

**IN THE MATTER OF THE ORDERLY ANNEXATION BETWEEN  
THE CITY OF BROWNS VALLEY AND FOLSOM TOWNSHIP  
PURSUANT TO M.S.A. §414.0325**

**WHEREAS**, the City of Browns Valley (hereinafter “City”) and Folsom Township (hereinafter “Township”) have had discussions regarding the annexation of land adjacent to the City;

**WHEREAS**, the City and Township jointly agree to designate and request the immediate annexation of the following described land located within Folsom Township to the City of Browns Valley, County of Traverse, Minnesota:

See Attached Exhibit A

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

**WHEREAS**, M.S.A. §414.0325 provides a procedure whereby the City of Browns Valley and Folsom Township may agree on a process of orderly annexation of a designated area;

**WHEREAS**, on July 13, 2021, a Notice of Intent to include property in an orderly annexation area was published pursuant to the requirements of M.S.A. §414.0325, Subd. 1b; and

**WHEREAS**, the City of Browns Valley and Folsom Township have agreed to all the terms and conditions for the annexation of the above-described lands, and the signatories hereto agree that no alteration 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 Browns Valley and the Township Board of Folsom Township, after a properly conducted joint public hearing conducted by the City and Township, as follows:

1. **Property**. That the land described on attached Exhibit A is subject to orderly annexation pursuant to M.S.A. §414.0325, and that the parties hereto designate the area for orderly annexation, and agree that the land be immediately annexed. That the orderly annexation area consists of approximately 5.476 acres, the population in the area is 0, and the land use type is commercial and will not be changed after annexation.
2. **State Jurisdiction**. That the City of Browns Valley and Folsom Township, by approval and submission of this joint resolution to the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings, confer jurisdiction upon the Chief Administrative Law Judge so as to accomplish said orderly


annexation in accordance with the terms of this resolution.

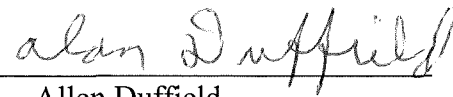
3. **Municipal Reimbursement.** In consideration to the Township agreeing to this annexation, the City agrees to pay to the Township 10% of the property taxes that is collected by the City for this property for as long as the Dollar General store is operating and paying its city property taxes.

Adopted by affirmative vote of all the members of the Folsom Township Board of Supervisors this 26<sup>th</sup> day of July, 2021.

FOLSOM TOWNSHIP

ATTEST:


By:   
David Metz, Chairman  
Board of Supervisor


By:   
Allen Duffield  
Township Clerk

Adopted by the affirmative vote of the City Council of the City of Browns Valley this 26<sup>th</sup> day of July, 2021.

CITY OF BROWNS VALLEY

ATTEST:

By:   
Mike Heck  
Mayor

By:   
Jodi Hook-Hansen  
City Administrator

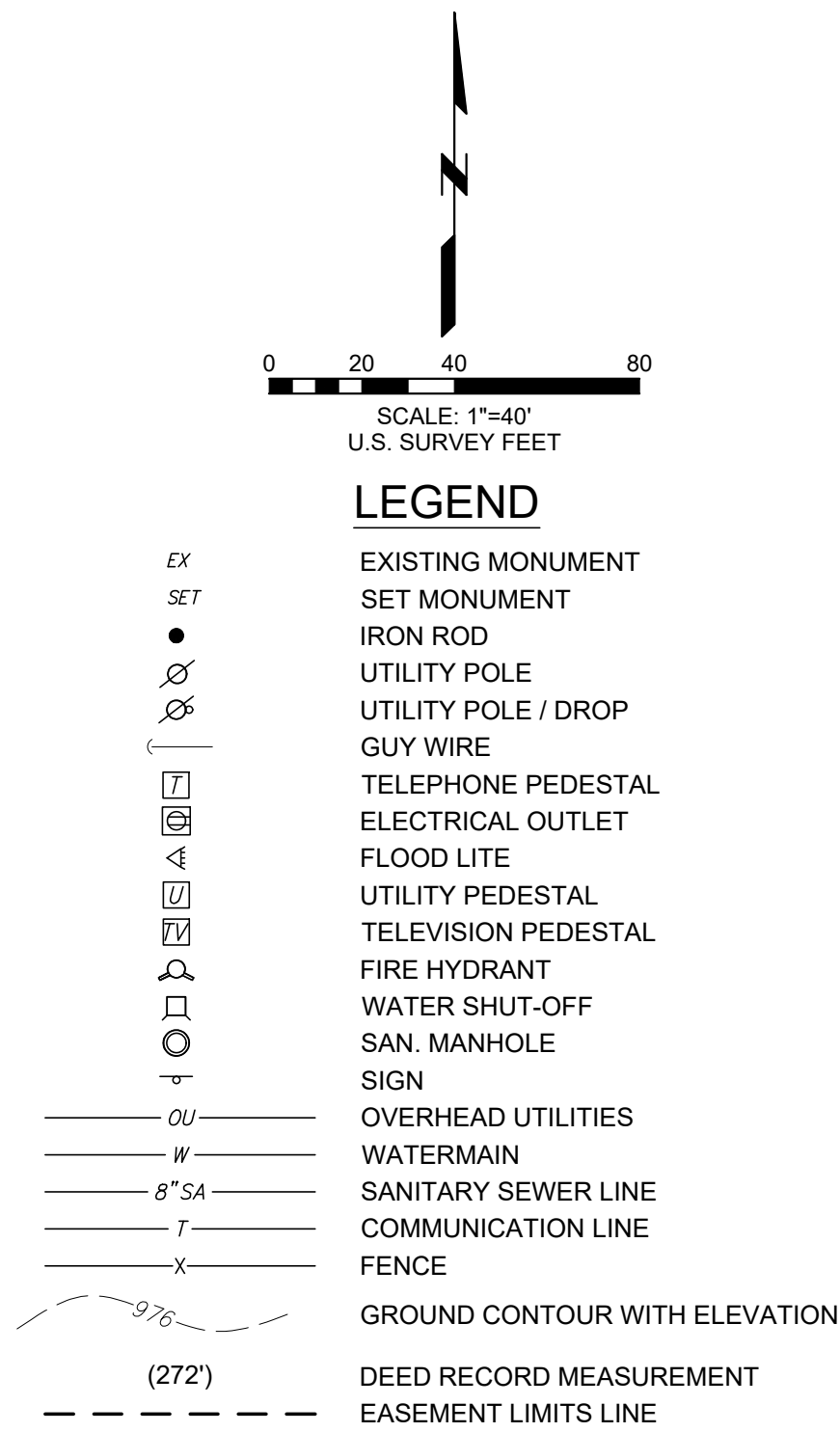
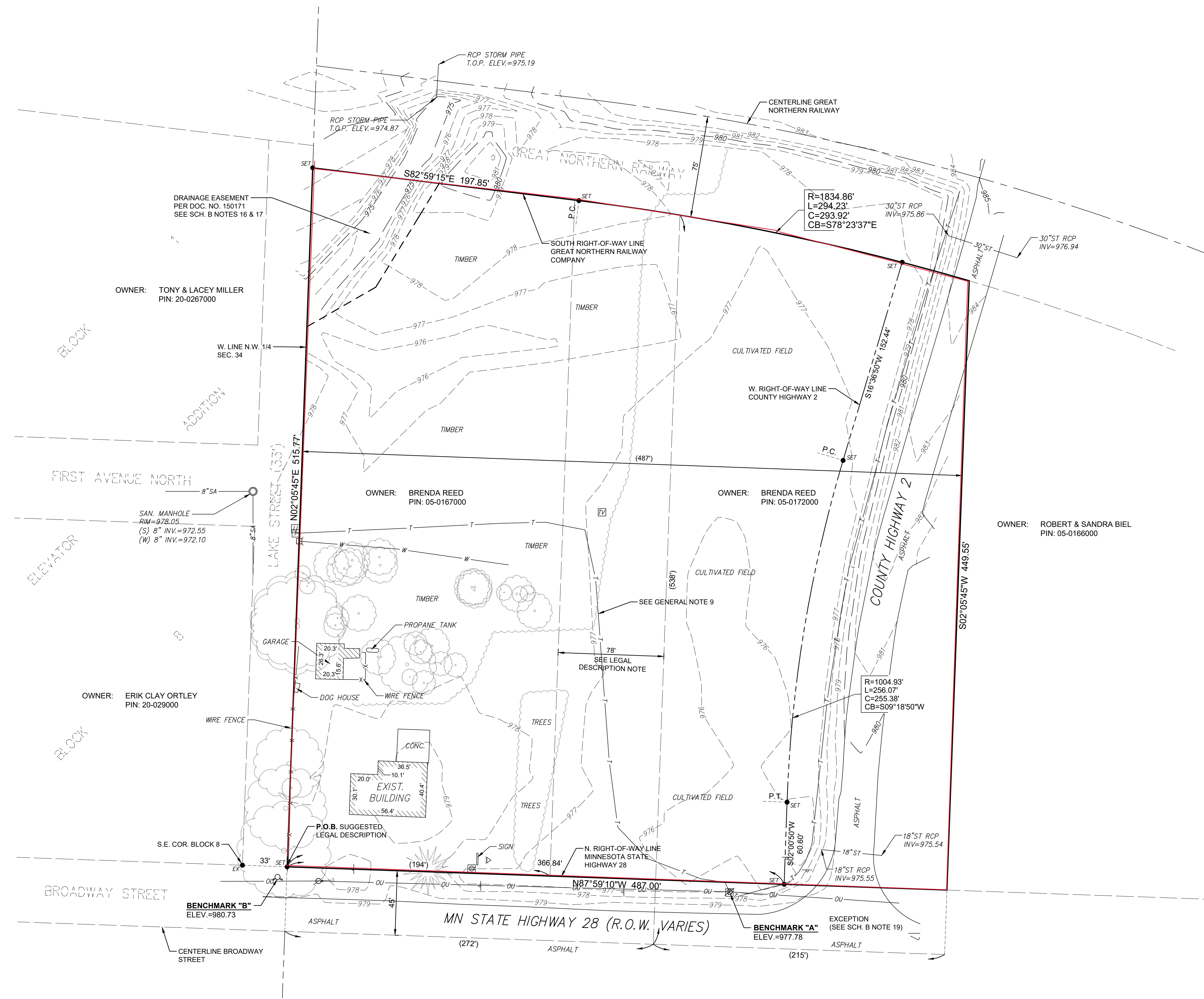
# EXHIBIT A

