of Trunk Highway No. 52 per the Minnesota Department of Transportation Right of Way Plat No. 55-29; thence South 58°32'38" East along said southwesterly right of way line of Trunk Highway No. 52 a distance of 1410.82 feet; thence South 29°18'38" East along said southwesterly right of way line of Trunk Highway No. 52 a distance of 174.53 feet; thence South 00°04'39" East along said southwesterly right of way line of Trunk Highway No. 52, and parallel to the east line of said Northwest Quarter of Section 2 a distance of 84.47 feet; thence North 89°55'19" East along said southwesterly right of way line of Trunk Highway No. 52 a distance of 33.00 feet to the east line of said Southeast Quarter of the Northwest Quarter; thence South 00°04'39" East 124.93 feet to the point of beginning.

The above described conveyance contains 100.88 acres, more or less, and is subject to any easements, covenants and restrictions of record.

CERTIFICATE OF SURVEY

SECTIONS 2 & 3
T. 108 N., R. 15 W.

LAND DESCRIPTION:

That part of the Northwest Quarter of the Southwest Quarter of Section 2 and that part of the Northeast Quarter of the Southeast Quarter of Section 3, all in Township 108 North, Range 15 West, lying northerly and easterly of the center line of the Zumbro River, Olmsted County, Minnesota.

AND

The Southeast Quarter of the Northwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, lying southerly and westerly of the southwesterly right-of-way line of State Highway No. 52.

AND

The Northeast Quarter of the Southwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County Minnesota.

AND

The Southeast Quarter of the Southwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, EXCEPT that part shown as Parcel 8C on the MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-105 as the same is on file and of record in the Office of the Olmsted County Recorder, ALSO EXCEPT that part shown as Parcel 2 on the OLMDSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 215 as the same is on file and of record in the Office of the Olmsted County Recorder.

EXCEPT (EXCEPTION A)

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The above described conveyance contains 100.88 acres, more or less, and is subject to any easements, covenants and restrictions of record.

