

# VOGEL & GORMAN, PLC

Admitted in Minnesota & Wisconsin

\*GEORGE F. VOGEL  
RICHARD D. GORMAN

Admitted in Minnesota  
ADAM J. LODERMEIER

\*Qualified Neutral for Arbitrations and Mediations

ATTORNEYS-AT-LAW

Masonic Building - Fourth and East Ave.

P.O. Box 39

RED WING, MN 55066-0039

Phone: 651-388-2833 or 651-388-1511

Retired

THOMAS A. ERDMANN

MILTON I. HOLST - (1900-1985)

ARNOLD F. VOGEL - (1903-1997)

FACSIMILE: 651-388-2836

www.vogelgormanplc.com

June 2, 2015

REC'D BY  
MBA

JUN 03 2015

Star Holmman  
Office of Administrative Hearings  
PO Box 64620  
St. Paul, MN 55164-0620

**Re: The Matter of the Annexation of Certain Property to the City of Goodhue from  
Goodhue Township**

Dear Star:

This will follow up on our telephone conversation of today. I am enclosing for your review a joint petition for annexation of property to the city of Goodhue. Please note that this is a joint petition that has been agreed to between the Goodhue Township and the city of Goodhue.

In addition, I am providing you with letters from AgPartners Coop and Stehr Farms, who are the owners of all of the property in Parcel A. We are only requesting that the Parcel A be annexed at this time because that is the agreement.

Finally, I am enclosing a survey of the property which we had done. Again, at this time, we are only annexing Parcel A on the description.

According to our conversation there is a \$360.00 filing fee which I am also remitting at this time. If you have any further questions, please feel free to give me a call. It is my understanding that this process will go relatively quickly if the Judge is around and I appreciate that as one of the property owners is going to be building a substantial building on the property and would like to have this accomplished as soon as we can.

Thank you.

Very truly yours,

VOGEL & GORMAN, PLC



Richard D. Gorman  
Attorney at Law  
RDG/mkm  
Enclosures

cc Dale Dicke c/o Goodhue Township  
Lori Agre  
Kerry Bien  
Greg Schwanbeck c/o Ag Partners

REC'D BY  
MBA

JUN 03 2015

**IN THE MATTER OF THE ORDERLY ANNEXATION BETWEEN  
THE CITY OF GOODHUE AND GOODHUE TOWNSHIP  
PURSUANT TO MINNESOTA STATUTES § 414.0325**

*WHEREAS, a request from all of the property owners of the area proposed for designation and immediate annexation was received.*

**WHEREAS,** the City of Goodhue and Goodhue Township jointly agree to designate and request the immediate annexation of the following described land located within Goodhue Township to the City of Goodhue, County of Goodhue, Minnesota;

**See Exhibit A**

and

**WHEREAS,** the City of Goodhue and Goodhue Township are in agreement as to the orderly annexation of the unincorporated land described; and

**WHEREAS,** Minnesota § 414.0325 provides a procedure whereby the City of Goodhue and Goodhue Township may agree on a process of orderly annexation of a designated area; and

**WHEREAS,** the City of Goodhue and Goodhue Township have agreed to all the terms and conditions for the annexation of the above-described lands; and the signatories hereto agree that no alternation of the designated area is appropriate and no consideration by the Chief Administrative Law Judge is necessary. The Chief Administrative Law Judge may review and comment, but shall within thirty (30) days, order the annexation in accordance with the terms of the resolution.

**NOW, THEREFORE, BE IT RESOLVED,** jointly by the City Council of the City of Goodhue and the Township Board of Goodhue Township as follows:

1. **(Property.)** That the following described land is subject to orderly annexation pursuant to Minnesota Statutes § 414.0325, and that the parties hereto designate the area for orderly annexation; and agree that the land be immediately annexed:

**See Exhibit A**

2. **(Acreage/ Population/ Usage.)** That the orderly annexation area consists of approximately 90 acres, the population in the area is 0, and the land use type is agricultural.
3. **(Jurisdiction.)** That Goodhue Township and the City of Goodhue, by submission of this joint resolution to the Municipal Boundary Adjustment Unit of the Office of

Administrative Hearings, confers jurisdiction upon the Chief Administrative Law Judge so as to accomplish said orderly annexation in accordance with the terms of this resolution.

