

RESOLUTION OF THE CITY OF MANKATO APPROVING ANNEXATION OF
PROPERTY IN ACCORDANCE WITH THE ORDERLY ANNEXATION AGREEMENT
WITH MANKATO TOWNSHIP

WHEREAS, a petition has been submitted by the owner of property described that part of the Northwest Quarter of the Southwest Quarter of Section 15, Township 108 North Range 26 West, Blue Earth County, Minnesota, described as:

Commencing at the northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 15; thence North 89 degrees 07 minutes 04 seconds East (Minnesota County Coordinate System – Blue Earth County Zone – HARN NAD – 1996) along the north line of the Northwest Quarter of the Southwest Quarter of Section 15, a distance of 154.73 feet to an iron pipe monument designating the southwest corner of Outlot A, Mankato Heights Plaza, according to the plat thereof on file and of record with the Blue Earth County Recorder, said point being the point of beginning; thence continuing North 89 degrees 07 minutes 04 seconds East, along said north line, the same being the south line of said Mankato Heights Plaza and the south line of Lowe's Addition, according to the plat thereof on file and of record with the Blue earth County Recorder, a distance of 1167.96 feet to the northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 15; thence South 00 degrees 09 minutes 13 seconds East, along the east line of the Northwest Quarter of the Southwest Quarter of said Section 15, a distance of 1241.96 feet to the northeast corner of Hoffman Road according to the plat of Cougar East, on file and of record with the Blue Earth County Recorder; thence South 89 degrees 09 minutes 34 seconds West, along the northerly right of way line of said Hoffman Road, 60.01 feet; thence North 45 degrees 29 minutes 49 seconds West, along the northerly right of way line of said Hoffman Road, 140.57 feet; thence South 89 degrees 09 minutes 34 seconds West, along the northerly right of way line of said Hoffman Road, 60.00 feet; thence South 44 degrees 30 minutes 11 seconds West, along the northerly right of way line of said Hoffman Road, 142.27 feet; thence South 89 degrees 09 minutes 34 seconds West, along the northerly right of way line of said Hoffman Road, 548.11 feet to the northwest corner of Hoffman Road as per the plat of Cougar East; thence North 00 degrees 19 minutes 34 seconds West, along the northerly right of way line of Hoffman Road according to the plat of Highway 22 Subdivision, on file and of record with the Blue earth County Recorder, 2.80 feet; thence South 89 degrees 40 minutes 26 seconds West, along the northerly right of way line of said Hoffman Road 302.83 feet; thence North 00 degrees 00 minutes 44 seconds West, along the easterly right of way line of Trunk Highway No. 22, according to said Highway 22 Subdivision, 1217.73 feet to the point of curvature of a circular curve to the left; thence northerly, along a 23018.31 feet foot radius curve, central angle = 0 degrees 02 minutes 40 seconds, an arc distance 17.90 feet to the point of beginning; and

WHEREAS, the property is legally described in the attached petition; and

WHEREAS, the annexation of the property is being requested in order for city services to be extended for future development of the area; and

WHEREAS, there are zero (0) people living on the subject property; and

WHEREAS, the Council of the City of Mankato finds that it is in the best interest of the City to support such annexation.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Mankato, Minnesota, hereby states that the City has no objection to the annexation of the following described property in Exhibit A and the City of Mankato hereby annexes said property per M.S. 414.0325.

Upon receipt of this resolution and an annexation petition approved by each party to the joint resolution, the Municipal Board may review and comment, but shall, within thirty (30) days, order annexation in accordance with the terms of this joint resolution when an annexation petition is presented to the Municipal Board.

Passed this 22nd day of August, 2016




Mayor

ATTEST: Renee Kopischke
Executive Secretary

thence South 89 degrees 09 minutes 34 seconds West, along the northerly right of way line of said Hoffman Road, 548.11 feet to the northwest corner of Hoffman Road as per the plat of Cougar East; thence North 00 degrees 19 minutes 34 seconds West, along the northerly right of way line of Hoffman Road according to the plat of Highway 22 Subdivision, on file and of record with the Blue earth County Recorder, 2.80 feet; thence South 89 degrees 40 minutes 26 seconds West, along the northerly right of way line of said Hoffman Road 302.83 feet; thence North 00 degrees 00 minutes 44 seconds West, along the easterly right of way line of Trunk Highway No. 22, according to said Highway 22 Subdivision, 1217.73 feet to the point of curvature of a circular curve to the left; thence northerly, along a 23018.31 feet foot radius curve, central angle = 0 degrees 02 minutes 40 seconds, an arc distance 17.90 feet to the point of beginning.