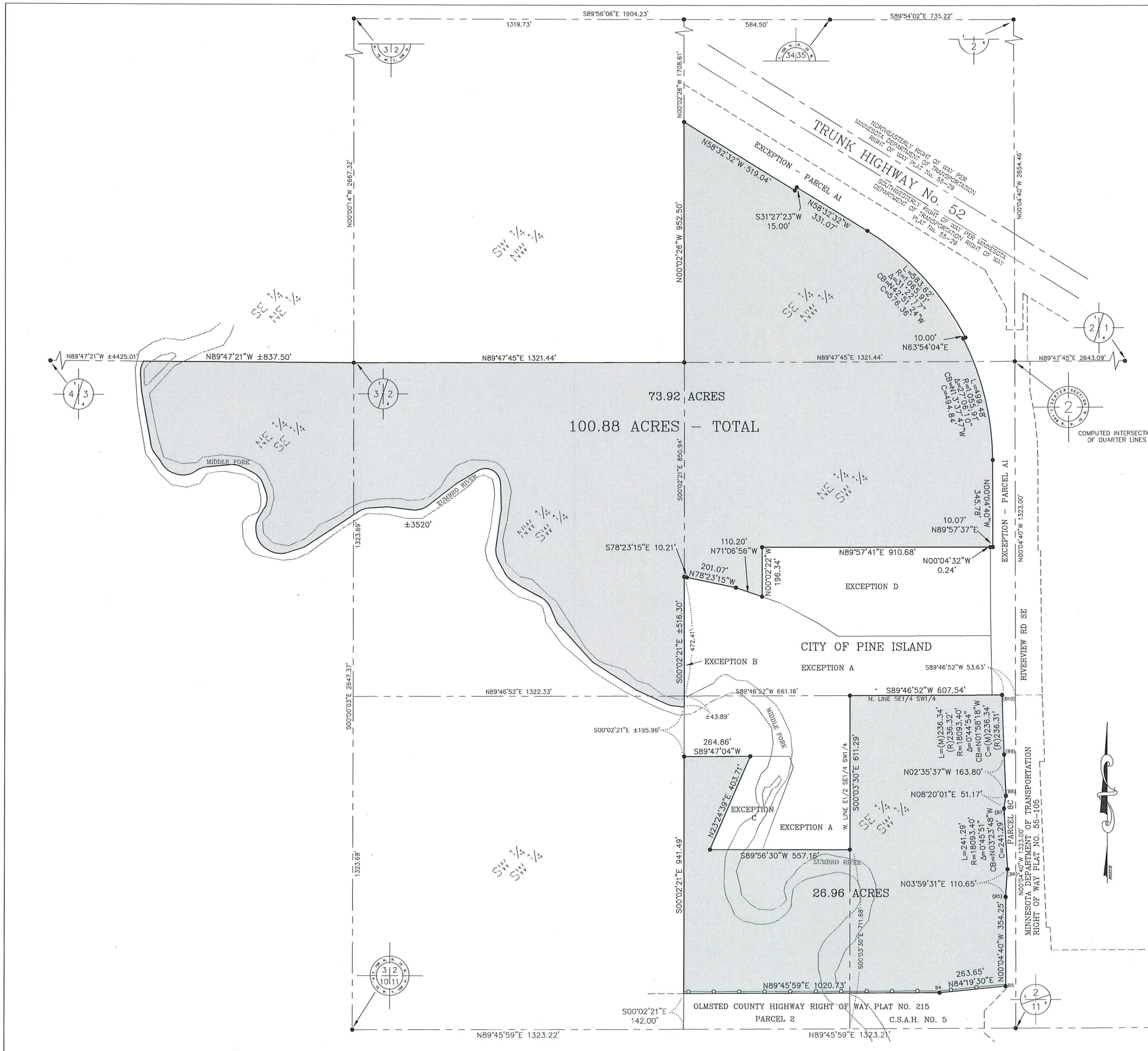
- IRON PIPE WITH PLASTIC CAP
- STAMPED LS 21940 SET
- FOUND MONUMENT

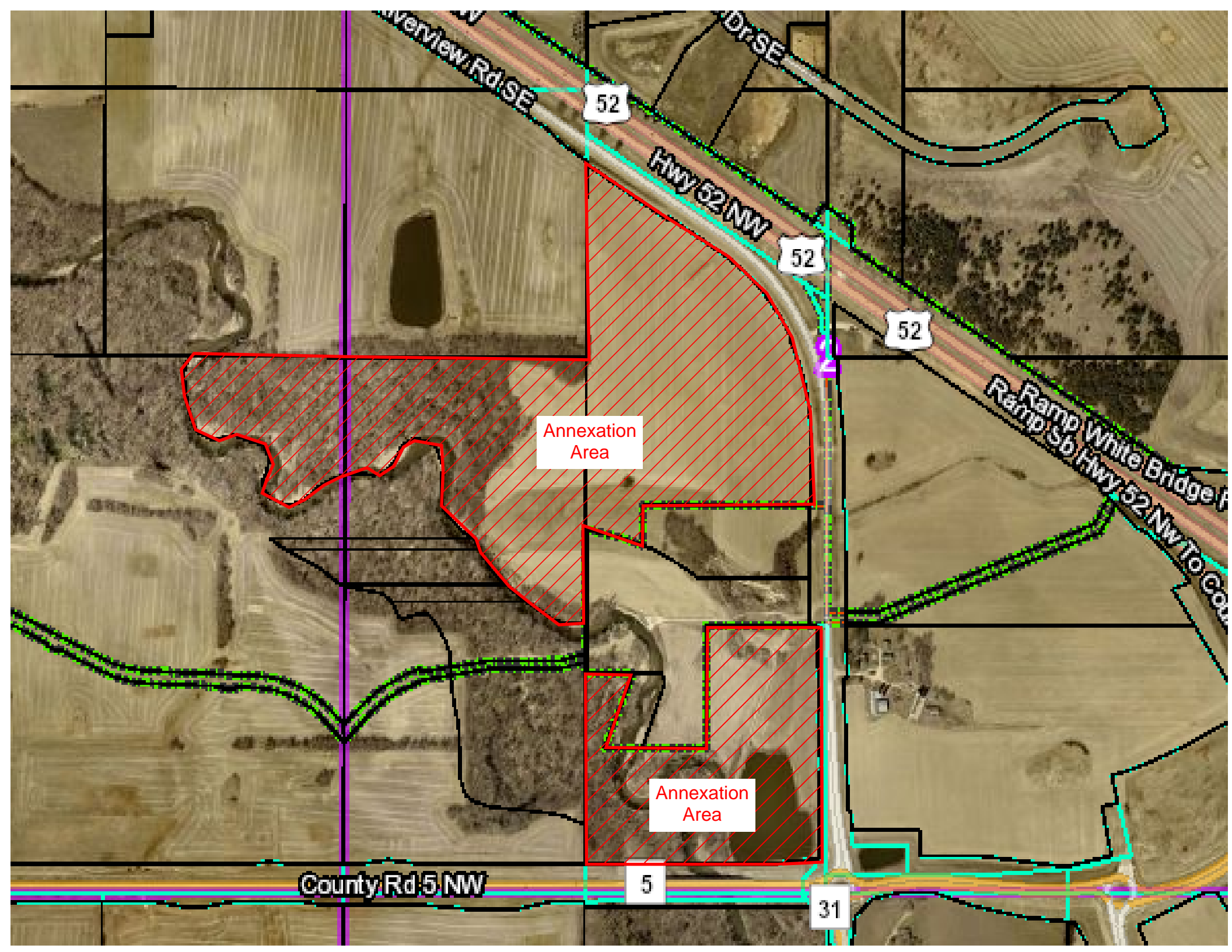


I HEREBY CERTIFY THAT THIS SURVEY PLAN, OR RECORD WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED LAND SURVEYOR UNDER LAWS OF THE STATE OF MINNESOTA
Geoffrey D. Griffin
DATE: 10/27/2022 REG. NO. 21840

