



July 10, 2025

Ms. Susan Day
Office of Administrative Hearings
Municipal Boundary Adjustments
P. O. Box 64620
St. Paul, MN 55164-0620

Subject: Orderly Annexation under OA-1428 | City of Carver/Dahlgren Township |
Property PID 04000100, 040260610, 040260620.

Dear Star:

The following is included for your review:

1. General Location Map
2. Corporate Boundary Map
3. Annexation Description (Word Document)
4. Property Surveys
5. Resolution 116-25

All conditions of OA-1428 have been met and the property is located within the area designated under OA-1428. We are requesting that the Office of Administrative Hearings order the annexation under the terms of OA-1428. The required fee of \$200.00 will be sent to you via mail.

If you have questions, please feel free to call me at 952-448-8743. Thank you for your review of the proposed property for annexation.

Best,

A handwritten signature in blue ink, appearing to read 'Erin Smith', is located below the 'Best,' text.

Erin Smith, AICP
Community Development Director, City of Carver

cc: Mary Olson, Town Clerk, Dahlgren Township (via email)
Brent Mareck, City Manager, City of Carver (via email)

**CITY OF CARVER
CARVER COUNTY, MINNESOTA
RESOLUTION NO. 116-25**

**AN ANNEXATION RESOLUTION FOR THE CITY OF CARVER IN ACCORDANCE
WITH OA-1428 CARVER/DAHLGREN TOWNSHIP JOINT ANNEXATION
AGREEMENT DESIGNATING PROPERTY FOR IMMEDIATE ORDERLY
ANNEXATION**

WHEREAS, the City of Carver (hereinafter “the City”) and Dahlgren Township (hereinafter the “Township”) entered into an Orderly Annexation Agreement (“OAA”) on March 19, 2009, updated and amended November 9, 2020, for the purpose of orderly and planned annexation pursuant to Minnesota Statutes, Section 414.0325; and

WHEREAS, the OAA has been filed with the Office of Administrative Hearings Municipal Boundary Adjustments Office under Docket No. OA-1428; and

WHEREAS, the OAA provides that any land designated therein may be annexed by the City at any time during the term of the OAA provided that the conditions in Section 8 of the OAA have been fulfilled; and

WHEREAS, on April 8, 2025, the City received a petition for annexation in accordance with the OAA, which was co-signed by Casey Wollschlager of Tollefson Land Holdings LLC and Elmer Deis of Elmer Deis LLC (collectively, the “Petitioners”); and

WHEREAS, said petition requested immediate orderly annexation of Carver County PIDs 047000100, 040260610, and 040260620, which consists of approximately 114.37 acres of real property and is legally described on the attached Exhibit A and depicted on the attached Exhibit B (the “Property”); and

WHEREAS, the Property is located within the designated area described in the OAA, and the fee owners of said Property, Tollefson Land Holdings LLC and Elmer Deis LLC, have duly petitioned for annexation under the OAA; and

WHEREAS, on April 10, 2025, the City provided notice of the petition to the Township as required under the OAA; and

WHEREAS, Petitioners have paid the Township pursuant to Sections 6.A and 8 of the OAA the amount of \$57,185, and the Township has provided evidence to the City to document the payment; and

WHEREAS, there are no delinquent taxes owed on the Property that the City would be required to be paid to the Township under Section 6.B of the OAA; and

WHEREAS, the 2025 Property Tax Statements for the parcels identify that the Township will receive a total of \$136.09 (Deis) and \$1,052.12 (Tollefson) in taxes in 2025; and

WHEREAS, there are no outstanding special assessments levied by the Township on the

Property that the City would be required to forward to the Township under Section 6.C of the OAA; and

WHEREAS, there may be deferred Green Acres and Rural Preserves taxes, which amounts will be remitted from the City to the Township if collected by the City; and

WHEREAS, the OAA provides in the last paragraph of Section 6 that other than the reimbursement outlined above, no other reimbursement or taxes shall be owed to the Township from the City; and

WHEREAS, in accordance with Section 4 of the OAA, annexation of the Property designated herein pursuant to the OAA does not require a hearing or any consideration by the Office of Administrative Hearings (“OAH”), except to the extent that the OAH may review and comment thereon.

WHEREAS, the Property is urban or suburban, or about to become so, and annexation is in the best interests of the City and Petitioners, and annexation thereof would benefit the public health, safety and welfare of the community; and

WHEREAS, having met all of the triggering conditions for orderly annexation of the Property, as provided in the OAA, the City may now adopt and execute this “Annexation Resolution” providing for the immediate annexation of the Property.

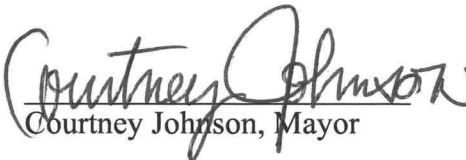
NOW, THEREFORE, BE IT RESOLVED by the City of Carver as follows:

1. All recitals listed above are incorporated herein by reference.
2. This Annexation Resolution hereby constitutes and shall be referred to as the “Annexation Resolution” as provided in Section 8 of the OAA. This Annexation Resolution shall confer jurisdiction upon the OAH and the chief administrative law judge, as defined in Minnesota Statutes, section 414.011, subd. 12, to accomplish the immediate annexation of the Property as provided herein. All of the Property shall immediately be annexed to the City pursuant to this Annexation Resolution.
3. The Property is approximately 114.37 gross acres and the population is 0.
4. In accordance with Section 4 of the OAA, the OAH may review and comment on this Annexation Resolution but shall within thirty (30) days of receipt of this Annexation Resolution order the annexation of the Property in accordance with the terms of the OAA. No alteration of the stated boundaries as described in this Annexation Resolution is appropriate. No consideration by the OAH is necessary, and all terms and conditions for annexation thereof have been met as provided for in the OAA.
5. In accordance with Section 6 of the OAA, the City shall remit all delinquent taxes, charges and assessments collected from the Property after annexation if such taxes or charges were originally payable while the Property remained in the Township. Additionally, if the Property no longer qualifies for special tax treatment through Green Acres or other applicable programs such as Ag Preserves, CRP, This Old House, and taxes that were

deferred under one of these programs is paid to the City, the City shall remit to Township the amount which was deferred during the time the Property was in the Township.

