

JOINT RESOLUTION- City of Madison & Madison Township.

**TO THE STATE OF MINNESOTA
OFFICE OF ADMINISTRATIVE HEARINGS
PO BOX 64620
Saint Paul, MN 55164-0620**

**IN THE MATTER OF THE JOINT
RESOLUTION OF THE TOWNSHIP OF
MADISON AND THE CITY OF MADISON
DESIGNATING AN UNINCORPORATED
AREA AS IN NEED OF ORDERLY
ANNEXATION AND CONFERRING
JURISDICTION OVER SAID AREA TO
THE MINNESOTA OFFICE OF
ADMINISTRATIVE HEARINGS
PURSUANT TO M.S. 414.**

**JOINT RESOLUTION FOR
ORDERLY ANNEXATION**

The Township of Madison, Lac qui Parle County, Minnesota, ("Township") and the City of Madison, Minnesota ("City") hereby jointly agree to the following:

1. That the following described area in Madison Township is subject to orderly annexation pursuant to Minn. Stat. §414.0325 and the parties hereto designate this area for *immediate* orderly annexation: Tract I: The property consists of approximately 28.7 acres is currently owned by **Ziegler Madison, LLC** ("the Property Owner"). Tract II: The property consists of approximately 10.02 acres and is currently owned by **Daniel C. & Dawn L. Croatt**. Tract I and Tract II shall be jointly referred to as the "Designated Area."

2. The Township and the City, upon acceptance by the Municipal Boundary Adjustments, hereby confer jurisdiction upon the Minnesota Municipal Boundary Adjustments over the various provisions contained in this Resolution.

3. Description of the Designated Area:

Tract I: The south and east side of Tract I adjoins the city limits, and is located on the east side of Highway 75 going north out of the City. A portion of the property is currently developed, and has been for many years, as an agricultural implement dealership including parts and services. The balance of the land is farmland.

See attached Exhibit A for the legal description.

Tract II: The south side of Tract II adjoins the city limits (as a result of the recent annexation OAH 71-0331-37931 (MBAU OA-1815-1 Madison/Madison Township) and is located on the west side of Highway 75 going north out of the City directly across the highway from Tract I. The property is farmland, but the future plans include the sale of the land to Lac qui Parle County in 2023 for the possible construction of a highway maintenance shop and/or to be included the possible Armory site.

See attached **Exhibit B** for the legal description.

4. The property owners are requesting annexation to the City of Madison to access city utilities and other city services including water, sewer and municipal electricity for current and future development. The City is capable of providing services to this area.

5. The Township and City agree to no reimbursement of property taxes for the Designated Area. There are no special assessments or debt outstanding relative to the Designated Area.

6. That the property owners, as evidence by their consent hereto, also request and petition for immediate annexation of the Designated Area.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

This Resolution was duly passed following a duly noticed public hearing by Madison Township and the City of Madison.

Dated January 19, 2022

MADISON TOWNSHIP

[Signature]

By:

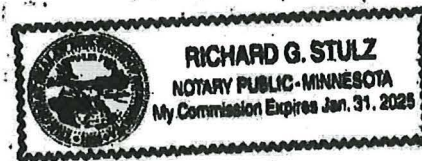
Its: Chairperson

ATTEST:

[Signature]

Township Clerk

STATE OF MINNESOTA)
)ss
COUNTY OF LAC QUI PARLE)



The foregoing instrument was acknowledged before me this 19 day of January, 2022, by LUKE OIL, Madison Township Chairman, and attested by DAWN CROFT, Township Clerk.

[Signature]
Notary Public

Dated February 28, 2022

CITY OF MADISON


By: Gregory Thole
Its: Mayor

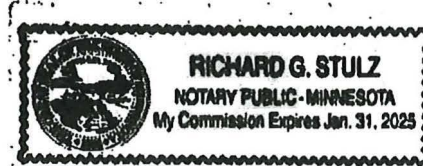
ATTEST:


City Clerk

STATE OF MINNESOTA)

)ss

COUNTY OF LAC QUI PARLE)



The foregoing instrument was acknowledged before me this 28 day of February, 2022, by Greg Thole, Mayor of Madison and attested by Christine Enderson, City Clerk.


Notary Public

PETITION/CONSENT TO ANNEXATION

The undersigned Property Owner hereby petitions and consents to the orderly annexation of said the Property.