That part of the Northwest Quarter of Section 34, Township 125 North, Range 49 West of the Fifth Principal Meridian, Traverse County, Minnesota, lying South of the Right-of-Way of the Great Northern Railway and lying North of the North Right-of-Way line of Minnesota State Highway 28, further described as follows:

Beginning at a point on the section line between Sections 33 and 34 in Township 125, Range 49, due East from the Southeast corner of Block 8 of Elevator Addition to the Village of Browns Valley, Traverse County, Minnesota. From said point of beginning, thence North 02 degrees 05 minutes 45 seconds East, 515.77 feet along the West line of said Northwest Quarter to the South Right-of-Way line of the Great Northern Railway; thence South 82 degrees 59 minutes 15 seconds East, 197.85 feet along said South Right-of-Way line to a point of curvature; thence Easterly 294.23 feet along said South Right-of-Way line being the arc of a curve concave to the South having a radius of 1834.86 feet and the 293.92 foot chord of said arc bears South 78 degrees 23 minutes 37 seconds East to a point 487 feet due East of said section line between Sections 33 and 34, thence South 02 degrees 05 minutes 45 seconds West, 449.55 feet along a line 487 feet East of and parallel with said section line between Sections 33 and 34 to the North Right-of-Way line of Minnesota State Highway 28; thence North 87 degrees 59 minutes 10 seconds West, 487.00 feet along said North Right-of-Way line to the Point of Beginning.