6. In accordance with Section 6 of the OAA, the City does not assume by this annexation any liability or responsibility for the payment of any obligations issued to finance public improvements constructed by the Township or for which special assessments were levied by the Township. In the event that the Property has outstanding special assessments levied by the Township at the time of annexation, the City shall forward to the Township upon receipt all special assessment payments which the City receives as a result of special assessments levied by the Township.
7. In accordance with Section 6 of the OAA, no other reimbursement or taxes shall be owed to the Township from the City.
8. The City shall file this Annexation Resolution with the Township and the OAH Municipal Boundary Adjustments Office along with the required filing fee.
9. In the event there are errors, omissions, or any other problems with the legal description or mapping provided in Exhibits A and B of this Annexation Resolution, in the judgment of the OAH Municipal Boundary Adjustments Office, the City shall make such corrections and file such additional documentation, including new exhibits if necessary, making the corrections requested or required by the OAH as necessary to make effective the annexation of said area in accordance with the OAA.

Adopted by the City Council of the City of Carver on this 16th day of June 2025.


Courtney Johnson, Mayor

ATTEST:


Vicky Sons-Eiden, City Clerk

EXHIBIT A

047000100 Deis Description:

Outlot A, Ryland Addition, according to the recorded plat thereof, Carver County, Minnesota.

040260610 and 040260620 Tollefson Description:

Parcel 1:

The East 709.45 feet of the Northeast Quarter of Section 26, Township 115, Range 24, Carver County, Minnesota, EXCEPT that part described as follows: Beginning at the Southeast corner of said Northeast Quarter; thence North 89 degrees 47 minutes 25 seconds West, assumed bearing along the South line of said Northeast Quarter, a distance of 396.00 feet; thence North 0 degrees 12 minutes 49 seconds East parallel with the East line of said Northeast Quarter 330.00 feet; thence South 89 degrees 47 minutes 25 seconds East parallel with the South line of said Northeast Quarter 396.00 feet to the East line of said Northeast Quarter; thence South 0 degrees 12 minutes 49 seconds West, along said East line 330.00 feet to the point of beginning. Subject to the right of way of Maple Wood Road and Mt Carmel Road and EXCEPT That part of the Northeast Quarter of said Section 26, described as follows: Beginning at a point on the south line of the NE 1/4 of said section, distant 264.00 feet west of the east quarter corner of said section, thence West along the South line 132.0 feet; thence North parallel with the East line of the of the Northeast Quarter of said Section, 132.0 feet; thence parallel to the East line of the Northeast Quarter of said Section 330.0 feet to the point of beginning

Parcel 2:

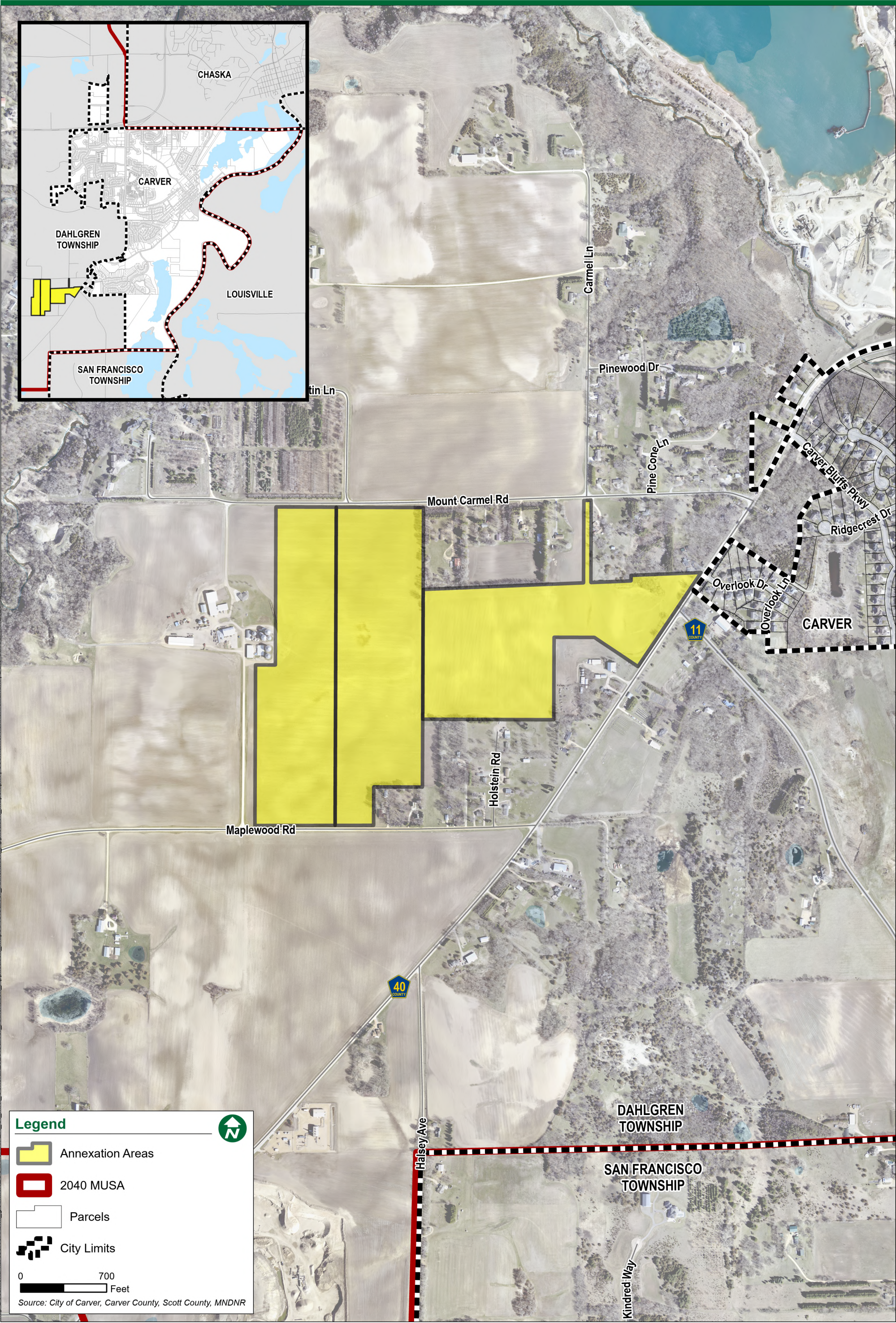
That part of the West 490.55 feet of the East 1200 feet of the Northeast Quarter of Section 26, Township 115, Range 24, Carver County, Minnesota, lying northerly of the south 1317.06 feet of said Northeast Quarter.

