

JOINT RESOLUTION OF THE CITY OF WACONIA AND THE TOWNSHIP OF WACONIA PURSUANT TO MINNESOTA STATUTES §414.0325, DESIGNATING AN UNINCORPORATED AREA IN NEED OF ORDERLY ANNEXATION, CONFERRING JURISDICTION OF THE AREA ON THE CHIEF ADMINISTRATOR LAW JUDGE OF THE MINNESOTA STATE OFFICE OF ADMINISTRATIVE HEARINGS, AND AGREEING TO IMMEDIATE ANNEXATION OF THE AREA TO THE CITY OF WACONIA.

City of Waconia Resolution No. 2021-167

Township of Waconia Resolution Date: 2-22-2021

TO: **Chief Administrative Law Judge
State Office of Administrative Hearings
Municipal Boundary Adjustments Unit
P.O. Box 64620
St. Paul, MN 55164-0620**

WHEREAS, the City of Waconia (the "City") and the Township of Waconia (the "Township") desire to enter into this Joint Resolution for Orderly Annexation to designate an area of the Township in need of orderly and immediate annexation for the purpose of bringing such area into the city limits, and

WHEREAS, the area to be annexed contains approximately 99.88 acres and adjoins the City, is urban or suburban in character, and the City is capable of providing services, if any, required by the area within a reasonable time, and

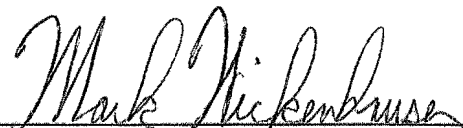
WHEREAS, it is deemed appropriate and in the best interests of both the City and the Township that said area be designated as in need of orderly annexation and be immediately annexed to the City, and


NOW, THEREFORE, pursuant to Minnesota Statutes §414.0325, be it **JOINTLY RESOLVED** and agreed by the City Council of the City of Waconia and the Board of Supervisors of the Township of Waconia, Carver County, Minnesota, as follows:

1. The area subject to this Joint Resolution and designated for orderly and immediate annexation is legally described on attached **Exhibit A** and depicted with cross-hatching on the map attached as **Exhibit B** (the "Land").
2. The area is in need of orderly annexation and is for the purpose of residential housing development.
3. This Joint Resolution confers jurisdiction on the chief administrative law judge over the annexation area and over the various provisions of this Joint Resolution.

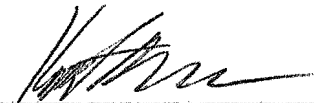
4. This Joint Resolution provides for the conditions of annexation. No alteration of the stated boundaries are appropriate and no consideration by the chief administrative law judge is necessary. The chief administrative law judge may review and comment, but shall, within 30 days, order the annexation in accordance with the terms of this resolution.
5. There will be no change in the electric service or cost resulting from the annexation.
6. That for purposes of real estate taxation, if the annexation becomes effective on or before August 1 of a levy year, the City of Waconia may levy on the annexed area beginning with the same levy year. If the annexation becomes effective after August 1 of a levy year, Waconia Township may continue to levy on the annexed area for that levy year, and the City of Waconia may not levy on the annexation area until the following levy year.
7. There are no special assessments assigned by the Township to the Land and no debt incurred by the Township prior to the annexation and attributable to the Land need to be reimbursed.
8. To the extent, if any, that the annexation area contains streets or roadways, the City shall be solely responsible for any maintenance or improvements after the annexation has been ordered.
9. Tax Reimbursement. Pursuant to Minnesota Statutes §414.036, the City and the Township acknowledge that the reimbursement for taxable property has been satisfied. The Developer and Township have agreed that a single payment of \$ 49,940.00 will be made to the Township for the taxable property annexed by this Joint Resolution. The payment has already been made and a copy of the Township's receipt acknowledging payment is attached as **Exhibit C** (the "Receipt").
10. The City and Township agree that in the event there are errors, omissions or any other problems with the legal descriptions provided in **Exhibit A** or mapping provided in **Exhibit B**, in the judgment of the Office of Administrative Hearings/Municipal Boundary Adjustments, the City and Township agree to make such corrections and file any additional documentation, including new exhibits making the corrections requested or required by the Office of Administrative Hearings/Municipal Boundary Adjustments as necessary to make effective the annexation of the Land in accordance with the terms of this Joint Resolution.
11. This Joint Resolution is effective upon approval and adoption by both the City Council of the City of Waconia and the Board of Supervisors of the Township of Waconia.