# ALTA/NSPS LAND TITLE SURVEY

PART THE NW 1/4 SECTION 34, TOWNSHIP 125 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN,  
TRAVERSE COUNTY, MINNESOTA

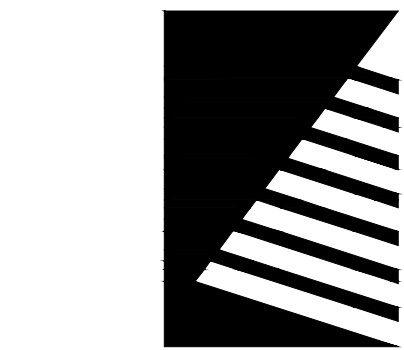


## BENCHMARKS:

- BM "A":** MAG SPIKE IN NORTH FACE OF 1ST POWER POLE WEST OF CO. HIGHWAY 2 & STATE ROUTE 28 INTERSECTION ELEV.=977.78
- BM "B":** TOP OF OPERATING NUT ON FIRE HYDRANT NEAR SOUTHWEST CORNER OF SITE. ELEV.=980.73



**Location Map**  
Not to Scale



**Farnsworth**  
GROUP

2709 McGRAW DRIVE  
BLOOMINGTON, ILLINOIS 61704  
(309) 663-8435 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

ISSUE:		
#	DATE:	DESCRIPTION:
1	04/28/2020	ADDED CULVERTS
2	03/03/2021	ADDED TITLE AND DEMOLITION NOTES
3	03/05/2021	REVISED BOUNDARY
4	03/08/2021	REVISED DESCRIPTION
5	03/10/2021	REVISED PLAT BASED UPON UPDATED TITLE COMMITMENT

PROJECT:  
Dollar General

BROWNS VALLEY, MINNESOTA

Date: 2-28-20  
Design/Drawn: DJM  
Reviewed: PB  
Field Book No.: 3322/13  
Project No.: 0200001.04

SHEET TITLE:  
**ALTA/NSPS LAND  
TITLE SURVEY**

SHEET NUMBER:

1  
of 2

File No.: 24-9276

PIN: 05-0167000  
05-0172000  
N.W. 1/4 SEC. 34, T.125N., R.49W., 5P.M.



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**SURVEYOR CERTIFICATION**

TO: THE OVERLAND GROUP, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND CHICAGO 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 28, 2020.

**SUGGESTED LEGAL DESCRIPTION**

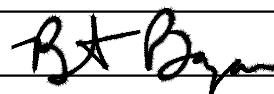
THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 125 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TRAVERSE COUNTY, MINNESOTA, LYING SOUTH OF THE RIGHT-OF-WAY OF THE GREAT NORTHERN RAILWAY AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF MINNESOTA STATE HIGHWAY 28, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE BETWEEN SECTIONS 33 AND 34 IN TOWNSHIP 125, RANGE 49, DUE EAST FROM THE SOUTHEAST CORNER OF BLOCK 8 OF ELEVATOR ADDITION TO THE VILLAGE OF BROWNS VALLEY, TRAVERSE COUNTY, MINNESOTA, FROM SAID POINT OF BEGINNING, THENCE NORTH 02 DEGREES 05 MINUTES 45 SECONDS EAST, 515.77 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE SOUTH RIGHT-OF-WAY LINE OF THE GREAT NORTHERN RAILWAY; THENCE SOUTH 82 DEGREES 59 MINUTES 15 SECONDS EAST, 197.85 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE EASTERLY 294.23 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1834.86 FEET AND THE 293.92 FOOT CHORD OF SAID ARC BEARS SOUTH 78 DEGREES 23 MINUTES 37 SECONDS EAST TO A POINT 487 FEET DUE EAST OF SAID SECTION LINE BETWEEN SECTIONS 33 AND 34, THENCE SOUTH 02 DEGREES 05 MINUTES 45 SECONDS WEST, 449.55 FEET ALONG A LINE 487 FEET EAST OF AND PARALLEL WITH SAID SECTION LINE BETWEEN SECTIONS 33 AND 34 TO THE NORTH RIGHT-OF-WAY LINE OF MINNESOTA STATE HIGHWAY 28; THENCE NORTH 87 DEGREES 59 MINUTES 10 SECONDS WEST, 487.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 5.476 ACRES, MORE OR LESS.

