

**City of Richmond, Minnesota  
Resolution 138-21**

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

**WHEREAS**, a request from all of the property owners (collectively “Petitioner”) of the area proposed for designation and immediate annexation was received.

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

**ANNEXATION AREA 1:**

That part of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter, all in Section 19, Township 123, Range 30, Stearns County, Minnesota, described as follows:

Commencing at the northwest corner of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 55 minutes 44 seconds West, assumed bearing, along the west line of said Northeast Quarter of the Northwest Quarter, a distance of 199.12 feet; thence North 89 degrees 54 minutes 01 seconds East, 923.47 feet; thence South 39 degrees 45 minutes 02 seconds East, 106.40 feet; thence South 05 degrees 18 minutes 20 seconds West, 447.03 feet; thence North 89 degrees 57 minutes 51 seconds East, 8.24 feet, to the west line of the east 330.00 feet of said Northeast Quarter of the Northwest Quarter, and the point of beginning of the tract of land to be described; thence continue North 89 degrees 57 minutes 51 seconds East, 493.10 feet; thence South 06 degrees 02 minutes 33 seconds East, 75.41 feet, to the easterly extension of the south line of the north 800.00 feet of said Northeast Quarter of the Northwest Quarter; thence South 89 degrees 57 minutes 51 seconds West, along said easterly extension of the south line of the north 800.00 feet of the Northeast Quarter of the Northwest Quarter and the south line of the north 800.00 feet of said Northeast Quarter of the Northwest Quarter, 505.63 feet, to said west line of the east 330.00 feet of the Northeast Quarter of the Northwest Quarter; thence North 03 degrees 30 minutes 24 seconds East, along said west line of the east 330.00 feet of the Northeast Quarter of the Northwest Quarter, 75.14 feet, to the point of beginning.

**ANNEXATION AREA 2:**

That part of the Northeast Quarter of the Northeast Quarter, Section 19, Township 123, Range 30, Stearns County, Minnesota, lying northerly of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 73-101, according to the recorded plat thereof, Stearns County, Minnesota, and lying southerly and westerly of the following described line:

Commencing at the northwest corner of the Northeast Quarter of the Northwest Quarter, said Section 19; thence South 00 degrees 55 minutes 44 seconds West, assumed bearing, along the west line of said Northeast Quarter of the Northwest Quarter, a distance of 199.12 feet; thence North 89 degrees 54 minutes 01 seconds East, 923.47 feet; thence South 39 degrees 45 minutes

02 seconds East, 106.40 feet; thence South 05 degrees 18 minutes 20 seconds West, 447.03 feet; thence North 89 degrees 57 minutes 51 seconds East, 501.34 feet; thence North 06 degrees 02 minutes 33 seconds West, 49.59 feet; thence North 81 degrees 17 minutes 14 seconds East, 1193.76 feet, to the west line of said Northeast Quarter of the Northeast Quarter, and the point of beginning of the line to be described; thence continue North 81 degrees 17 minutes 14 seconds East, 580.21 feet, to the westerly line of Block 2, TURTLE CREEK, according to the recorded plat thereof, Stearns County, Minnesota; thence South 12 degrees 13 minutes 00 seconds East, along said westerly line of Block 2, TURTLE CREEK, 805.88 feet; thence South 09 degrees 41 minutes 19 seconds West, along said westerly line of Block 2, TURTLE CREEK, 1.19 feet, to the north line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 73-101, according to the recorded plat thereof, Stearns County, Minnesota, and said line there terminating.

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

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

**WHEREAS**, the City of Richmond and Wakefield 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 Richmond and the Township Board of Wakefield 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:

**ANNEXATION AREA 1:**

That part of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter, all in Section 19, Township 123, Range 30, Stearns County, Minnesota, described as follows:

Commencing at the northwest corner of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 55 minutes 44 seconds West, assumed bearing, along the west line of said Northeast Quarter of the Northwest Quarter, a distance of 199.12 feet; thence North 89 degrees 54 minutes 01 seconds East, 923.47 feet; thence South 39 degrees 45 minutes 02 seconds East, 106.40 feet; thence South 05 degrees 18 minutes 20 seconds West, 447.03 feet; thence North 89 degrees 57 minutes 51 seconds East, 8.24 feet, to the west line of the east 330.00 feet of said Northeast Quarter of the Northwest Quarter, and the point of beginning of the tract of land to be described; thence continue North 89 degrees 57 minutes 51 seconds East, 493.10 feet; thence