Containing 32.93 acres.

Date 8-17-16

Signature 
Clerk

RECEIVED

by OAH on August 25, 2016

TO: Department of Administration
Municipal Boundary Adjustments
300 Centennial Office Building
658 Cedar Street
St. Paul, MN 55155

RE: Orderly Annexation Petition: Mankato Hilldale Annexation

Proposed Annexation to the City of Mankato

Ladies and Gentlemen:

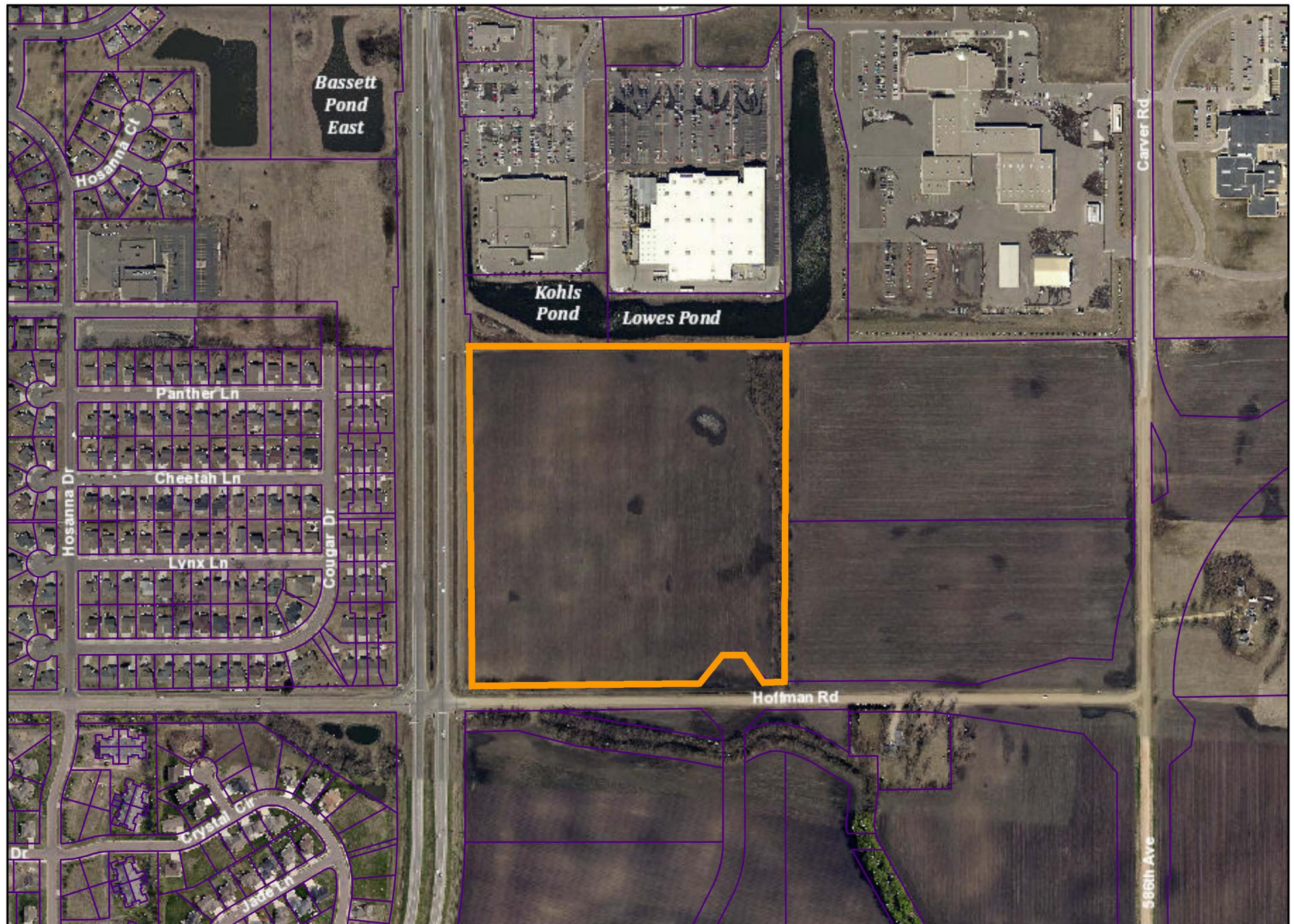
The Town Board of Mankato Township, Blue Earth County, pursuant to a resolution duly adopted by the town board Aug. 17, 2016 hereby states that Mankato Township has no objection to the annexation of the following described land to the City of Mankato per M.S. 414.0325 and the Joint Resolution for Orderly Annexation between the City of Mankato and Mankato Township.