NOTE: THE DESCRIPTION AS SHOWN ABOVE IS THE SAME DESCRIPTION AS PROVIDED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 2169135BR WITH AN EFFECTIVE DATE OF MARCH 5, 2021. THE DESCRIPTION SHOWN ABOVE INCLUDES A 78 FOOT WIDE STRIP OF LAND THAT WAS THE SUBJECT OF A QUIET TITLE ACTION. NO INFORMATION WAS PROVIDED FOR SAID QUIET TITLE ACTION.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN 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.

PRINT NAME: Brent Bazan

SIGNATURE: 

DATE: 3-10-2021 LICENSE # 51761

**NOTE:**  
THE WORD CERTIFY IS DEFINED AS FOLLOWS FOR THIS PLAT "A DESIGN PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE DESIGN PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM".

**GENERAL NOTES**

- THIS SURVEY WAS MADE ACCORDING TO CHICAGO TITLE INSURANCE COMPANY REVISED COMMITMENT NO. 2169135BR WITH A COMMITMENT DATE OF MARCH 5, 2021. THEREFORE, IF THERE ARE ANY OTHER AGREEMENTS OR EASEMENTS OF RECORD AFFECTING THE PROPERTY WHICH IS THE SUBJECT MATTER OF THIS SURVEY WHICH ARE NOT SHOWN, WE WOULD BE UNAWARE OF SAME AND THUS, THEY WOULD NOT BE SHOWN HEREON
- I HAVE NOT MADE A SEPARATE SEARCH OF THE RECORDS FOR EASEMENT, ENCUMBRANCES, OWNERSHIP OR TITLE EVIDENCE IN CONJUNCTION WITH THIS SURVEY.
- THE UTILITIES SHOWN ON THIS PLAT HAVE BEEN LOCATED FROM FIELD OBSERVATIONS.
- ALL SURFACE AND UNDERGROUND UTILITIES AND IMPROVEMENTS ON OR ADJACENT TO THE SITE ARE NOT NECESSARILY KNOWN.
- THERE ARE ABOVE GROUND ENCROACHMENTS AS SHOWN HEREON.
- THE BASIS FOR BEARINGS IS MINNESOTA STATE PLANE, CENTRAL ZONE 2202.
- ELEVATIONS BASED ON GPS OBSERVATION RELATIVE TO NAVD 88 DATUM.
- THE SUBJECT PROPERTY HAS ACCESS TO MINNESOTA STATE ROUTE 28 AND TRAVERSE COUNTY HIGHWAY 2, BOTH PUBLICLY DEDICATED RIGHTS-OF-WAY. THE 33 FOOT WIDE LAKE STREET ALONG THE WEST PROPERTY LINE IS SHOWN ACCORDING TO THE PLAT OF ELEVATOR ADDITION TO BROWN'S VALLEY. LAKE STREET IS UNIMPROVED.
- THERE IS AN UNDERGROUND TELEPHONE LINE CROSSING THIS PROPERTY AS SHOWN. THERE IS NO KNOWN EASEMENT FOR SAID UNDERGROUND TELEPHONE LINE.
- THE EXISTING BUILDINGS SHOWN HEREON ARE TO BE REMOVED ACCORDING TO DEMOLITION PLAN BY OVERLAND ENGINEERING, LLC DATED FEBRUARY 10, 2020.

**SCHEDULE B SECTION II EXCEPTIONS**

ITEMS 1-13, 18 AND 20 ARE NOT SURVEY ITEMS.

- RIGHTS OF THE PUBLIC TO STREETS, HIGHWAYS, AND ALLEYS.

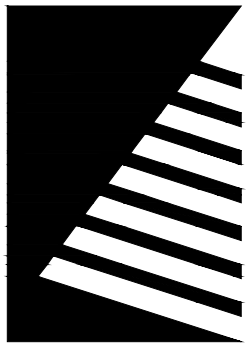
**AS SHOWN HEREON**

- ORDER GRANTING CONDITIONAL USE DATED SEPTEMBER 12, 2008 AND RECORDED SEPTEMBER 15, 2008 AS DOCUMENT NO. 138639.  
  