Zielger Madison, LLC

Dated: 3.22.2022

By:

Its:

~~ARV J. DRAPER~~

~~Director of Facilities~~

STATE OF MINNESOTA

)

)SS

COUNTY OF LAC QUI PARLE

)

The foregoing instrument was acknowledged before me this 22nd day of MARCH, 2022, by TARY J. DRAPER, as DIRECTOR OF FACILITIES of Ziegler Madison, LLC.



Notary Public

PETITION/CONSENT TO ANNEXATION

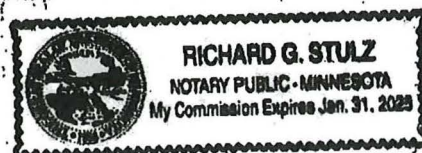
The undersigned, as owner of the twenty acre parcel described in the attached survey, hereby petitions and consents to the orderly annexation of said the Property.

Dated: 1-19-22


Daniel C. Croatt


Dawn L. Croatt

STATE OF MINNESOTA)
)ss
COUNTY OF LAC QUI PARLE)



The foregoing instrument was acknowledged before me this 11 day of January, 2022, by Daniel C. Croatt and Dawn L. Croatt, as husband and wife.



Notary Public

Exhibit "A"

Lot 16, Lot 17, Lot 18, Lot 19, Lot 20, and Lot 21 of the record plat entitled KJOSNESS ADDITION, on file in the office of the Lac Qui Parle County Recorder, Minnesota.

EXCEPT the following described parcel:

- Commencing at the northwest corner of Lot 21 of said record plat entitled KJOSNESS ADDITION;
- thence on an assumed bearing of North 89 degrees 27 minutes 00 seconds East, along the north line of said record plat entitled KJOSNESS ADDITION, a distance of 293.00 feet;
- thence on a bearing of South 0 degrees 05 minutes 00 seconds East a distance of 236.00 feet to the point of beginning of the land to be described;
- thence continuing on a bearing of South 0 degrees 05 minutes 00 seconds East a distance of 174.00 feet;
- thence on a bearing of North 89 degrees 27 minutes 00 seconds East a distance of 881.81 feet to the east line of said Lot 16;
- thence on a bearing of North 0 degrees 05 minutes 12 seconds West, along the east line of said Lot 16, a distance of 174.00 feet to a point which bears North 89 degrees 27 minutes 00 seconds East from the point of beginning;
- thence on a bearing of South 89 degrees 27 minutes 00 seconds West a distance of 881.80 feet to the point of beginning.

AND

That part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty (20), Township One hundred eighteen (118) North, Range Forty-four (44) West, Lac qui Parle County, Minnesota, described as follows:

Beginning at the northeast corner of the Northwest Quarter (NW1/4); thence South 00 degrees 00 minutes 38 seconds East, assumed bearing along the east line of the said Northwest Quarter (NW1/4) a distance of 719.74 feet; thence South 89 degrees 59 minutes 24 seconds West a distance of 594.84 feet; thence North 01 degrees 54 minutes 02 seconds West a distance of 720.44 feet to a point on the north line of the said Northwest Quarter (NW1/4); thence North 89 degrees 57 minutes 56 seconds East, along said north line, a distance of 618.41 feet to the said point of beginning.

Said tract contains 10.02 acres more or less and is subject to any easements of record including existing road right of ways.

This is a survey of:
part of:

Lots 16, 17, 18, 19, 20, & 21 KJOSSNESS ADDITION

Located in:

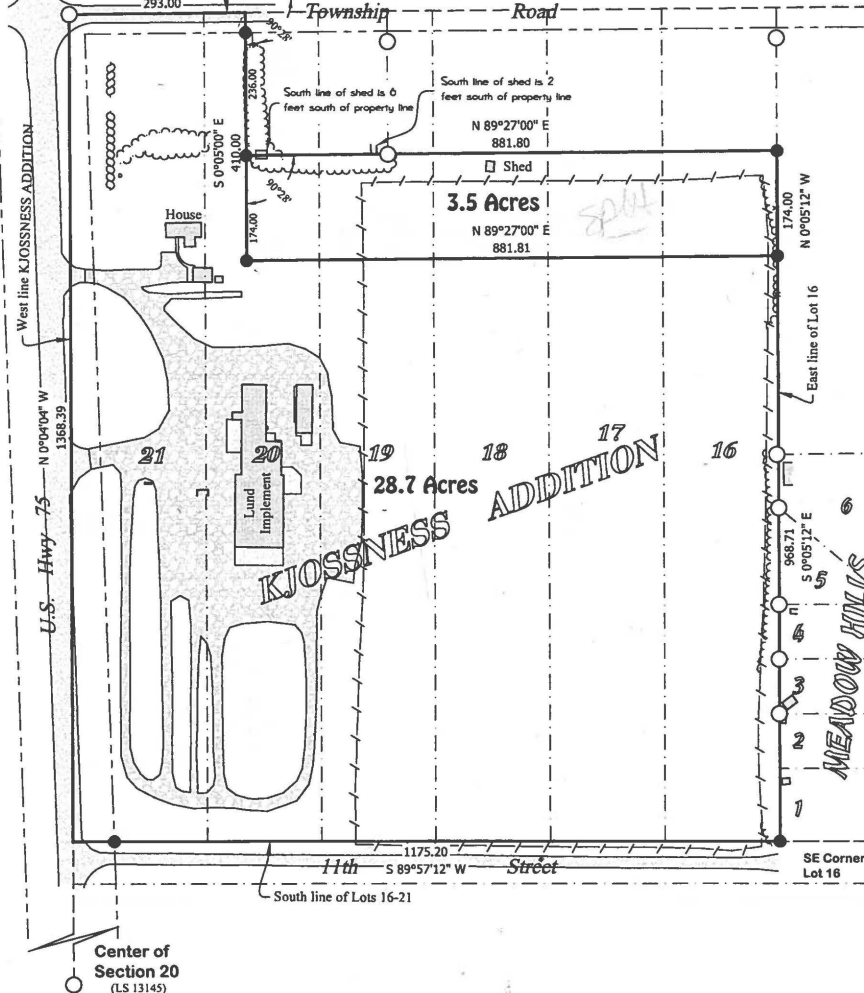
Section 20, T118N-R44W, Lac Qui Parle County, Minnesota

NW Corner
Lot 21

also known as:

N/4 Corner

Section 20



NE Corner
Section 20
(1/4" Iron Pipe)

Land Description - 3.5 Acres

That part of Lots 16, 17, 18, 19, and 20 of the record plat entitled KJOSSNESS ADDITION, on file in the office of the Lac Qui Parle County Recorder, Minnesota, described as follows:

- Commencing at the northwest corner of Lot 21 of said record plat entitled KJOSSNESS ADDITION;
- thence on an assumed bearing of North 89 degrees 27 minutes 00 seconds East, along the north line of said record plat entitled KJOSSNESS ADDITION, a distance of 293.00 feet;
- thence on a bearing of South 0 degrees 05 minutes 00 seconds East a distance of 236.00 feet to the point of beginning of the land to be described;
- thence continuing on a bearing of South 0 degrees 05 minutes 00 seconds East a distance of 174.00 feet;
- thence on a bearing of North 89 degrees 27 minutes 00 seconds East a distance of 881.81 feet to the east line of said Lot 16;
- thence on a bearing of North 0 degrees 05 minutes 12 seconds West, along the east line of said Lot 16, a distance of 174.00 feet to a point which bears North 89 degrees 27 minutes 00 seconds East from the point of beginning;
- thence on a bearing of South 89 degrees 27 minutes 00 seconds West a distance of 881.80 feet to the point of beginning.

Land Description - 28.7 Acres

Lot 16, Lot 17, Lot 18, Lot 19, Lot 20, and Lot 21 of the record plat entitled KJOSSNESS ADDITION, on file in the office of the Lac Qui Parle County Recorder, Minnesota.

EXCEPT the following described parcel:

- Commencing at the northwest corner of Lot 21 of said record plat entitled KJOSSNESS ADDITION;
- thence on an assumed bearing of North 89 degrees 27 minutes 00 seconds East, along the north line of said record plat entitled KJOSSNESS ADDITION, a distance of 293.00 feet;
- thence on a bearing of South 0 degrees 05 minutes 00 seconds East a distance of 236.00 feet to the point of beginning of the land to be described;
- thence continuing on a bearing of South 0 degrees 05 minutes 00 seconds East a distance of 174.00 feet;
- thence on a bearing of North 89 degrees 27 minutes 00 seconds East a distance of 881.81 feet to the east line of said Lot 16;
- thence on a bearing of North 0 degrees 05 minutes 12 seconds East, along the east line of said Lot 16, a distance of 174.00 feet to a point which bears North 89 degrees 27 minutes 00 seconds East from the point of beginning;
- thence on a bearing of South 89 degrees 27 minutes 00 seconds West a distance of 881.80 feet to the point of beginning.