WHEREAS, a petition has been submitted by the owner of property described That the petitioner is the fee owner of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit:

That part of the Northwest Quarter of the Southwest Quarter of Section 15, Township 108 North Range 26 West, Blue Earth County, Minnesota, described as:

Commencing at the northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 15; thence North 89 degrees 07 minutes 04 seconds East (Minnesota County Coordinate System – Blue Earth County Zone – HARN NAD – 1996) along the north line of the Northwest Quarter of the Southwest Quarter of Section 15, a distance of 154.73 feet to an iron pipe monument designating the southwest corner of Outlot A, Mankato Heights Plaza, according to the plat thereof on file and of record with the Blue Earth County Recorder, said point being the point of beginning; thence continuing North 89 degrees 07 minutes 04 seconds East, along said north line, the same being the south line of said Mankato Heights Plaza and the south line of Lowe's Addition, according to the plat thereof on file and of record with the Blue earth County Recorder, a distance of 1167.96 feet to the northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 15; thence South 00 degrees 09 minutes 13 seconds East, along the east line of the Northwest Quarter of the Southwest Quarter of said Section 15, a distance of 1241.96 feet to the northeast corner of Hoffman Road according to the plat of Cougar East, on file and of record with the Blue Earth County Recorder; thence South 89 degrees 09 minutes 34 seconds West, along the northerly right of way line of said Hoffman Road, 60.01 feet; thence North 45 degrees 29 minutes 49 seconds West, along the northerly right of way line of said Hoffman Road, 140.57 feet; thence South 89 degrees 09 minutes 34 seconds West, along the northerly right of way line of said Hoffman Road, 60.00 feet; thence South 44 degrees 30 minutes 11 seconds West, along the northerly right of way line of said Hoffman Road, 142.27 feet;

General Location Map



Date: May 2016

Author: Mark Konz

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

MANKATO HILDALE ADDITION

CITY OF MANKATO
BLUE EARTH COUNTY, MINNESOTA

INSTRUMENT OF DEDICATION

Know all men by these present that we, Michael A. Drummer and Julie K. Drummer, husband and wife, fee owners of the following described property to wit:

That part of the Northwest Quarter of the Southwest Quarter of Section 15, Township 108 North Range 26 West, Blue Earth County, Minnesota, described as:

Commencing at the northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 15; thence North 89 degrees 07 minutes 04 seconds East (Minnesota County Coordinate System - Blue Earth County Zone - HARN NAD - 1996) along the north line of the Northwest Quarter of the Southwest Quarter of Section 15, a distance of 154.73 feet to an iron pipe monument designating the southwest corner of Outlot A, Mankato Heights Plaza, according to the plat thereof on file and of record with the Blue Earth County Recorder, said point being the point of beginning; thence continuing North 89 degrees 07 minutes 04 seconds East, along said north line, the same being the south line of said Mankato Heights Plaza and the south line of Lowe's Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder, a distance of 1167.96 feet to the northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 15; thence South 00 degrees 09 minutes 13 seconds East, along the east line of the Northwest Quarter of the Southwest Quarter of said Section 15, a distance of 1241.96 feet to the northeast corner of Hoffman Road according to the plat of Cougar East, on file and of record with the Blue Earth County Recorder; thence South 89 degrees 09 minutes 34 seconds West, along the northerly right of way line of said Hoffman Road, 60.01 feet; thence North 45 degrees 29 minutes 49 seconds West, along the northerly right of way line of said Hoffman Road, 140.57 feet; thence South 89 degrees 09 minutes 34 seconds West, along the northerly right of way line of said Hoffman Road, 60.00 feet; thence South 44 degrees 30 minutes 11 seconds West, along the northerly right of way line of said Hoffman Road, 142.27 feet; thence South 89 degrees 09 minutes 34 seconds West, along the northerly right of way line of said Hoffman Road, 548.11 feet to the northwest corner of Hoffman Road as per the plat of Cougar East; thence North 00 degrees 19 minutes 34 seconds West, along the northerly right of way line of Hoffman Road according to the plat of Highway 22 Subdivision, on file and of record with the Blue Earth County Recorder, 2.80 feet; thence South 89 degrees 40 minutes 26 seconds West, along the northerly right of way line of said Hoffman Road 302.83 feet; thence North 00 degrees 00 minutes 44 seconds West, along the easterly right of way line of Trunk Highway No. 22, according to said Highway 22 Subdivision, 1217.73 feet to the point of curvature of a circular curve to the left; thence northerly, along a 23018.31 feet foot radius curve, central angle = 0 degrees 02 minutes 40 seconds, an arc distance 17.90 feet to the point of beginning. Containing 32.93 acres.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area MANKATO HILDALE ADDITION, and that we dedicate to the public use the public ways and easements as shown hereon.

Dated this _____ day of _____, 2016 by Michael A. Drummer and Julie K. Drummer, husband and wife, fee owners.

Michael A. Drummer

Julie K. Drummer

NOTARY CERTIFICATE

On this the ____ day of _____, 2016, before me a Notary Public within and for said County, personally appeared Michael A. Drummer and Julie K. Drummer, husband and wife, known by me to be the persons named in the foregoing instrument and who did acknowledge said instrument to be their act and deed.

Notary Public

SURVEYOR'S CERTIFICATE

I, Warren P. Smith, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat of MANKATO HILDALE ADDITION; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments indicated on this plat have been, or will be set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2016.

Warren P. Smith, Licensed Land Surveyor
Minnesota License No. 14701

On this the ____ day of _____, 2016, before me a Notary Public in and for said County, personally appeared Warren P. Smith, and being duly sworn did say that he has executed the foregoing instrument.

APPROVALS

Notary Public

Be it known that on this the ____ day of _____, 2016, the Planning Commission of the City of Mankato did duly review this plat of MANKATO HILDALE ADDITION.

Chair person:

Secretary:

Be it known that on this the ____ day of _____, 2016, the City Council of the City of Mankato did duly approve this plat of MANKATO HILDALE ADDITION, and that, as per Minnesota Statutes 505.03 Subd. 2, this plat has been submitted to and written comments and recommendations have been received from the Commissioner of Transportation and the Blue Earth County Engineer.

Mayor:

Clerk:

TITLE OPINION

I, Justin P. Weinberg, Licensed Attorney, State of Minnesota, do hereby certify that the owners as indicated hereon represents all ownership interest in the land encompassed by this plat.

Justin P. Weinberg, Licensed Attorney

TAXPAYER SERVICES DEPARTMENT

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the ____ day of _____, 2016.