4. **(Municipal Reimbursement.)** Minnesota Statutes § 414.036.  
 a. **Reimbursement to Towns for lost taxes on annexed property.**

The City of Goodhue and Goodhue Township agree that the following formula shall be used for reimbursement of lost taxes on the annexed property:

	Goodhue Township	City of Goodhue
2015	100% of Taxes of 2015	0% of Taxes of 2015
2016	80 % of Taxes of 2015	20% of Taxes of 2015
2017	60% of Taxes of 2015	40% of Taxes of 2015
2018	40% of Taxes of 2015	60% of Taxes of 2015
2019	20% of Taxes of 2015	80% of Taxes of 2015
2020	0% of Taxes of 2015	100% of Taxes of 2015
2021		100% and All Future Taxes

**b. Assessments and Debt.**

The City of Goodhue and Goodhue Township agree that there are no assessments or debts attributable to the property

5. **(Review and Comment.)** The City of Goodhue and Goodhue Township agree that upon receipt of this resolution, passes and adopted by each party, the Chief Administrative Law Judge may review and comment, but shall within thirty (30) days, order the annexation in accordance with the terms of the resolution.

Adopted by affirmative vote of all the members of the Goodhue Township Board of Supervisors this 30 day of May, 2015.

GOODHUE TOWNSHIP

ATTEST

By: Dale Diche  
 Chairperson  
 Board of Supervisor

By: [Signature]  
 Township Clerk

Adopted by affirmative vote of the City Council of Goodhue this 27<sup>th</sup> day of May, 2015.

CITY OF GOODHUE

ATTEST:

By:   
Mayor

By:   
City Administrator

Approved this 27<sup>th</sup> day of May, 2015

REC'D BY  
MBA

JUN 03 2015

### PROPOSED LEGAL DESCRIPTION PARCEL A

That part of the South 3/4 of the Northwest Quarter and part of the South 3/4 of the Northeast Quarter of Section 28, Township 111, Range 15, Goodhue County, Minnesota, described as follows:

Commencing at the north quarter corner of said Section 28; thence South 00 degrees 00 minutes 36 seconds East, assumed bearing, along the north-south quarter line of said Section 28, a distance of 1363.68 feet to the south line of the Richard R. Mehrkens property described in Goodhue County Document Number 389956; thence North 89 degrees 56 minutes 21 seconds West, along the south line of said Mehrkens property, a distance of 177.07 feet to an iron pipe at the southwest corner of said Mehrkens property; thence North 00 degrees 03 minutes 39 seconds East, along the west line of said Mehrkens property, a distance of 275.00 feet to an iron pipe at the northwest corner of said Mehrkens property, also being on the south line of Viola Lane, as platted and designated in Countryside Manor 2, according to the recorded plat thereof, on file in the Goodhue County Records Office; thence North 89 degrees 56 minutes 21 seconds West, along said south line of Viola Lane, a distance of 478.79 feet to the southwest corner of said Countryside Manor 2; thence continuing North 89 degrees 56 minutes 21 seconds West 256.95 feet to the northwest corner of the property described in Document Number 610957, Goodhue County Records Office; thence South 0 degrees 03 minutes 39 seconds West along the west line of said Document Number 610957 a distance of 1069.79 feet to the southwest corner thereof; thence South 89 degrees 48 minutes 38 seconds East along the south line of said Document Number 610957 a distance of 1035.18 feet to the southeast corner thereof; thence North 13 degrees 05 minutes 53 seconds East along the easterly line of said Document Number 610957 and its northerly extension 474.54 feet to the intersection with a line parallel with and 640.00 feet south of the south line of Edwin C. Anderson Addition, according to the recorded plat thereof; thence South 89 degrees 56 minutes 21 seconds East along said parallel line 81.75 feet to the westerly line of the former Chicago Great Western Railroad property; thence South 12 degrees 15 minutes 13 seconds East along said westerly line of the former railroad property 959.75 feet to the south line of said Northeast Quarter; thence North 89 degrees 48 minutes 38 seconds West along the south line of said Northeast Quarter and Northwest Quarter 3158.17 feet to the southwest corner of said Northwest Quarter; thence North 0 degrees 06 minutes 09 seconds West along the west line of said Northwest Quarter 1971.86 feet to the northwest corner of said South 3/4 of the Northwest Quarter; thence South 89 degrees 54 minutes 22 seconds East along the north line of said South 3/4 of the Northwest Quarter 1222.33 feet to the intersection with the southerly extension of the west line of Matthees 2nd Addition, according to the recorded plat thereof; thence South 0 degrees 02 minutes 19 seconds West along said southerly extension 400.73 feet to a point 695.68 feet south of the southwest corner of said Matthees 2nd Addition; thence South 89 degrees 56 minutes 58 seconds East 769.61 feet to the southwest corner of said Edwin C. Anderson Addition; thence South 0 degrees 03 minutes 34 seconds West along the west line of said Countryside Manor 2 a distance of 30.16 feet to the point of beginning.

Subject to easements of record.

REC'D BY  
MBA

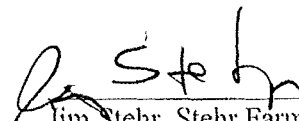
JUN 03 2015

May 27, 2015

To Whom it May Concern:

We, Mike Stehr and Jim Stehr, on behalf of Stehr Farms, hereby jointly petition along with the City of Goodhue and Goodhue Township to annex the property described in the attached Exhibit A to the City of Goodhue. If you have any further questions, please feel free to contact me.

  
\_\_\_\_\_  
Mike Stehr, Stehr Farms

  
\_\_\_\_\_  
Jim Stehr, Stehr Farms

**PROPOSED LEGAL DESCRIPTION PARCEL A**

That part of the South 3/4 of the Northwest Quarter and part of the South 3/4 of the Northeast Quarter of Section 28, Township 111, Range 15, Goodhue County, Minnesota, described as follows:

Commencing at the north quarter corner of said Section 28; thence South 00 degrees 00 minutes 36 seconds East, assumed bearing, along the north-south quarter line of said Section 28, a distance of 1363.68 feet to the south line of the Richard R. Mehrkens property described in Goodhue County Document Number 389956; thence North 89 degrees 56 minutes 21 seconds West, along the south line of said Mehrkens property, a distance of 177.07 feet to an iron pipe at the southwest corner of said Mehrkens property; thence North 00 degrees 03 minutes 39 seconds East, along the west line of said Mehrkens property, a distance of 275.00 feet to an iron pipe at the northwest corner of said Mehrkens property, also being on the south line of Viola Lane, as platted and designated in Countryside Manor 2, according to the recorded plat thereof, on file in the Goodhue County Records Office; thence North 89 degrees 56 minutes 21 seconds West, along said south line of Viola Lane, a distance of 478.79 feet to the southwest corner of said Countryside Manor 2; thence continuing North 89 degrees 56 minutes 21 seconds West 256.95 feet to the northwest corner of the property described in Document Number 610957, Goodhue County Records Office; thence South 0 degrees 03 minutes 39 seconds West along the west line of said Document Number 610957 a distance of 1069.79 feet to the southwest corner thereof; thence South 89 degrees 48 minutes 38 seconds East along the south line of said Document Number 610957 a distance of 1035.18 feet to the southeast corner thereof; thence North 13 degrees 05 minutes 53 seconds East along the easterly line of said Document Number 610957 and its northerly extension 474.54 feet to the intersection with a line parallel with and 640.00 feet south of the south line of Edwin C. Anderson Addition, according to the recorded plat thereof; thence South 89 degrees 56 minutes 21 seconds East along said parallel line 81.75 feet to the westerly line of the former Chicago Great Western Railroad property; thence South 12 degrees 15 minutes 13 seconds East along said westerly line of the former railroad property 959.75 feet to the south line of said Northeast Quarter; thence North 89 degrees 48 minutes 38 seconds West along the south line of said Northeast Quarter and Northwest Quarter 3158.17 feet to the southwest corner of said Northwest Quarter; thence North 0 degrees 06 minutes 09 seconds West along the west line of said Northwest Quarter 1971.86 feet to the northwest corner of said South 3/4 of the Northwest Quarter; thence South 89 degrees 54 minutes 22 seconds East along the north line of said South 3/4 of the Northwest Quarter 1222.33 feet to the intersection with the southerly extension of the west line of Matthees 2nd Addition, according to the recorded plat thereof; thence South 0 degrees 02 minutes 19 seconds West along said southerly extension 400.73 feet to a point 695.68 feet south of the southwest corner of said Matthees 2nd Addition; thence South 89 degrees 56 minutes 58 seconds East 769.61 feet to the southwest corner of said Edwin C. Anderson Addition; thence South 0 degrees 03 minutes 34 seconds West along the west line of said Countryside Manor 2 a distance of 30.16 feet to the point of beginning.

Subject to easements of record.



REC'D BY  
MBA

JUN 03 2015

May 27, 2015

To Whom it May Concern:

I, Greg Schwanbeck, on behalf of AgPartners, hereby jointly petition along with the City of Goodhue and Goodhue Township to annex the property described in the attached Exhibit A to the City of Goodhue. If you have any further questions, please feel free to contact me.



Greg Schwanbeck, AgPartners

**PROPOSED LEGAL DESCRIPTION PARCEL A**

That part of the South 3/4 of the Northwest Quarter and part of the South 3/4 of the Northeast Quarter of Section 28, Township 111, Range 15, Goodhue County, Minnesota, described as follows:

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Subject to easements of record.

NORTHWEST COR.  
SEC. 28, TWP. 111, RGE. 15  
(GOODHUE CO. MON.)

**GOODHUE COUNTY ROAD NO.**

**WATHEES 2ND**

REC'D BY  
MBA  
**JUN 03 2015**

NW COR. OF S 3/4  
OF NW 1/4 SEC. 28

SOUTH LINE OF N 1/2 OF N 1/2  
OF NW 1/4 AND NORTH LINE OF  
S 3/4 OF NW 1/4 SEC. 28-111-15

**S 89°54'22" E 1222.33**

SOUTH CITY LIMITS LINE OF  
GOODHUE AS DETERMINED  
BY TAX STATEMENTS

S 00°02'19" W  
236.65  
S 00°02'19" W  
294.95

400.73  
S 00°02'19" W  
695.68

**S 89°56'58" E 769.61**

SW COR. EDWIN  
C. ANDERSON ADD.

NW COR. OF DOC.  
NO. 610957

**256.95  
N 89°56'21" W**

SW COR. COUNTRYSIDE  
MANOR 2

**PARCEL A  
90.91 ACRES**

WEST LINE OF  
NW 1/4 SEC. 28

**N 00°06'09" W**

**1971.86**

**1069.79**

**S 00°03'39" W**

SOUTH LINE OF  
NW 1/4 SEC. 28

**N 89°48'38" W**

SW COR. OF DOC.  
NO. 610957

NORTH 1/4 COR.  
SEC. 28, TWP. 111, RGE. 15  
(GOODHUE CO. MON.)