**SAID DOCUMENT ALLOWS FOR A CONDITIONAL USE PERMIT TO COMPLETE A PORTION OF A FLOOD MITIGATION PROJECT. NO SPECIFIC LOCATION IS GIVEN, THEREFORE CANNOT BE PLOTTED.**
- STATE OF MINNESOTA GENERAL OBLIGATION BOND FINANCED PROPERTY DECLARATION RECORDED JULY 5, 2019 AS DOCUMENT NO. 150168.  
  
**EASEMENT MENTIONED IN SAID DOCUMENT IS SHOWN HEREON.**
- DRAINAGE EASEMENT (UPPER MINNESOTA WATERSHED DISTRICT) DATED APRIL 18, 2019 AND RECORDED JULY 5, 2019 AS DOCUMENT NO. 150171.  
  
**AS SHOWN HEREON.**
- HIGHWAY EASEMENT DATED OCTOBER 14, 1927 AND RECORDED APRIL 25, 1928 IN BOOK 37, PAGE 443.  
  
**AS SHOWN HEREON.**
- IN THE MATTER OF DOLLAR GENERAL ORDER GRANTING RE-ZONING REQUEST FROM AGRICULTURAL TO COMMERCIAL-INDUSTRIAL RECORDED JULY 7, 2020 AS DOCUMENT NO. 151200.  
  
**THE TRAVERSE COUNTY BOARD OF COMMISSIONERS APPROVED REZONING CLASSIFICATION OF A PORTION OF THE SUBJECT PARCEL FROM AGRICULTURAL TO COMMERCIAL-INDUSTRIAL ON JULY 7, 2020. IT IS RECOMMENDED THAT THE USER REVIEW THE REFERENCED DOCUMENT FOR FURTHER DETAILS.**
- IN THE MATTER OF DOLLAR GENERAL ORDER GRANTING CONDITIONAL USE PERMIT RECORDED JULY 7, 2020 AS DOCUMENT NO. 151201.  
  
**THE TRAVERSE COUNTY BOARD OF COMMISSIONERS APPROVED A SPECIAL USE FOR A DOLLAR GENERAL STORE ON A PORTION OF THE SUBJECT PARCEL ON JULY 7, 2020, SAID APPROVAL INCLUDING A NUMBER OF SPECIAL CONDITIONS FOR SITE DEVELOPMENT. IT IS RECOMMENDED THAT THE USER REVIEW THE REFERENCED DOCUMENT FOR FURTHER DETAILS**

**ALTA TABLE A NOTES**

- ITEM 1: MONUMENTS AS SHOWN ON THIS SURVEY.
- ITEM 2: ACCORDING TO THE TRAVERSE COUNTY ASSESSOR, NO ADDRESS OF THE SUBJECT PROPERTY HAS BEEN ASSIGNED.
- ITEM 3: THIS PARCEL IS LOCATED IN TRAVERSE COUNTY, MINNESOTA. THIS PROPERTY IS SITUATED IN ZONE "C", AREAS OF MINIMAL FLOODING AS DEPICTED ON THE FLOOD INSURANCE RATE MAP NUMBER 2706210200B FOR TRAVERSE COUNTY WITH AN EFFECTIVE DATE OF AUGUST 19, 1987.
- ITEM 4: THE GROSS LAND AREA OF THE SUBJECT PARCEL IS 238.539 SQUARE FEET OR 5.476 ACRES, MORE OR LESS.
- ITEM 6(a): NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR
- ITEM 7 (a): THE EXISTING BUILDINGS ON SITE AT THE TIME OF THE FIELD WORK ARE SHOWN HEREON.
- ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK FOR THIS SURVEY ARE SHOWN HEREON.
- ITEM 11: THE UTILITIES SHOWN ON THIS PLAT HAVE BEEN LOCATED FROM FIELD OBSERVATIONS ALL SURFACE AND UNDERGROUND UTILITIES AND IMPROVEMENTS ON OR ADJACENT TO THE SITE ARE NOT NECESSARILY KNOWN.
- ITEM 13: ADJACENT OWNERS AS SHOWN ON THIS SURVEY, AS IDENTIFIED ON THE TRAVERSE COUNTY ASSESSOR GIS WEBSITE.
- ITEM 16: THERE WAS NO EVIDENCE OF EARTH MOVING, OR NEW BUILDING CONSTRUCTION ON PARCEL AT THE TIME OF THE FIELD WORK.