AND

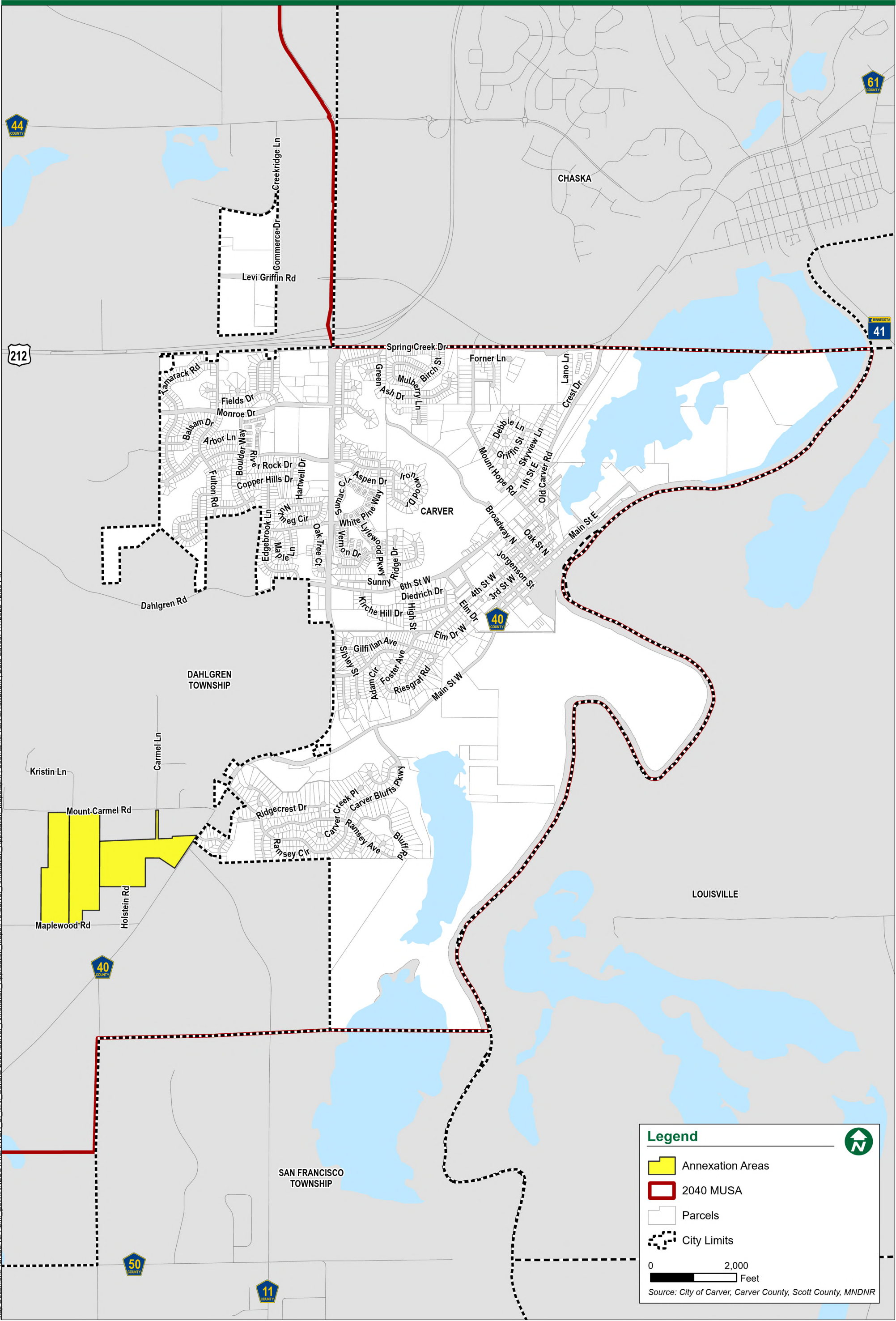
The West 652.12 feet of the East 1361.57 feet of the south 1317.06 feet of the Northeast Quarter of Section 26, Township 115, Range 24, Carver County, Minnesota.
Subject to right of way of Maplewood Road and Mount Carmel Road.

EXHIBIT B

Depiction of the Property



Map Document: \\arserver\lhm\gis\MINNESOTA\CARVER_C\MIN_General\2025\Carver_Annexation_Application_Maps\Pro\Carver_Annexation_Application_Maps.aprx | Username: hannah.dillahunt | Date Saved: 7/7/2025 12:43 PM



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Parcel 2:

That part of the West 490.55 feet of the East 1200 feet of the Northeast Quarter of Section 26, Township 115, Range 24, Carver County, Minnesota, lying northerly of the south 1317.06 feet of said Northeast Quarter.