This drawing prepared by:

Bonnema Runke Stern Inc.

Professional Land Surveyors

4566 Hwy 71 NE - Suite 1

Willmar, MN 56201

Office (320) 231-2844 Fax (320) 231-2827

Requested by: **Chris Lund**



LEGEND

- Found Iron Monument from former survey
- Bonnema Runke Stern Placed Capped Iron Monument
- ⊙ Cast Iron Monument
- - - Approximate Right of Way Line
- ~~~~~ Edge of Trees
- ▨ Bituminous
- ▤ Building
- ▥ Concrete
- ▧ Gravel

All Documents referred to on this survey can be found in the office of the County Recorder

Bonnema Runke Stern Inc. is not giving a title opinion or abstract of this parcel. We suggest that you contact your attorney or a title insurance company for that purpose. Easements or neighboring deed conflicts may exist which affect this parcel and are not shown on this survey.

The distances shown from Improvements to the property lines are shown for reference purposes only and are NOT INTENDED for determining the property line location. Property corner monuments shall always be used when establishing the property line.

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. THE FIELD WORK WAS COMPLETED ON OCTOBER 15, 2020.

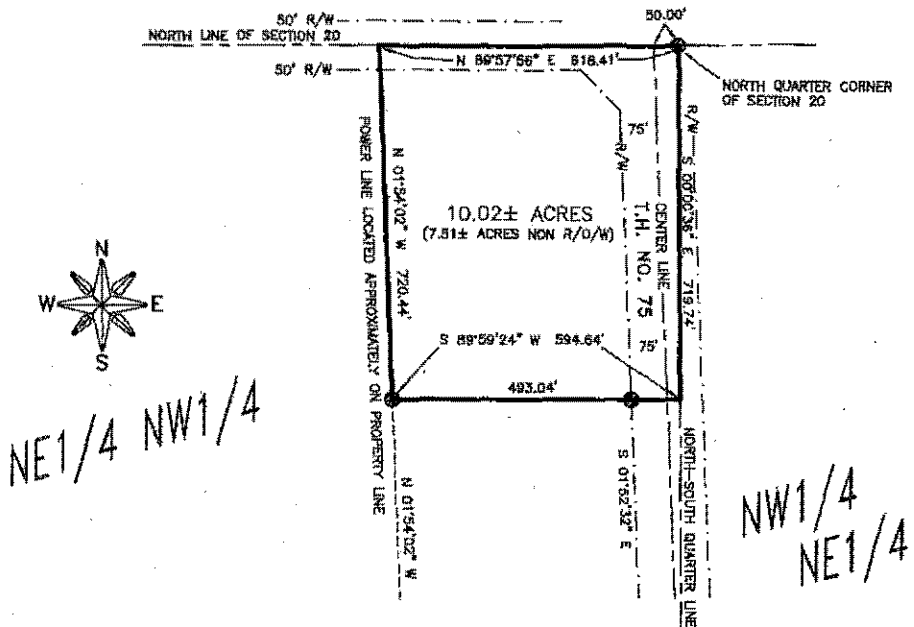
Joshua M. Stern

Date **December 11, 2020** License No. 46169

REVISION NOTICE: This is a revision of a former survey dated **October 30, 2020** to correct the legal of the 28.7 Acre Parcel

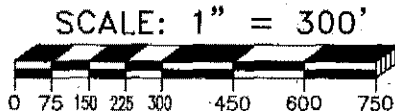
CERTIFICATE OF SURVEY