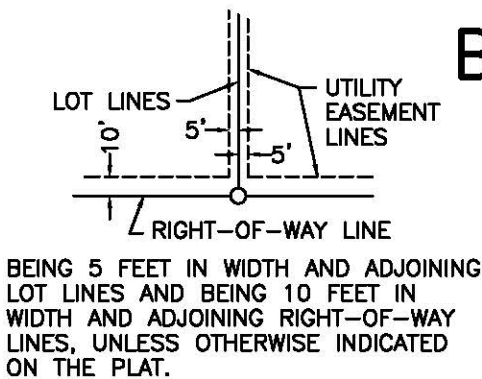
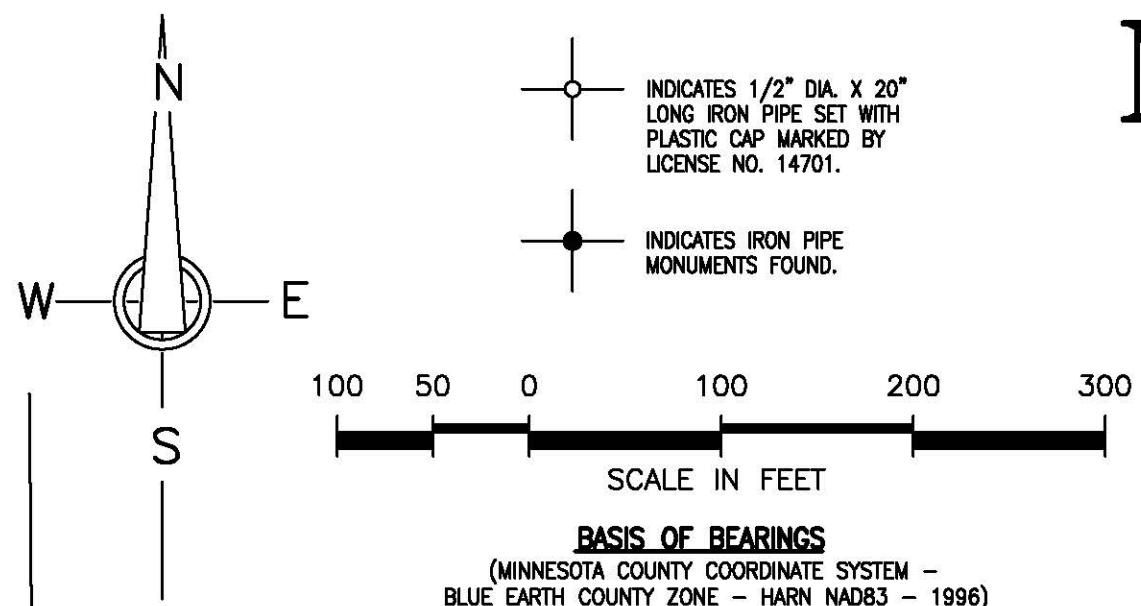
Taxpayer Services Director

COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the ____ day of _____, 2016, at ____ o'clock, ____ m., and that it was duly recorded on _____ Plots, Number _____