Passed and adopted by the **Board of Supervisors of the Township of Waconia** this 22 day of Feb., 2021.


Mark Wickenhauser, Chairman

ATTEST: 
Sue Goede, Clerk

Passed and adopted by the City Council of the City of Waconia this 1st day of March, 2021.


Kent Bloudek, Mayor

ATTEST: 
Jackie Schulze, Interim City Administrator/City Clerk

[https://mhs1aw.sharepoint.com/sites/dms2/45529/draftdocs/joint resolution - siegle.docx](https://mhs1aw.sharepoint.com/sites/dms2/45529/draftdocs/joint%20resolution%20-%20siegle.docx)

EXHIBIT A
Property Description

Parcel 1:

The South Half of the Northeast Quarter of Section 26, Township 116, Range 25, Carver County, Minnesota, EXCEPT the following three parcels:

- a) All that part platted as WATERFORD, Carver County, Minnesota.
- b) That part of the Southwest Quarter of the Northeast Quarter of Section 26, Township 116, Range 25, Carver County, Minnesota, described as follows:

Commencing at the southwest corner of Outlot C, Waterford 4th Addition, according to the recorded plat thereof, said Carver County, thence on a bearing of East, assumed bearing along the south line of said Outlot C, a distance of 257.78 feet to the point of beginning; thence continuing on a bearing of East along the south line of Out lot A, said Waterford 4th Addition, a distance of 54.50 feet; thence South 35 degrees 42 minutes 55 seconds west, a distance of 30.77 feet; thence northwesterly along a non-tangential curve concave to the southwest, having a central angle of 2 degrees 42 minutes 27 seconds, a radius of 936.79 feet for an arc distance of 44.27 feet to said south line of Outlot C and the point of beginning, the cord of said curve bears North 55 degrees 38 minutes 18 seconds West, Carver County, Minnesota.

- c) That part of the Northeast Quarter of Section 26, Township 116, Range 25, Carver County, Minnesota, described as follows:

Commencing at the southeast corner of said Northeast Quarter, thence North 00 degrees 25 minutes 43 seconds West, assumed bearing, along the east line of said Northeast Quarter, a distance of 496.23 feet to the actual POINT OF BEGINNING of the land to be described; thence South 89 degrees 34 minutes 17 seconds West, a distance of 124.46 feet; thence North 88 degrees 20 minutes 39 seconds West, a distance of 58.20 feet; thence North 85 degrees 21 minutes 11 seconds West, a distance of 58.20 feet; thence South 87 degrees 16 minutes 19 seconds West, a distance of 18.71 feet; thence North 80 degrees 53 minutes 32 seconds West, a distance of 80.43 feet; thence North 71 degrees 13 minutes 43 seconds West, a distance of 122.57 feet; thence North 69 degrees 53 minutes 18 seconds West, a distance of 75.00 feet; thence North 67 degrees 15 minutes 11 seconds West, a distance of 52.32 feet; thence North 64 degrees 33 minutes 32 seconds West, a distance of 52 feet; thence North 61 degrees 31 minutes 03 seconds West, a distance of 63.64 feet; thence North 58 degrees 27 minutes 11 seconds West, a distance of 57.82 feet; thence North 55 degrees 29 minutes 53 seconds West, a distance of 57.82 feet; thence North 52 degrees 07 minutes 50 seconds West, a distance of 76.61 feet; thence North 48 degrees 41 minutes 26 seconds West, a distance of 50.00 feet; thence North 45 degrees 30 minutes 25 seconds West, a distance of 73.11 feet; thence North 42 degrees 12 minutes 09 seconds West, a distance of 56.81 feet; thence North 41 degrees 14 minutes 53 seconds West, a distance of 487.09 feet; thence southwesterly, along a non-tangential curve, concave to the southeast, having a central angle of 06