Part of the Northeast Quarter of the Northwest Quarter of Section 20,
Township 118 North, Range 44 West, Lac qui Parle County, Minnesota



LEGEND

- = FOUND CORNER MONUMENT
- = SET 1/2" REBAR WITH CAP STAMPED "RLS 19092"



LEGAL DESCRIPTION

That part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty (20), Township One hundred eighteen (118) North, Range Forty-four (44) West, Lac qui Parle County, Minnesota, described as follows:

Beginning at the northeast corner of the Northwest Quarter (NW1/4); thence South 00 degrees 00 minutes 36 seconds East, assumed bearing along the east line of the said Northwest Quarter (NW1/4) a distance of 719.74 feet; thence South 89 degrees 59 minutes 24 seconds West a distance of 594.64 feet; thence North 01 degrees 54 minutes 02 seconds West a distance of 720.44 feet to a point on the north line of the said Northwest Quarter (NW1/4); thence North 89 degrees 57 minutes 56 seconds East, along said north line, a distance of 618.41 feet to the said point of beginning.

Said tract contains 10.02 acres more or less and is subject to any easements of record including existing road right of ways.

Surveyors Certificate

I, Roy Marhart, do hereby certify that this survey and drawing 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.

Roy Marhart

Jan. 10, 2022

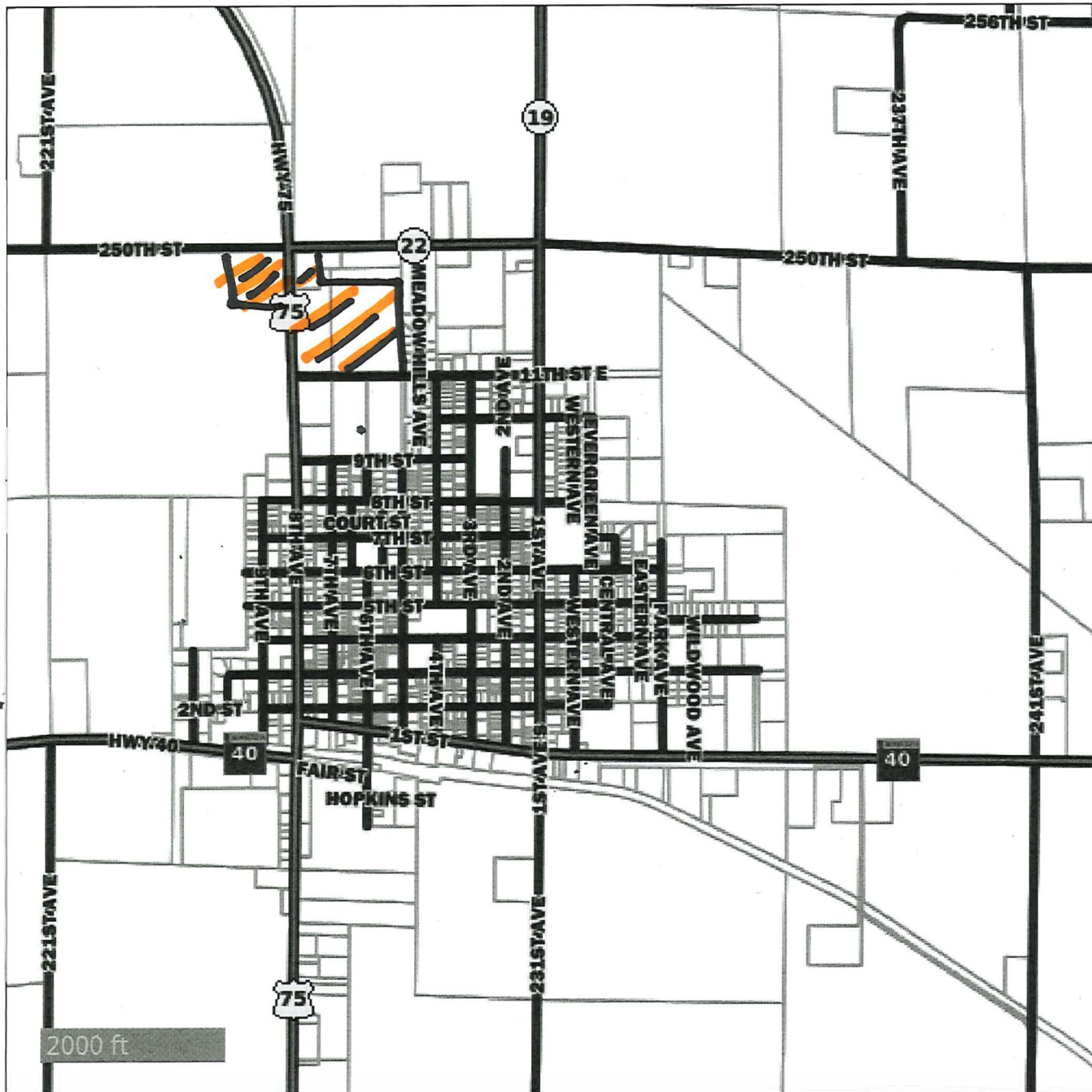
Roy Marhart - MN Reg. No. 19092
Marhart Surveying, P.A.

Date

↑
N

EXHIBIT

D



Legend

Parcels

Townships