South 06 degrees 02 minutes 33 seconds East, 75.41 feet, to the easterly extension of the south line of the north 800.00 feet of said Northeast Quarter of the Northwest Quarter; thence South 89 degrees 57 minutes 51 seconds West, along said easterly extension of the south line of the north 800.00 feet of the Northeast Quarter of the Northwest Quarter and the south line of the north 800.00 feet of said Northeast Quarter of the Northwest Quarter, 505.63 feet, to said west line of the east 330.00 feet of the Northeast Quarter of the Northwest Quarter; thence North 03 degrees 30 minutes 24 seconds East, along said west line of the east 330.00 feet of the Northeast Quarter of the Northwest Quarter, 75.14 feet, to the point of beginning.

#### ANNEXATION AREA 2:

That part of the Northeast Quarter of the Northeast Quarter, Section 19, Township 123, Range 30, Stearns County, Minnesota, lying northerly of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 73-101, according to the recorded plat thereof, Stearns County, Minnesota, and lying southerly and westerly of the following described line:

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2. **(Acreage/Population/Usage.)** That the orderly annexation area consists of approximately 12 acres (37,452 Sq. ft. from PIN: 36.23705.0010 and 11 acres from PIN: 36.23703.0001), the population in the area is zero, and the land use type is agricultural, but the Property is about to become urban or suburban in character. Upon annexation, the Property shall be zoned Light Industrial and General Business. The City of Richmond is capable of providing municipal services within a reasonable time. Annexation will be in the best interest of the area

3. **(Jurisdiction.)** That Wakefield Township and the City of Richmond, 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 Richmond and Wakefield Township agree to a lump sum reimbursement to Wakefield Township for lost taxes in the amount of \$87.89.

**b. Assessments and Debt.**

That pursuant to Minnesota Statutes § 414.036 with respect to any special assessment assigned by the Township to the annexed property and any portion of debt incurred by the Township prior to the annexation and attributable to the property to be annexed, but for which no special assessments are outstanding, the City shall forward to the Township any such assessment or debt revenue paid to the City by the property owner or by the County Auditor.

5. **(Review and Comment).** The City of Richmond and Wakefield Township agree that upon receipt of this resolution, passed 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 Wakefield Township Board of Supervisors this 4th day of May, 2021.

WAKEFIELD TOWNSHIP

ATTEST:

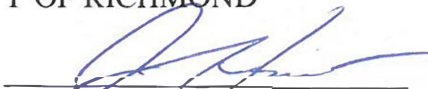
By:   
Chairperson  
Board of Supervisor

By:   
Township Clerk

Adopted by affirmative vote of the City Council of Richmond this 5 day of May, 2021.

CITY OF RICHMOND

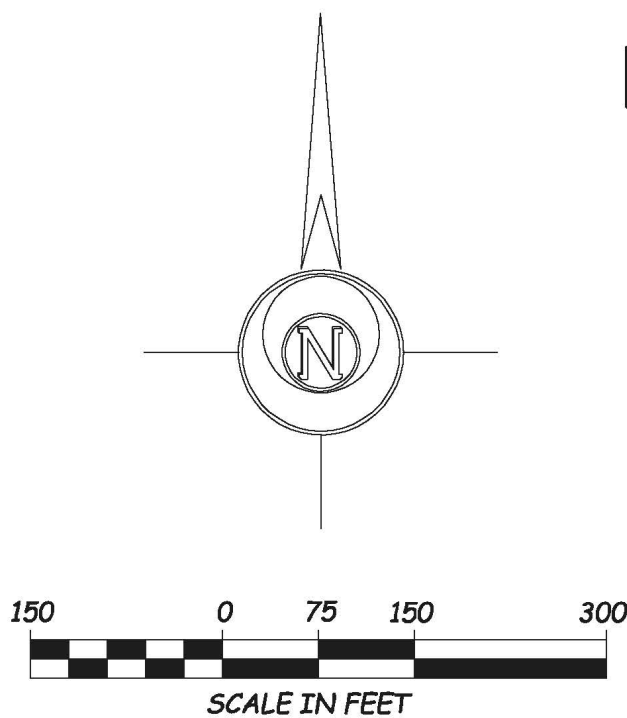
ATTEST:

By:   
James Hemmesch, Mayor

By:   
Tesa Tomaschett  
City Administrator



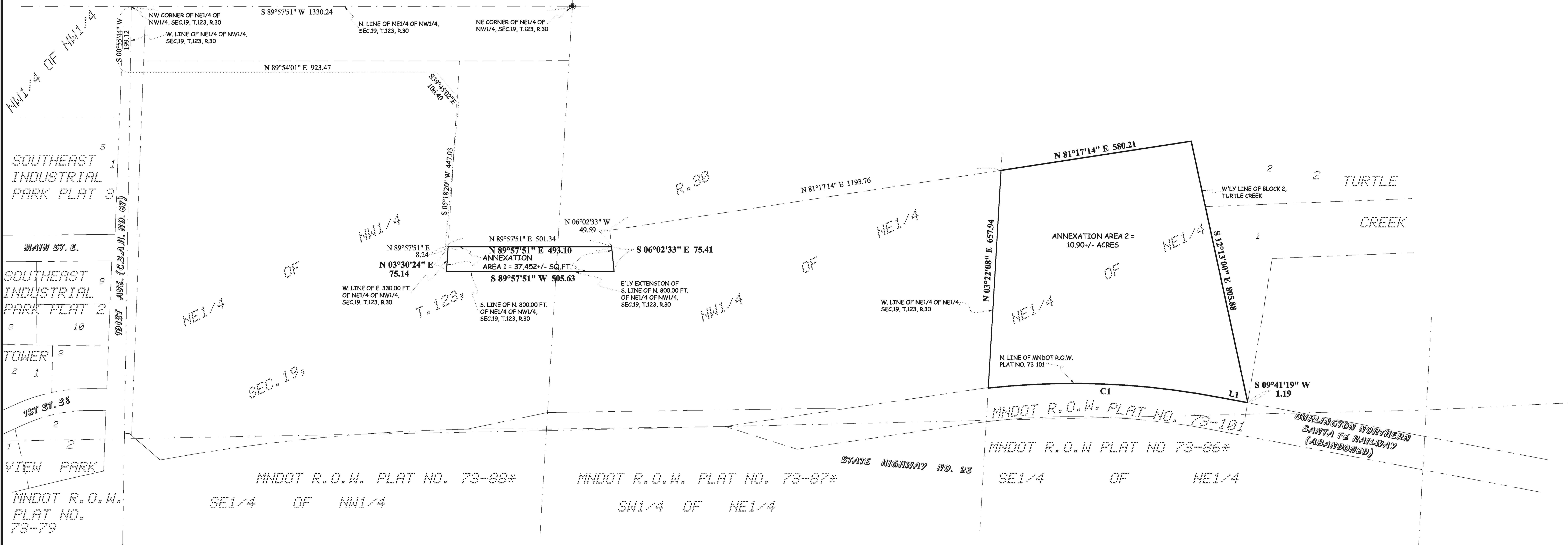
NOTE: THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE WITHOUT FIRST CONTACTING THE SURVEYOR WHO DEVELOPED AND MADE THIS DRAWING. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.



LINE	BEARING	DISTANCE
L1	N 79°14'04" W	190.57

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2342.01	696.63	694.07	N 87°45'20" W	17°02'34"

- Legend
- INDICATES IRON MONUMENT PLACED
  - INDICATES IRON MONUMENT FOUND
  - INDICATES STEARNS COUNTY CAST IRON MONUMENT
  - ①— INDICATES FENCE LINE
  - ②— INDICATES IRRIGATION HOOKUP
  - ③— INDICATES BITUMINOUS SURFACE
  - ④— INDICATES GRAVEL SURFACE



## LEGAL DESCRIPTION

### ANNEXATION AREA 1:

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JOB NO:2021-29

FILE NAME:2021-29ALTA.DWG **INVENTURE REAL ESTATE, LLC**  
LOCATION:19-123-30

ANNEXATION DRAWING PREPARED FOR:

340 CHAPEL HILL RD.  
COLD SPRING, MN 56320  
PH. 320-685-5905  
FAX 320-685-3056

ANNEXATION DRAWING PREPARED BY:

**O'MALLEY & KRON**  
**LAND SURVEYORS, INC.**

1004 2nd ST. SE  
WILLMAR, MN 56201  
PH. 320-235-4012  
FAX 320-685-3056

REVISED: 3-19-21 (UPDATED ANNEXATION AREA 2)

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Daniel M. Kron*  
DANIEL M. KRON  
MINNESOTA REGISTRATION NO. 42621  
DATE: 02-09-21

SHEET 1 OF 1