PIN: 05-0167000  
05-0172000  
N.W. 1/4 SEC. 34, T.125N., R.49W., 5P.M.



**Farnsworth GROUP**

2709 MCGRAW DRIVE  
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(309) 663-8435 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

ISSUE:		
#	DATE:	DESCRIPTION:
1	04/28/2020	ADDED CULVERTS
2	03/03/2021	ADDED TITLE AND DEMOLITION NOTES
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5	03/10/2021	REVISED PLAT BASED UPON UPDATED TITLE COMMITMENT

PROJECT:

Dollar General

BROWNS VALLEY, MINNESOTA

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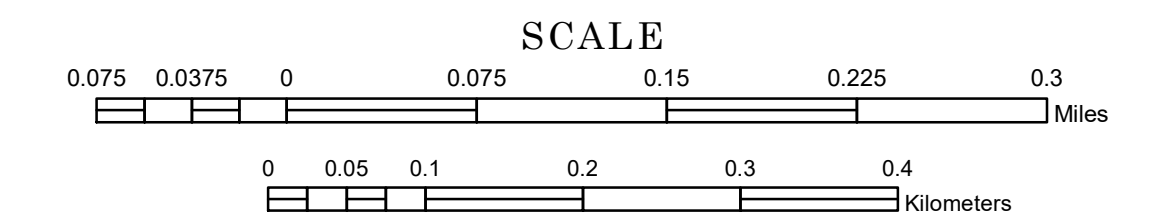
2  
of 2

File No.: 24-9276

# MUNICIPALITY OF BROWNS VALLEY

PREPARED BY THE  
MINNESOTA DEPARTMENT OF TRANSPORTATION  
OFFICE OF TRANSPORTATION SYSTEM MANAGEMENT

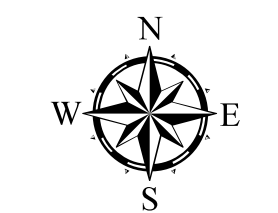
IN COOPERATION WITH  
U.S. DEPARTMENT OF TRANSPORTATION  
FEDERAL HIGHWAY ADMINISTRATION