AND

The West 652.12 feet of the East 1361.57 feet of the south 1317.06 feet of the Northeast Quarter of Section 26, Township 115, Range 24, Carver County, Minnesota.

Subject to right of way of Maplewood Road and Mount Carmel Road.

Parcel 3:

That part of the east three acres of the Northwest Quarter of the Southeast Quarter of Section 26, Township 115, Range 24, Carver County, Minnesota, lying northerly of the westerly extension of the south line of the north 1199.05 feet of the Northeast Quarter of the Southeast Quarter of said Section 26

AND

The North 1199.05 feet of the Northeast Quarter of the Southeast Quarter of Section 26, Township 115, Range 24, Carver County, Minnesota.

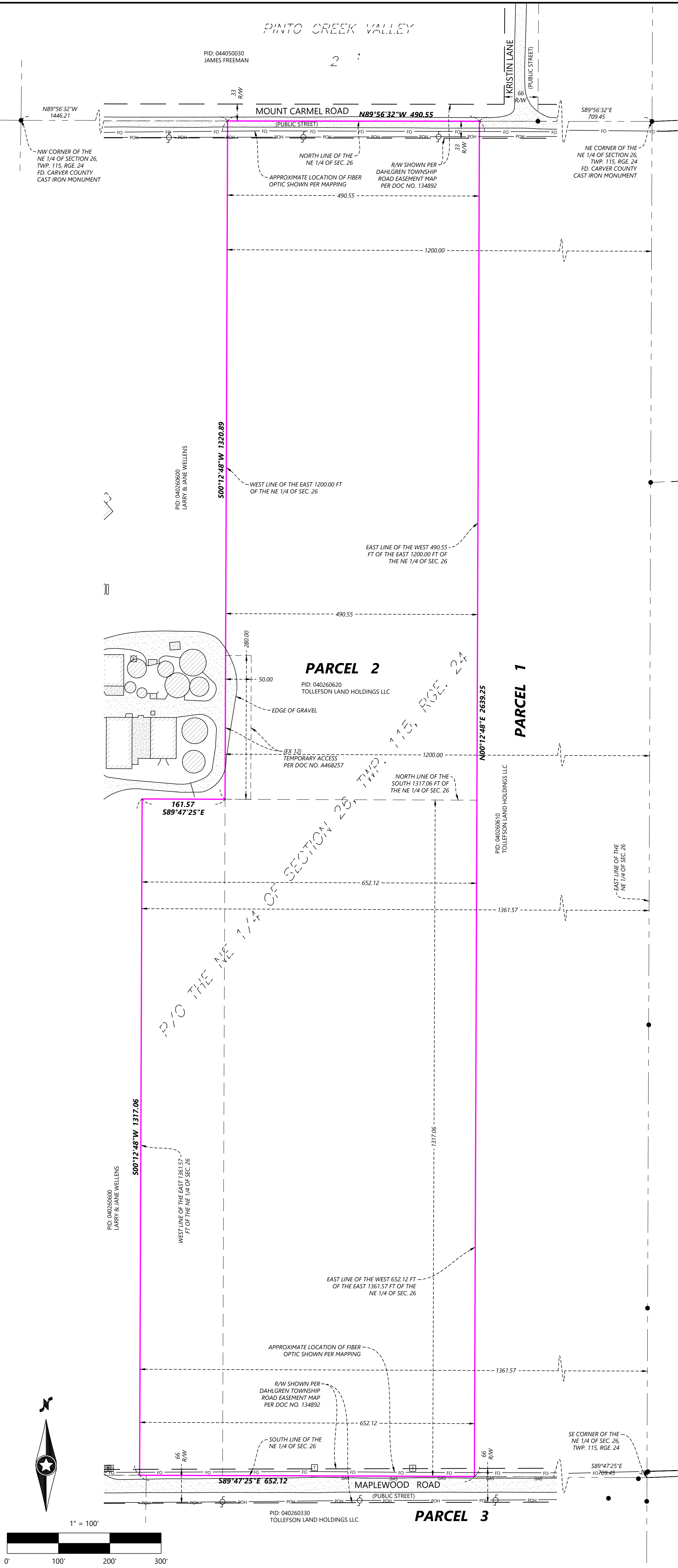
Parcel 4:

The East 708.45 feet of the South Half of the Northwest Quarter of Section 26, Township 115, Range 24, Carver County, Minnesota.

AND

The East 708.45 feet of the North Half of the Southwest Quarter of Section 26, Township 115, Range 24, Carver County, Minnesota EXCEPT the East 3.0 acres of said North Half of the Southwest Quarter

Abstract Property



PROPERTY DESCRIPTION

The following information was provided by Land Title, Inc. Issuing Agent for First American Title Insurance Company, File Number 709266, which has an effective date of February 17, 2025:

- Parcel 1:
The East 709.45 feet of the Northeast Quarter of Section 26, Township 115, Range 24, Carver County, Minnesota, EXCEPT that part described as follows: Beginning at the Southeast corner of said Northeast Quarter; thence North 89 degrees 47 minutes 25 seconds West, assumed bearing along the South line of said Northeast Quarter, a distance of 396.00 feet; thence North 0 degrees 12 minutes 49 seconds East parallel with the East line of said Northeast Quarter 330.00 feet; thence South 89 degrees 47 minutes 25 seconds East parallel with the South line of said Northeast Quarter 396.00 feet to the East line of said Northeast Quarter; thence South 0 degrees 12 minutes 49 seconds West, along said East line 330.00 feet to the point of beginning. Subject to the right of way of Maple Wood Road and Mt Carmel Road and EXCEPT That part of the Northeast Quarter of said Section 26, described as follows: Beginning at a point on the south line of the NE 1/4 of said section, distant 264.00 feet west of the east quarter corner of said section, thence West along the South line 132.0 feet; thence North parallel with the East line of the of the Northeast Quarter of said Section, 132.0 feet; thence parallel to the East line of the Northeast Quarter of said Section 330.0 feet to the point of beginning
- Parcel 2:
That part of the West 490.55 feet of the East 1200 feet of the Northeast Quarter of Section 26, Township 115, Range 24, Carver County, Minnesota, lying northerly of the south 1317.06 feet of said Northeast Quarter.
- AND
- The West 652.12 feet of the East 1361.57 feet of the south 1317.06 feet of the Northeast Quarter of Section 26, Township 115, Range 24, Carver County, Minnesota.
- Subject to right of way of Maplewood Road and Mount Carmel Road.
- Parcel 3:
That part of the east three acres of the Northwest Quarter of the Southeast Quarter of Section 26, Township 115, Range 24, Carver County, Minnesota, lying northerly of the westerly extension of the south line of the north 1199.05 feet of the Northeast Quarter of the Southeast Quarter of said Section 26
- AND
- The North 1199.05 feet of the Northeast Quarter of the Southeast Quarter of Section 26, Township 115, Range 24, Carver County, Minnesota.
- Parcel 4:
The East 708.45 feet of the South Half of the Northwest Quarter of Section 26, Township 115, Range 24, Carver County, Minnesota.
- AND
- The East 708.45 feet of the North Half of the Southwest Quarter of Section 26, Township 115, Range 24, Carver County, Minnesota EXCEPT the East 3.0 acres of said North Half of the Southwest Quarter
- Abstract Property
- THIS SURVEY IS ONLY CERTIFYING TO PARCEL 2 OF THE PROPERTY SHOWN HEREON. THE DESCRIPTION ABOVE CONTAINS ADDITIONAL LANDS.

SCHEDULE B SECTION 2 ITEM NOTES

- The following notes correspond to the numbering system of Schedule B , Section 2 of the above mentioned title commitment. Items 1 through 10 and 15 are not survey related and are not addressed hereon.
11. Rights or claims of tenants, as tenants only, under unrecorded leases, if any.
 12. Grant of Temporary Access Easement dated 7-13-2007, filed 7-19-2007 as Document Number A468257. (Parcel 2)
-SAID EASEMENT AFFECTS PARCEL 2 AND IS NOT SHOWN HEREON.
 13. Notice of Agreement as to Cultivation Rights of Land between Larry Wellens and Jane Wellens, husband and wife and Tollefson Land Holdings, LLC, filed 12-9-2008 (Parcel 1)
-NO DOCUMENT TO REVIEW.
 14. Dahlgren Township Road Easement Road Map filed 5-7-1992 as Document Number 134892 and Affidavit of Township Clerk filed 8-21-1992 as Document Number 138849 and Document Number 140010, filed 9-23-1992
-DOCUMENT NO. 134892 AFFECTS SUBJECT PROPERTY AS IS SHOWN HEREON. DOCUMENT NOS. 138849 & 140010 DO NOT AFFECT SUBJECT PROPERTY AND ARE NOT SHOWN HEREON. (SECTION 15 & 16, TOWNSHIP 115, RANGE 24)
 16. Easement in favor of Northern Natural Gas Company dated 11-24-1959, filed 1-26-1960 in Book O of Misc., page 247 as Document Number 93626 and Conveyance, Assignment and Bill of Sale filed 1-9-1991 as Document Number 120841-Parcel 4.
-SAID EASEMENT AFFECTS PARCEL 4 AND IS BLANKET IN NATURE.
 17. Metropolitan Agricultural Preserves Restrictive Covenant filed 2-15-2001 as Document Number 282193-Parcel 4.
-AFFECTS PARCEL 4, BLANKET IN NATURE. EXPIRED FEBRUARY 9, 2009 PER DOCUMENT NO. 282199, NOT INCLUDED IN ABOVE REFERENCE TITLE COMMITMENT.
 18. Subject to roads as shown on available maps

TABLE A OPTIONAL ITEM NOTES

2. The surveyed property does not yet have an address assigned.
3. The subject property appears to lie within Zone X according to FEMA Flood Insurance Rate Map Community - Panel Number 27019C331D which has an effective date of December 21, 2018.
4. The subject property contains 1,507,162 sq. ft. or 34.60 acres, more or less.
- 6(a). There were no Zoning Reports or Letters provided by the title company, client or owner.
- 6(b). There were no Zoning Reports or Letters provided by the title company, client or owner.
- 7(a). No buildings were observed on the surveyed property.
8. The surveyor has made a good faith effort to show all substantial, above ground, visible, and permanent features observed during the course of the survey.
- 11(b). A public utility marking request was made by the surveyor (One Call Ticket No. 250780718 & 250780753). The underground utility lines shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned, nor do we guarantee the accuracy or completeness of the markings and maps provided.
13. Names of adjoining owners are shown according to the Carver County GIS Map.
16. On the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions.
17. The surveyor is not aware of any proposed changes in street right of way lines. and there was no observable evidence of recent street or sidewalk construction or repairs at the time of survey.
18. Any plottable offsite easements provided in the Title Insurance Commitment are shown hereon.

GENERAL NOTES

1. Bearings of property lines shown hereon are based on the Carver County coordinate system, (NAD 83 - 2011 Control Adjustment).
2. Lengths of lines and distances between features are measured in US-Survey Feet.