County Recorder

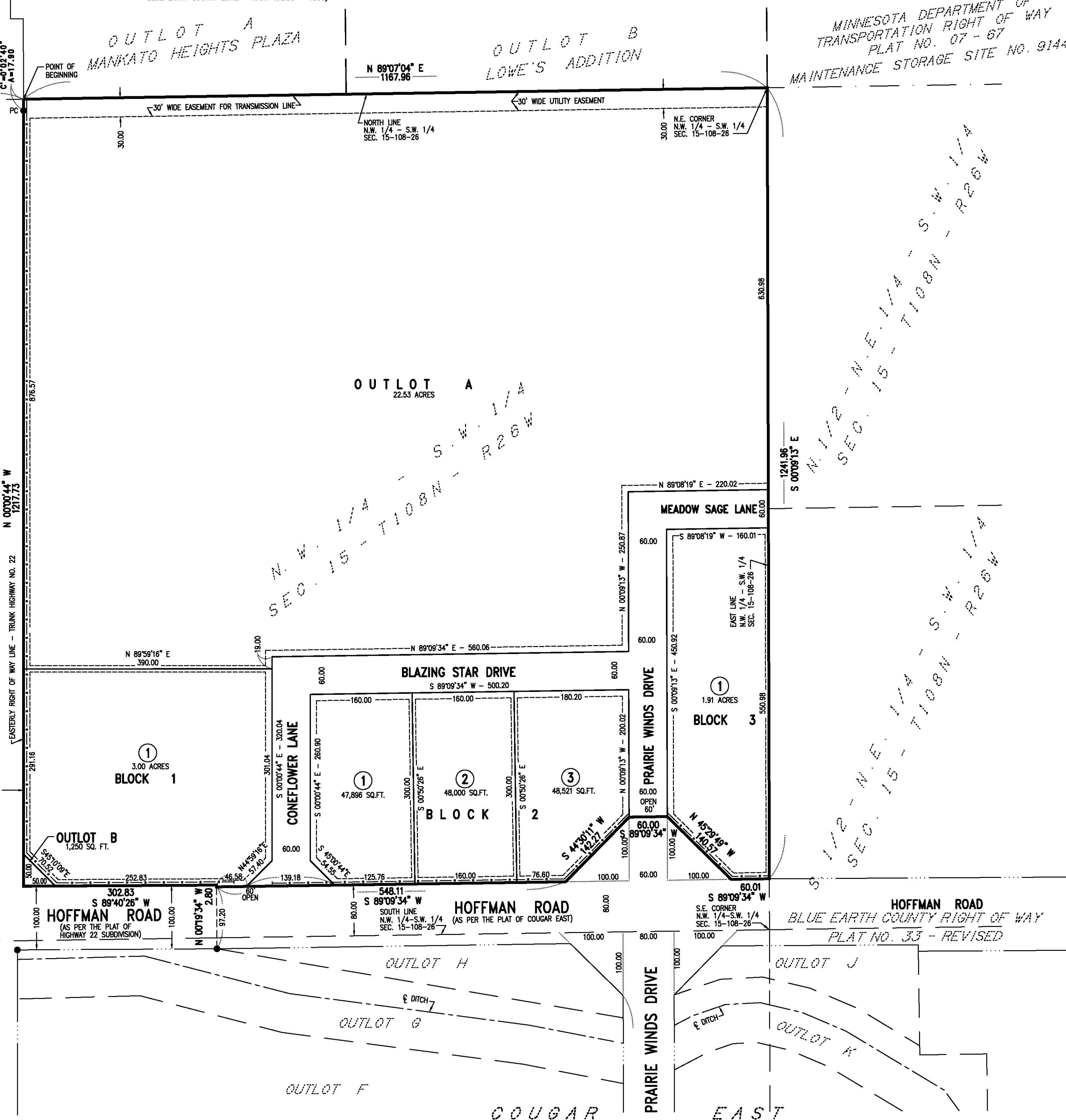
THIS PLAT WAS PREPARED BY SURVEY SERVICES, INC.



LEGEND
A=100.00'
R=100.00'
C=90°00'00"
PC
PT
INDICATES
INDICATES
INDICATES
INDICATES
INDICATES
INDICATES
ARC DISTANCE
RADIUS LENGTH
CENTRAL ANGLE
POINT OF CURVATURE
POINT OF TANGENCY
CONTROLLED ACCESS