degrees 16 minutes 02 seconds, a radius of 2,742.33 feet and an arc distance of 299.97 feet, the chord of said curve bears South 42 degrees 18 minutes 56 seconds West; thence South 39 degrees 10 minutes 55 seconds West, tangent to said last curve, a distance of 336.11 feet; thence southwesterly, along a tangential curve, concave to the northwest, having a central angle of 01 degrees 58 minutes 51 seconds, a radius of 1181.08 feet, and an arc distance of 40.83 feet; thence North 64 degrees 20 minutes 13 seconds West, not tangent to said last curve, a distance of 62.39 feet; thence North 39 degrees 31 minutes 18 seconds West, a distance of 664.54 feet to the south line of said Outlot T; thence North 88 degrees 26 minutes 12 seconds East, along said south line and also the south line of the Park as dedicated on said plat of WATERFORD, a distance of 975.19 feet to the easterly right-of-way line of Ravencroft Road as dedicated on said plat of WATERFORD; thence northeasterly, along said easterly right-of-way line, along a non-tangential curve, concave to the southeast, having a central angle of 01 degrees 42 minutes 26 seconds, a radius of 2742.33 feet and an arc distance of 81.71 feet, the chord of said curve bears North 47 degrees 53 minutes 54 seconds East; thence Northeasterly, continuing along said Easterly right-of-way line, along a tangential reverse curve, concave to the Northwest, having a central angle of 18 degrees 15 minutes 26 seconds, a radius of 504.33 feet and an arc distance of 160.71 feet; thence South 41 degrees 14 minutes 53 seconds east, not tangent to said last curve, a distance of 490.56 feet; thence south 41 degrees 27 minutes 16 seconds East, a distance of 55.26 feet; thence south 44 degrees 50 minutes 34 seconds east, a distance of 63.84 feet; thence South 48 degrees 57 minutes 42 seconds East, a distance of 50.01 feet; thence South 53 degrees 02 minutes 37 seconds East, a distance of 62.82 feet; thence South 57 degrees 15 minutes 40 seconds East, a distance of 53.76 feet; thence South 61 degrees 09 minutes 04 seconds East, a distance of 53.76 feet; thence South 65 degrees 02 minutes 28 seconds East, a distance of 53.76 feet; thence South 68 degrees 55 minutes 51 seconds East, a distance of 53.76 feet; thence South 72 degrees 49 minutes 15 seconds East, a distance of 53.76 feet; thence South 76 degrees 42 minutes 39 seconds East, a distance of 53.76 feet; thence South 80 degrees 36 minutes 03 seconds East, a distance of 53.76 feet; thence South 84 degrees 29 minutes 26 seconds East, a distance of 53.76 feet; thence south 88 degrees 22 minutes 42 seconds East, a distance of 60.69 feet; thence North 89 degrees 34 minutes 17 seconds East, a distance of 107.49 feet to the said East line of the Northeast Quarter; thence South 00 degrees 25 minutes 43 seconds East, along said East line, a distance of 322.69 feet to the point of beginning, Carver County, Minnesota.

Parcel 2:

That part of the Northeast Quarter of Section 26, Township 116, Range 25, Carver County, Minnesota, described as follows:

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PROPERTY DESCRIPTION (PER TITLE COMMITMENT NO. HB-44118)

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- Parcel 2:
That part of the Northeast Quarter of Section 26, Township 116, Range 25, Carver County, Minnesota, described as follows:

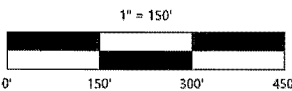
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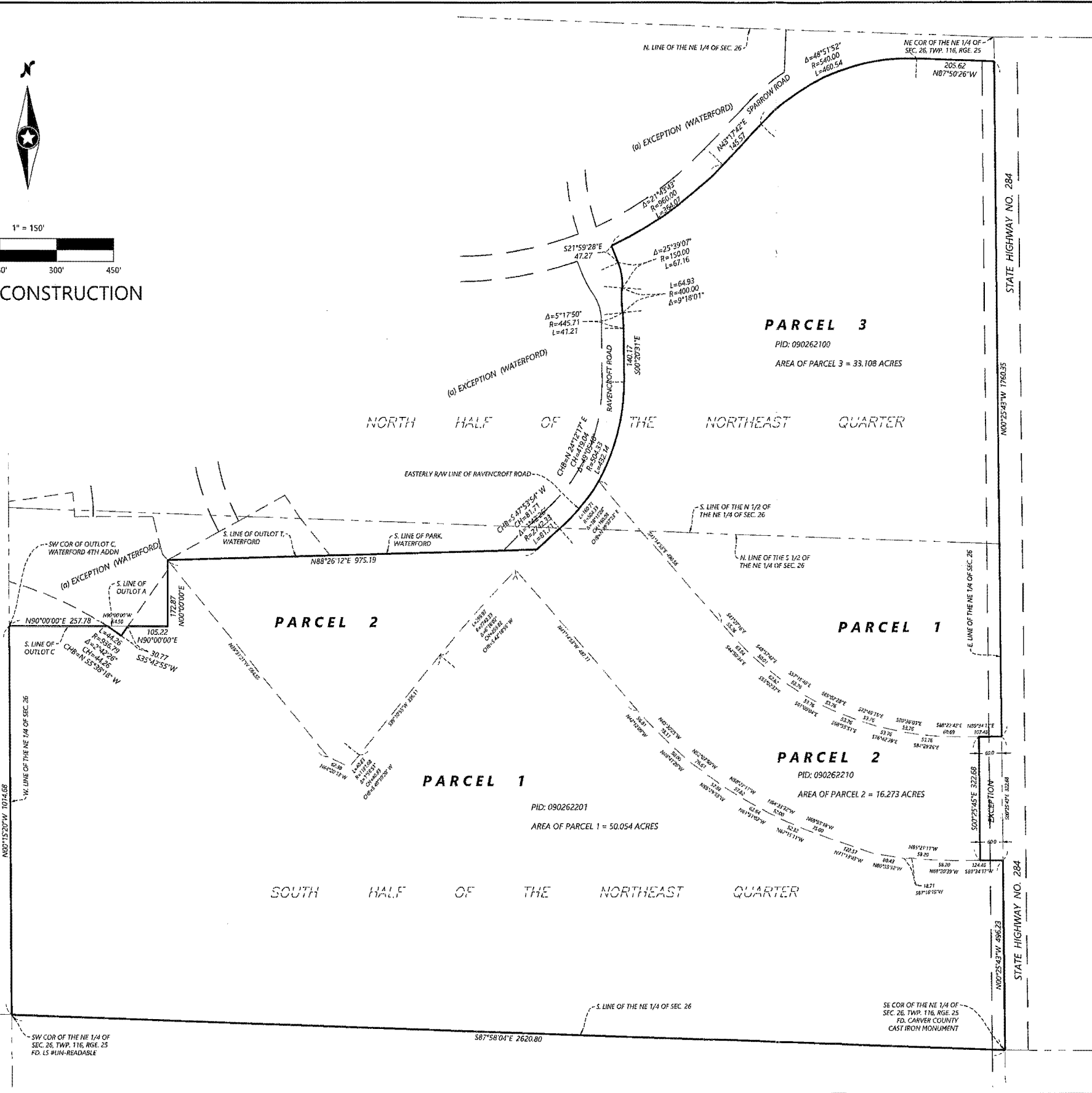
- a) All that part plat as WATERFORD, Carver County, Minnesota.
- b) That part of the Northeast Quarter of Section 26, Township 116, Range 25, Carver County, Minnesota, described as follows:

Commencing at the southeast corner of said Northeast Quarter, thence North 00 degrees 25 minutes 43 seconds West, assumed bearing, along the east line of said Northeast Quarter, a distance of 496.23 feet to the actual POINT OF BEGINNING of the land to be described; thence South 89 degrees 34 minutes 17 seconds West, a distance of 124.46 feet; thence North 88 degrees 20 minutes 39 seconds West, a distance of 58.20 feet; thence North 85 degrees 21 minutes 11 seconds West, a distance of 58.20 feet; thence South 87 degrees 16 minutes 19 seconds West, a distance of 18.71 feet; thence North 80 degrees 53 minutes 32 seconds West, a distance of 80.43 feet; thence North 71 degrees 13 minutes 43 seconds West, a distance of 122.57 feet; thence North 69 degrees 53 minutes 18 seconds West, a distance of 75.00 feet; thence North 67 degrees 15 minutes 11 seconds West, a distance of 52.32 feet; thence North 64 degrees 33 minutes 32 seconds West, a distance of 52 feet; thence North 61 degrees 31 minutes 03 seconds West, a distance of 63.64 feet; thence North 58 degrees 27 minutes 11 seconds West, a distance of 57.82 feet; thence North 55 degrees 29 minutes 53 seconds West, a distance of 57.82 feet; thence North 52 degrees 07 minutes 50 seconds West, a distance of 76.61 feet; thence North 48 degrees 41 minutes 26 seconds West, a distance of 50.00 feet; thence North 45 degrees 15 minutes 11 seconds West, a distance of 52.32 feet; thence North 42 degrees 12 minutes 09 seconds West, a distance of 56.81 feet; thence North 41 degrees 14 minutes 53 seconds West, a distance of 487.09 feet; thence southwesterly, along a non-tangential curve, concave to the southwest, having a central angle of 06 degrees 16 minutes 02 seconds, a radius of 2,742.33 feet and an arc distance of 299.97 feet, the chord of said curve bears South 42 degrees 18 minutes 56 seconds West; thence South 39 degrees 10 minutes 55 seconds West, tangent to said last curve, a distance of 336.11 feet; thence southwesterly, along a tangential curve, concave to the northwest, having a central angle of 01 degrees 58 minutes 51 seconds, a radius of 1181.08 feet, and an arc distance of 40.83 feet; thence North 64 degrees 20 minutes 13 seconds West, not tangent to said last curve, a distance of 62.39 feet; thence North 25 degrees 31 minutes 18 seconds West, a distance of 664.54 feet to the south line of said Outlot I; thence North 88 degrees 26 minutes 12 seconds East, along said south line and also the south line of the Park as dedicated on said plat of WATERFORD, a distance of 975.19 feet to the easterly right-of-way line of Ravencroft Road as dedicated on said plat of WATERFORD; thence northerly, along said easterly right-of-way line, along a non-tangential curve, concave to the southeast, having a central angle of 01 degrees 42 minutes 26 seconds, a radius of 2742.33 feet and an arc distance of 61.71 feet, the chord of said curve bears North 47 degrees 53 minutes 54 seconds East; thence Northwesterly, continuing along said easterly right-of-way line, along a tangential reverse curve, concave to the Northwest, having a central angle of 18 degrees 15 minutes 26 seconds, a radius of 504.33 feet and an arc distance of 160.71 feet; thence South 41 degrees 14 minutes 53 seconds East, not tangent to said last curve, a distance of 450.56 feet; thence South 41 degrees 27 minutes 16 seconds East, a distance of 55.26 feet; thence South 44 degrees 50 minutes 34 seconds East, a distance of 63.84 feet; thence South 48 degrees 57 minutes 42 seconds East, a distance of 50.01 feet; thence South 53 degrees 02 minutes 37 seconds East, a distance of 62.82 feet; thence South 57 degrees 15 minutes 45 seconds East, a distance of 53.76 feet; thence South 61 degrees 09 minutes 04 seconds East, a distance of 53.76 feet; thence South 68 degrees 55 minutes 51 seconds East, a distance of 53.76 feet; thence South 72 degrees 49 minutes 15 seconds East, a distance of 53.76 feet; thence South 80 degrees 36 minutes 09 seconds East, a distance of 53.76 feet; thence South 84 degrees 29 minutes 26 seconds East, a distance of 53.76 feet; thence South 89 degrees 34 minutes 17 seconds East, a distance of 107.49 feet to the said East line of the Northeast Quarter; thence South 00 degrees 25 minutes 43 seconds East, along said East line, a distance of 322.69 feet to the point of beginning, Carver County, Minnesota, except the East 60 feet thereof, excepting therefrom that part of the East 60.00 feet, as measured at a right angle, of the Southeast quarter of the Northeast quarter of Section 26, Township 116 North, Range 25 West, Carver County, Minnesota, lying within the above described Parcel.

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NOT FOR CONSTRUCTION



DESIGNED: _____
CHECKED: BRP
DRAWN: SRM
HORIZONTAL SCALE: 150'
VERTICAL SCALE: _____

INITIAL ISSUE: 10/28/2020
REVISIONS: _____
PREPARED FOR: JMH LAND DEVELOPMENT
650 QUAKER AVENUE
JORDAN, MN 55352

I HEREBY CERTIFY THAT THIS PLAN 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.
Brent K. Peters
BRENT K. PETERS
DATE: 10/29/20 LICENSE NO. 44123

SIEGLE PROPERTY
WACONIA, MINNESOTA

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Toll Free (888) 937-6150 westwoodcpa.com
Westwood Professional Services, Inc.

SHEET NUMBER: 1 OF 1
ANNEXATION EXHIBIT
PROJECT NUMBER: 0029620.00
DATE: 10/27/2020

SIEGLE PROPERTY

EXHIBIT C

WACONIA TOWNSHIP

RECEIPT FOR REIMBURSEMENT TO TOWNSHIP

FOR ANNEXATION OF TAXABLE PROPERTY

Feb. 22nd, 2021

Pursuant to Minnesota Statutes Section 414.036, the Town of Waconia hereby acknowledges the receipt of a single payment of \$ 49,940.00 as reimbursement for all the taxable property being annexed to the City of Waconia as described on Exhibit A and depicted on Exhibit B of the attached Joint Resolution and approves the annexation of such land. There are no special assessments assigned by Waconia Township to the annexed property and no debt incurred by the Township prior to the annexation attributable to the property annexed.

Waconia Township

Mark Wickenhauser
Mark Wickenhauser, Chairman