SURVEYOR'S CERTIFICATION

To: Tollefson Land Holdings, LLC, a Minnesota limited liability company, Summergate Development, LLC, a Minnesota limited liability company and Land Title, Inc., Issuing Agent for First American Title Insurance Company:

This is to certify that This map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a)(b), 7(a), 8, 11(b), 13, 16, 17 and 18 of Table A thereof.

The fieldwork was completed on March 27, 2025.

Date of Map: April 1, 2025

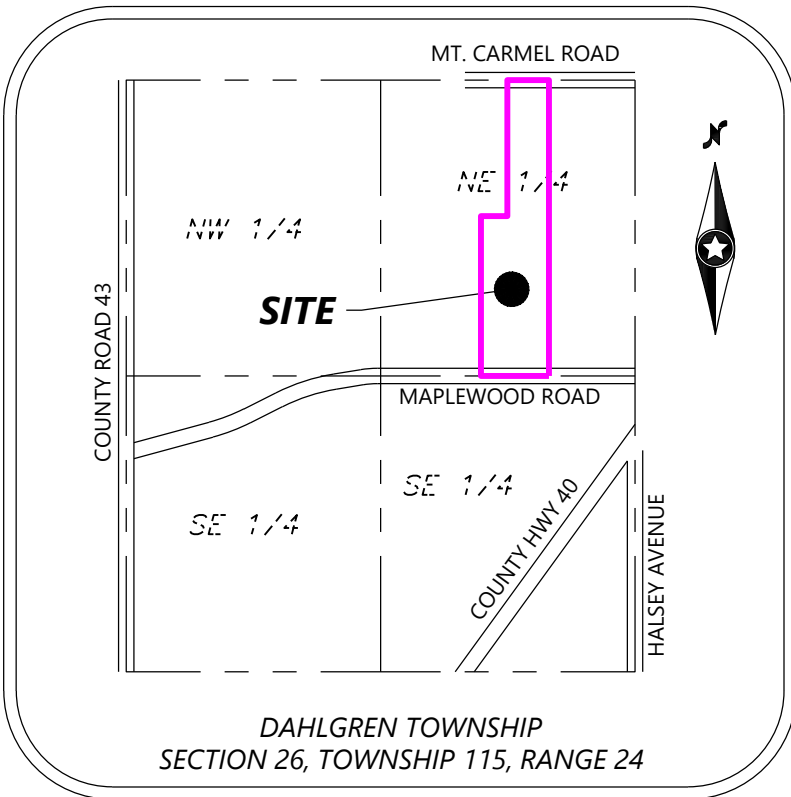
Ernest M. Wirtz, Jr.
Ernest M. Wirtz, Jr.
Minnesota License No. 63119
Ernest.Wirtz@westwoodps.com

LEGEND

- | | |
|-----|--------------------------------|
| (| GUY WIRE |
| ⊙ | POWER POLE |
| [T] | TELEPHONE BOX |
| ⊗ | STEEL/WOOD POST |
| + | SIGN |
| [M] | MAIL BOX |
| 🌳 | DECIDUOUS TREE |
| ● | FOUND MONUMENT (SEE LABEL) |
| ⦿ | CAST IRON MONUMENT (SEE LABEL) |
| --- | BOUNDARY LINE |
| --- | RIGHT-OF-WAY LINE |
| --- | LOT LINE |
| --- | EASEMENT LINE |
| --- | SECTION LINE |
| --- | TREE LINE |
| --- | CROP |
| --- | MISC. CROP LINE |
| --- | FIBER OPTIC |
| --- | GAS LINE |
| --- | POH |
| --- | POWER OVERHEAD |
| --- | FENCE LINE |
| --- | GRAVEL SURFACE |

VICINITY MAP

(NOT TO SCALE)



CREW: SSJ/SOC
CHECKED: EMW
DRAWN: SRM
FIELD CREW:
FIELD WORK DATE:

INITIAL ISSUE: 04/01/2025
REVISIONS:

PREPARED FOR:

SUMMERGATE

17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA

TOLLEFSON PROPERTY PARCEL 2

DAHLGREN TOWNSHIP,
MINNESOTA

Westwood

Phone (852) 937-5150 12701 Whitewater Drive, Suite #300
Fax (852) 937-5822 Minneapolis, MN 55343
TollFree (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.
TPELS ENGINEERING FIRM REGISTRATION NO. 11756
TPELS SURVEYING FIRM REGISTRATION NO. 10074301