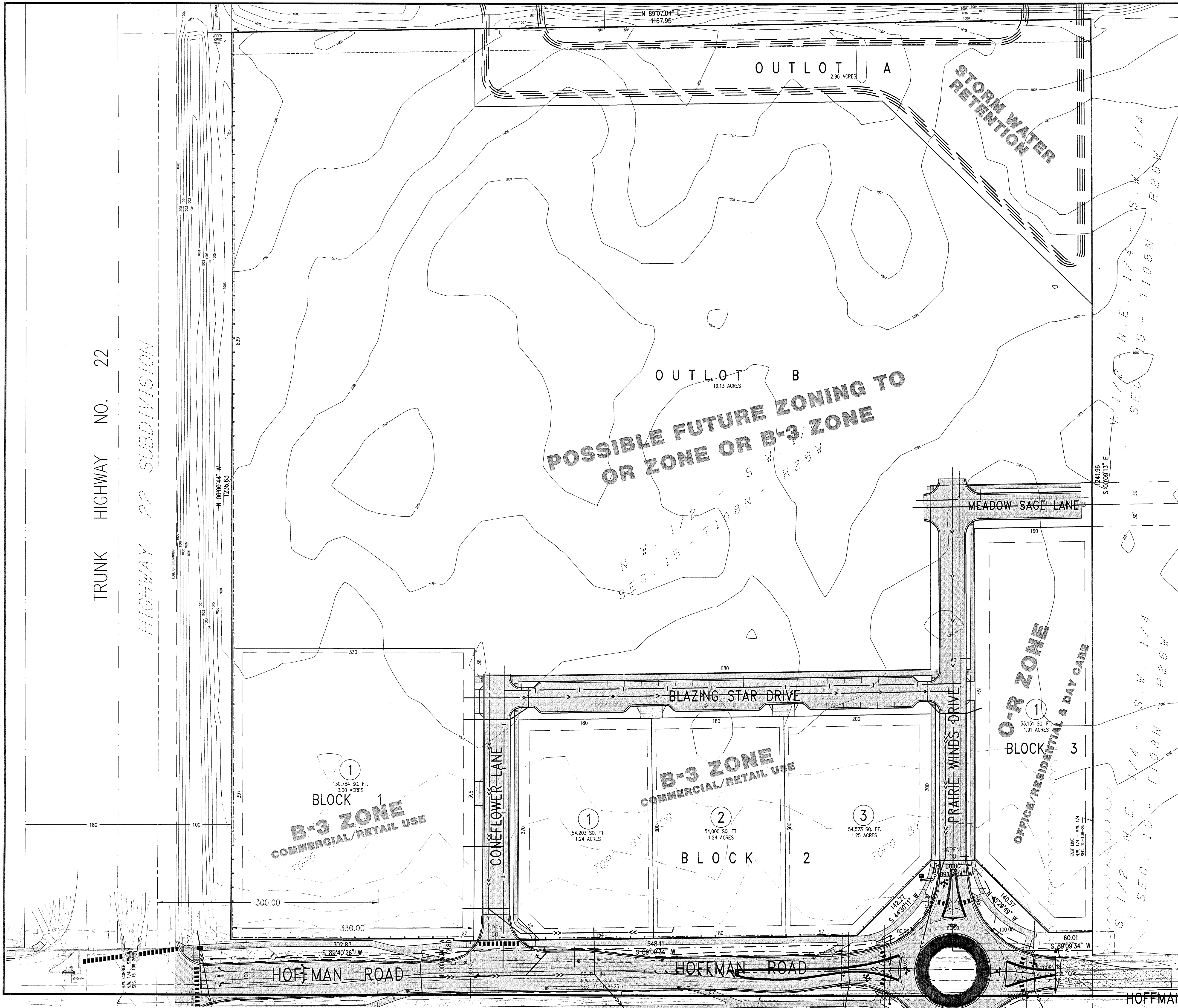
MINNESOTA DEPARTMENT OF
TRANSPORTATION RIGHT OF WAY
PLAT NO. 07-67
MAINTENANCE STORAGE SITE NO. 91445

N 1/2 - N.E. 1/4 - S.W. 1/4
SEC. 15 - T108N - R26W



TRUNK HIGHWAY NO. 22

HIGHWAY 22 SUBDIVISION



PROPERTY ZONED T
PROPOSED TO RE-ZONE B-3

HIGHWAY BUSINESS DISTRICT
SETBACK REQUIREMENTS - CITY OF MANKATO
BUILDING SETBACKS
FRONT 15 FEET
SIDE 6 FEET
REAR 6 FEET

IMPERVIOUS PARKING & STORAGE SURFACE SETBACKS
FRONT 15 FEET
SIDE 3 FEET
REAR 3 FEET

MINIMUM LOT SIZE = 10,000 SQ. FT.
MINIMUM STREET FRONTAGE = 150 FEET
MAXIMUM GROUND COVERAGE = 75% COVERAGE BY ALL STRUCTURES

I hereby certify that this survey, plan, specification,
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.

Signature: *Warren P. Smith*
Print Name: WARREN P. SMITH
Date: 5/03/16 License No. 14701

MANKATO HILLDALE ADDITION

PRELIMINARY PLAT
MANKATO, MINNESOTA

PART OF THE N.W. 1/4-S.W. 1/4
SEC. 15, T108N-R26W

FOR: DRUMMER, MIKE
SCALE: 1"=60' DATE: MAY, 2016 F.B.: FILE 16027