1 in = 400 ft

2020

Projection:  
Transverse Mercator  
NAD 1986  
UTM Zone 15

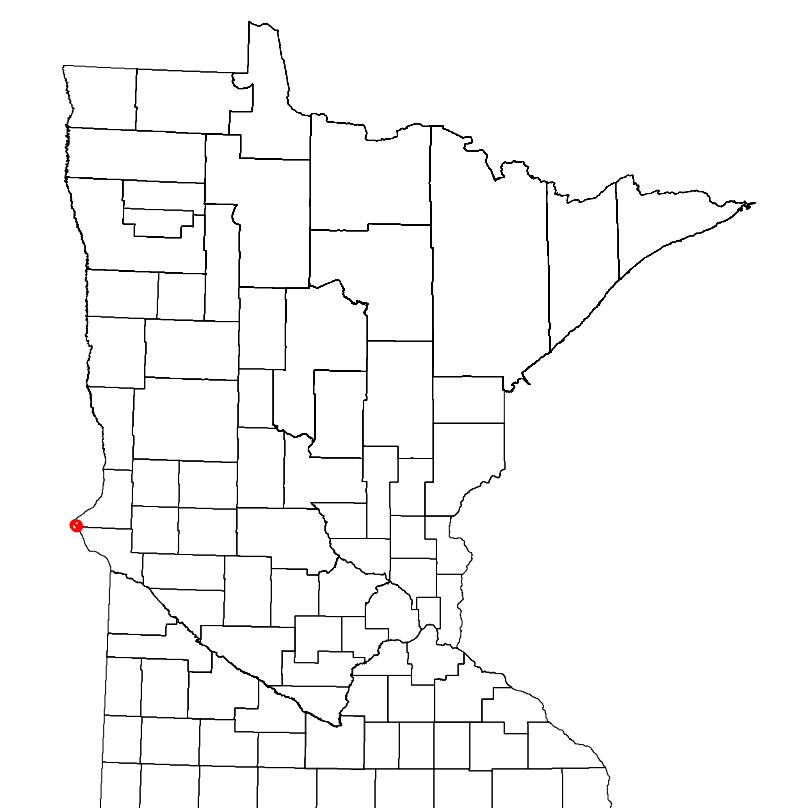


North American Datum  
of 1986

ROAD AND ROADWAY FEATURES		PUBLIC SERVICE FEATURES	
INTERSTATE		MNDOT OFFICE	
US HIGHWAY		MNDOT TRUCK STATION	
MN HIGHWAY		HIGHWAY PATROL DISTRICT OFFICE	
COUNTY STATE AID HIGHWAY		STATE TRAVEL INFORMATION CENTER	
COUNTY ROAD		REST AREA (FULL SERVICE)	
MUNICIPAL STATE AID STREET		REST AREA (VAULT TOILET)	
MUNICIPAL STREET		WAYSIDE (VAULT OR PIT TOILET)	
PRIVATE STREET/ROAD		LOCAL PARK	
TOWNSHIP ROAD		PUBLIC ACCESS POINT	
UNORGANIZED TERRITORY ROAD		FAIRGROUNDS	
RAMP OR CONNECTOR		PORT OF ENTRY	
INTERSTATE EXIT		PARK AND RIDE LOT	
GREAT RIVER ROAD		PUBLIC UNIVERSITY/COLLEGE	
OTHER ROADS		PRIVATE UNIVERSITY/COLLEGE	
FRONTAGE ROAD		STATE HISTORICAL MARKER	
STATE PARK		CULTURAL FEATURES	
NATIONAL MONUMENT		HISTORIC DISTRICT	
NATIONAL PARK		HISTORIC SITE	
NATIONAL FOREST		MONUMENT	
NATIONAL WILDLIFE		BOUNDARY FEATURES	
STATE GAME		TRIBAL LAND	
AVIATION FEATURES		COUNTY	
COMMERCIAL AIRPORT		MUNICIPALITY	
GENERAL AIRPORT		ADJACENT MUNICIPALITY	
AIRSTRIP		FEDERAL ADJUSTED URBAN AREA (2014)	
SEAPLANE		MILITARY	
AIRPORT RUNWAY		VOYAGEURS NATIONAL PARK	
RAILROAD AND RAILWAY FEATURES		BOUNDARY WATERS CANOE AREA WILDERNESS	
RAILWAY		STATE PARK	
EMPIRE BUILDER STATION (ANYTIME)		REGIONAL PARK	
NORTHSTAR STATION (COMPUTER)		NATIONAL FOREST	
LIGHT RAIL		NATIONAL AND STATE FOREST	
BLUE LINE		STATE FOREST	
GREEN LINE		NATIONAL TRAIL	
INFRASTRUCTURE FEATURES		WILDLIFE REFUGE AREA	
LONG BRIDGE (100' OR GREATER SPAN)		WILDLIFE MANAGEMENT AREA	
MAJOR BRIDGE (20' TO 100' SPAN)		HYDROLOGIC FEATURES	
MINOR BRIDGE (5' TO 20' SPAN)		RIVER OR STREAM (PERMANENT)	
DAM		LAKE, POND OR RESERVOIR	
LOCK AND DAM		STREAM (INTERMITTENT)	
STATE CAPITOL		DRAINAGE DITCH	
FEDERAL COURTHOUSE		WETLAND	
COUNTY COURTHOUSE		ISLAND OR LAND	
ARMORY		REGIONAL WATERSHED	
CITY CENTERS			
TRIBAL GOVERNMENT CENTER			
CITY CENTER			
LOCALLY KNOWN PLACE			
UNINCORPORATED COMMUNITY			

3

Annexation  
Area



Population (U.S. Census 2010): 589

LAST EDITED ON 9-29-2020

To request information from this document in an alternative format, call 651-366-4718 or 1-800-657-3774 (Greater Minnesota Relay). You may also send an e-mail to [ADArequest.dot@state.mn.us](mailto:ADArequest.dot@state.mn.us). (Please request at least one week in advance.)