NO. 9

2ND ADDITION

COUNTRYSIDE MANOR 2

SOUTH LINE OF N 1/4 OF  
NE 1/4 AND NORTH LINE OF  
S 3/4 OF NE 1/4 SEC. 28-111-15

SOUTH CITY LIMITS LINE OF  
GOODHUE AS DETERMINED  
BY TAX STATEMENTS

SW COR. EDWIN  
C. ANDERSON ADD.

NORTH-SOUTH 1/4 LINE

SOUTH LINE EDWIN  
C. ANDERSON ADD.

S 00°03'34" W  
30.16

S 00°00'36" E

FORMER  
CHICAGO

S 89°58'01" W  
218.04

MINNESOTA DEPARTMENT OF  
TRANSPORTATION RIGHT OF WAY PLAT NO. 25-30

PARCEL  
ACRES B.

(STATE HIGHWAY NO. 58)

WAY PLAT NO. 25-30

WESTERLY LINE OF  
RIGHT OFWAY PLAT NO. 25-30

EASTERLY LINE OF  
FORMER RAILROAD

GREAT WESTERN  
RAILROAD S 12°15'13" E

S 12°15'13" E

WESTERLY LINE OF  
FORMER RAILROAD

PROPERTY

9.61  
256.95  
N 89°56'21" W

N 89°56'21" W 478.79

SOUTH LINE  
VIOLA LANE

N 00°03'39" E  
275.00

WEST LINE  
MEHRKENS PROP.

SW CORNER  
MEHRKENS PROP.

SOUTH LINE  
MEHRKENS PROP.

DOCUMENT NO. 536406

N 89°56'21" W  
177.07

S 64°0'0" E

N 13°05'53" E  
474.54

SE COR. OF DOC.  
NO. 610957

1069.79  
S 00°03'39" W

DOCUMENT NO. 610957

S 89°48'38" E

1035.18

SW COR. OF DOC.  
NO. 610957

SW COR. OF NE  
1/4 SEC. 28

616.66

463.66

102.41

354.99

S 89°48'38" E

3158.17

BROADWAY

STREET

100

13.67

2024.53

100

959.75

827.30

506.19

B27

B28

B29

B26

28

38

S

N

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Subject to easements of record.

**PROPOSED LEGAL DESCRIPTION PARCEL B**

That part of the South 3/4 of the Northeast Quarter of Section 28, Township 111, Range 15, Goodhue County, Minnesota, described as follows:

Commencing at the southwest corner of said Northeast Quarter; thence South 89 degrees 48 minutes 38 seconds East, assumed bearing, along the south line thereof 616.66 feet to the easterly line of the former Chicago Great Western Railroad property and the point of beginning of the land to be described; thence continuing South 89 degrees 48 minutes 38 seconds East 354.99 feet to corner B26 of Minnesota Department Of Transportation Right Of Way Plat No. 25-30; thence northerly 726.57 feet along a nontangential curve concave to the west, radius of 7539.44 feet, central angle of 5 degrees 31 minutes 18 seconds and a chord that bears North 14 degrees 52 minutes 34 seconds West to corner B27 of said right of way plat; thence North 14 degrees 48 minutes 22 seconds West along the westerly line of said right of way plat 506.19 feet to corner B28; thence North 17 degrees 38 minutes 54 seconds West along the westerly line of said right of way plat 827.30 feet to the north line of said South 3/4 of the Northeast Quarter; thence South 89 degrees 58 minutes 01 second West along said north line 218.04 feet to said easterly line of the former railroad; thence South 12 degrees 15 minutes 13 seconds East along said easterly line of the former railroad 2024.53 feet to the point of beginning.

Subject to easements of record.

- DENOTES SET IRON PIPE WITH PLASTIC CAP MARKED RLS 16998
- DENOTES FOUND IRON
- DENOTES RESTRICTED ACCESS CONTROL



GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

OF  
28-111-15

OF  
)

25-30

SOUTH LINE OF  
NE 1/4 SEC. 28