ALTA/NSPS LAND TITLE SURVEY

PROJECT NUMBER: 0044482.00

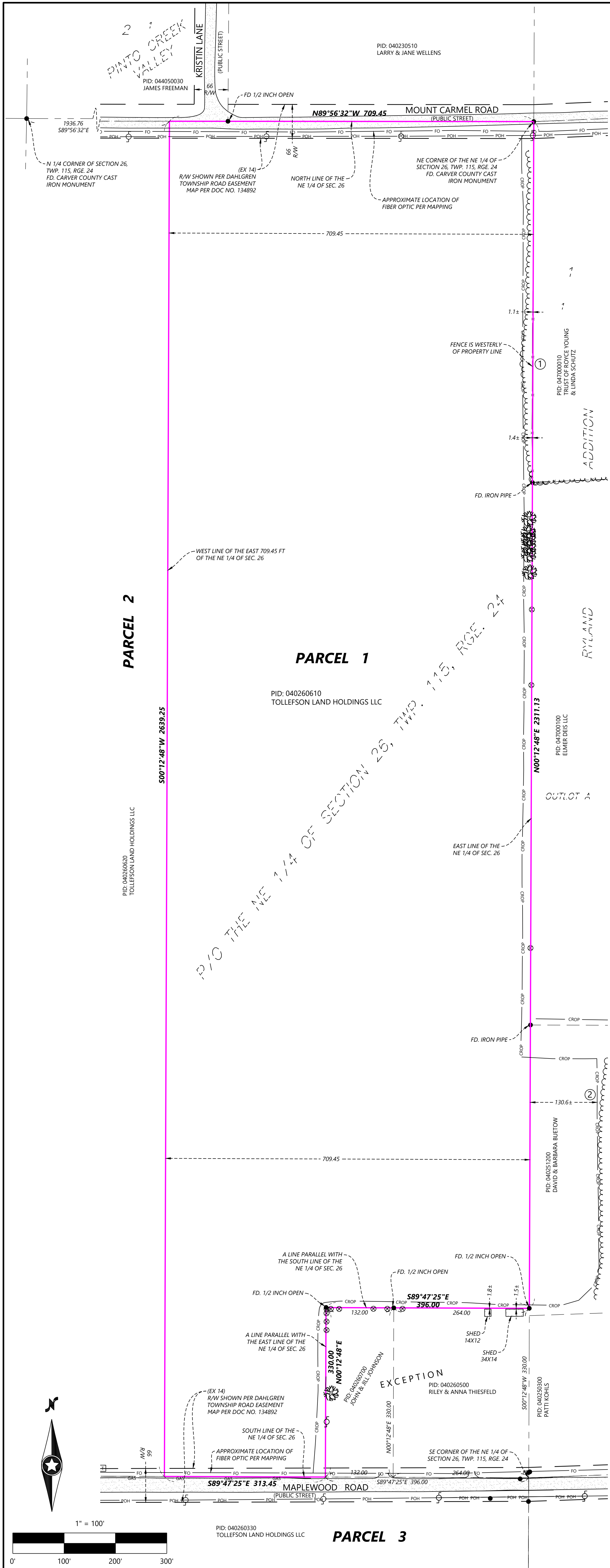
SHEET NUMBER:

1 OF 1

DATE: 04/01/2025

© 2025 Westwood Professional Services, Inc.

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PROPERTY DESCRIPTION

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- 6(b). There were no Zoning Reports or Letters provided by the title company, client or owner.
- 7(a). No buildings were observed on the surveyed property.
8. The surveyor has made a good faith effort to show all substantial, above ground, visible, and permanent features observed during the course of the survey.
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17. The surveyor is not aware of any proposed changes in street right of way lines. and there was no observable evidence of recent street or sidewalk construction or repairs at the time of survey.
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GENERAL NOTES

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2. Lengths of lines and distances between features are measured in US-Survey Feet.

STATEMENT OF POSSIBLE ENCROACHMENTS

The following items are items observed by the surveyor which may constitute an encroachment onto/from the subject property and are provided to draw the users attention, the items below may not in fact constitute an encroachment and there may be additional encroachments not included in this list.

- ① Fences lie on or near property boundaries, the surveyor is not aware of the ownership or maintenance responsibilities for these fences.
- ② Farm crop line extends unto adjacent property

SURVEYOR'S CERTIFICATION

To: Tollefson Land Holdings, LLC, a Minnesota limited liability company, Summergate Development, LLC, a Minnesota limited liability company and Land Title, Inc., Issuing Agent for First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a)(b), 7(a), 8, 11(b), 13, 16, 17 and 18 of Table A thereof.

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Date of Map: April 1, 2025

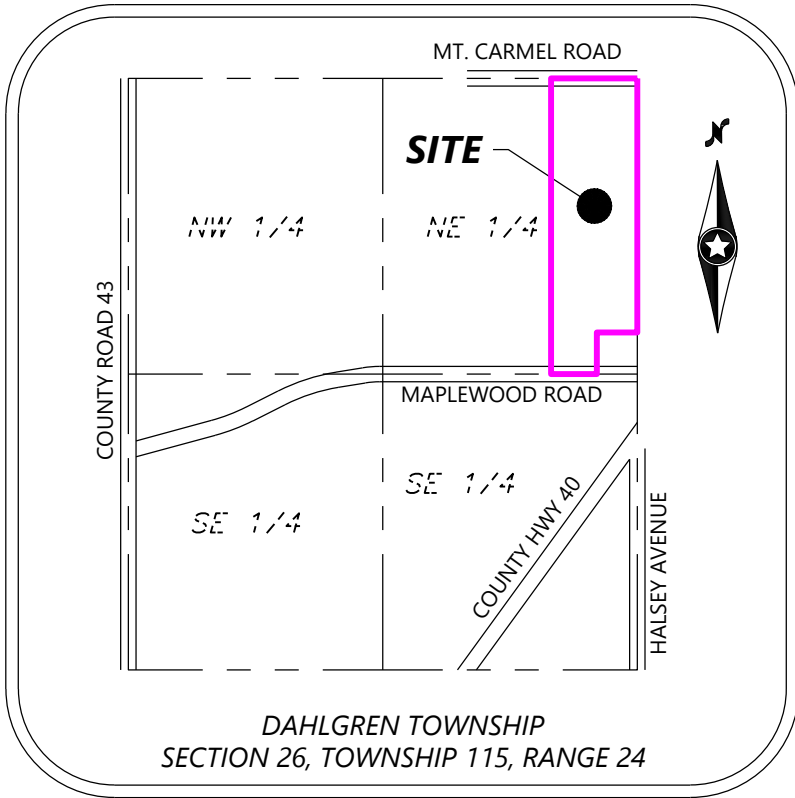
Ernest M. Wirtz Jr.
Ernest M. Wirtz Jr.
Minnesota License No. 63119
Ernest.Wirtz@westwoodps.com