G-Cubed
14070 Hwy 52 S.E.
Chattfield, MN 55923

DATE OF SURVEY: 10/27/2022
Prepared For: Elmer Stock
1863 Riverview RD SE
Pine Island, MN 55963
SHEET 1 OF 1 FILE NO. 22-325





Annexation Area

Annexation Area

52

52

52

5

31

County Rd 5 NW

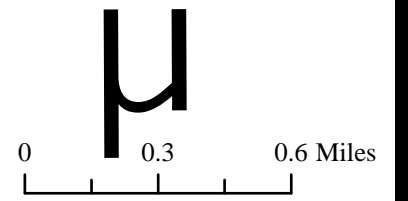
Hwy 52 NW

Ramp White Bridge
Ramp Sb Hwy 52 NW To Co

Overview Rd SE

Dr SE

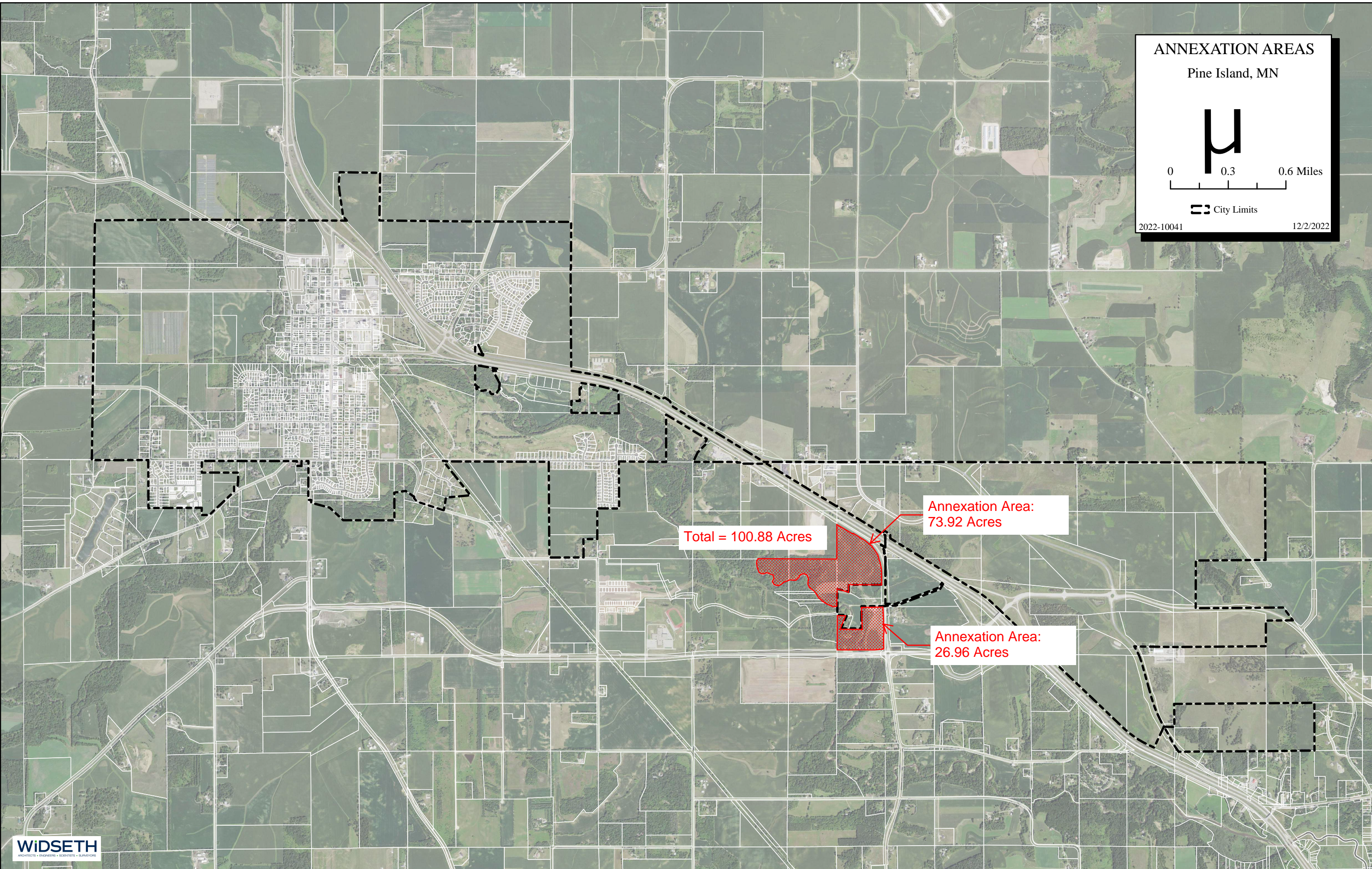
ANNEXATION AREAS
Pine Island, MN



City Limits

2022-10041

12/2/2022



Total = 100.88 Acres

Annexation Area:
73.92 Acres

Annexation Area:
26.96 Acres