LEGEND

- (GUY WIRE
- ⊕ POWER POLE
- ☐ TELEPHONE BOX
- ⊗ STEEL/WOOD POST
- ⊙ SIGN
- ☐ MAIL BOX
- 🌳 DECIDUOUS TREE
- FOUND MONUMENT (SEE LABEL)
- ⊙ CAST IRON MONUMENT (SEE LABEL)
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- - - EASEMENT LINE
- - - SECTION LINE
- 🌳 TREE LINE
- CROP — MISC. CROP LINE
- FO — FIBER OPTIC
- GAS — GAS LINE
- POH — POWER OVERHEAD
- X — FENCE LINE
- 🌳 GRAVEL SURFACE

VICINITY MAP

(NOT TO SCALE)



CREW: SSI/SOC
CHECKED: EMW
DRAWN: SRM
FIELD CREW:
FIELD WORK DATE:

INITIAL ISSUE: 04/01/2025
REVISIONS:

PREPARED FOR:

SUMMERGATE

17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA

TOLLEFSON PROPERTY PARCEL 1

DAHLGREN TOWNSHIP,
MINNESOTA

Westwood

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Westwood Professional Services, Inc.
TPELS ENGINEERING FIRM REGISTRATION NO. 11756
TPELS SURVEYING FIRM REGISTRATION NO. 10079301

ALTA/NSPS LAND TITLE SURVEY

PROJECT NUMBER: 0044482.00

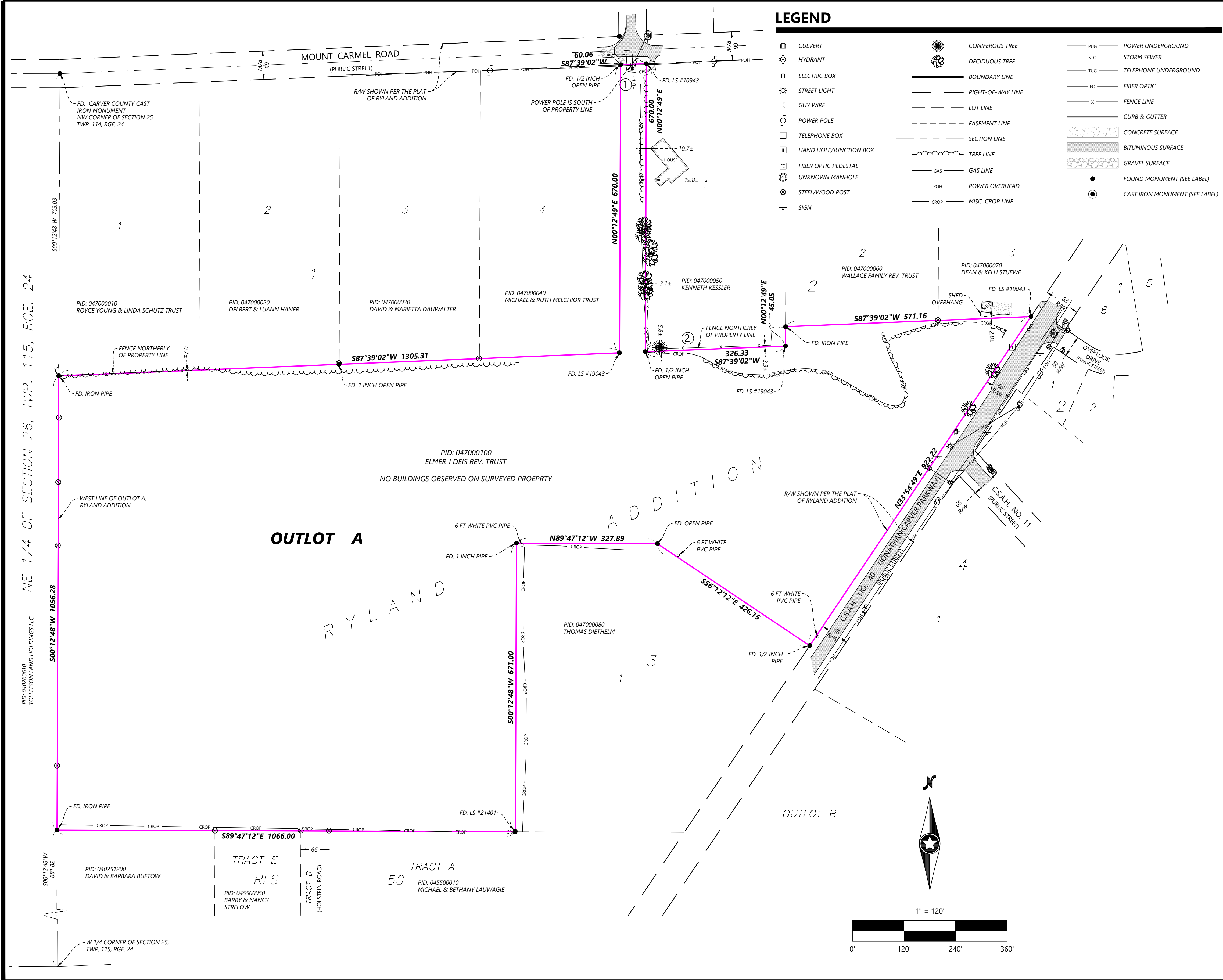
SHEET NUMBER:

1 OF 1

DATE: 04/01/2025

TOLLEFSON PROPERTY - PARCEL 1

Outlot A, Ryland Addition, according to the recorded plat thereof, Carver County,
Minnesota.



CREW: EJ/SC
CHECKED: MJW
DRAWN: SRM
HORIZONTAL SCALE: 120'
VERTICAL SCALE:

INITIAL ISSUE: 03/17/2025
REVISIONS:

PREPARED FOR:

SUMMERGATE COMPANIES LLC

17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA 55044

DEIS PROPERTY

DAHLGREN TOWNSHIP, MINNESOTA

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TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

ALTA/NSPS LAND TITLE
SURVEY

PROJECT NUMBER: 0044482.00

SHEET NUMBER:

1

OF

1

DATE: 03/17/2025