

RECEIVED

By: OAH on April 24, 2023

RESOLUTION 2023- 9

A JOINT RESOLUTION BETWEEN THE CITY OF STEWARTVILLE AND HIGH FOREST TOWNSHIP EXTENDING THE CORPORATE LIMITS OF THE CITY OF STEWARTVILLE

Whereas, a Petition requesting annexation of the territory hereinafter described was duly presented to the City of Stewartville the 27th day of February, 2023 and

Whereas, a quantity of land embraced within the area described in the Petition and bounded as described is 38.01 acres more or less, and no part of which is included within the limits of an incorporated City; and

Whereas, the land is not in the Flood Plain – mapping #27109C0451E, Effective date: April 19, 2017.

Whereas, the land will continue to be serviced by the current utility companies;

Whereas, the Petition was signed by the owners of the property and notice was sent to the High Forest Township Board,

Now Therefore Be It Resolved That:

1. That the annexation will be to the best interest of the City of Stewartville and the territory affected,
2. That the territory described herein abuts upon the City limits and is about to become urban or suburban in character;
3. That none of said territory is now included within the limits of the City.
4. The area is included in Exhibit C of the Orderly Annexation Agreement between the City of Stewartville and High Forest Township;
5. No written objections were received.
6. Minnesota Boundary Adjustment Unit may review and comment, but shall, within thirty (30) days, order annexation in accordance with the terms and conditions of this Agreement.

Section 2:

Territory Annexed:

The corporate limits of the City are hereby extended to include the unplatted land described above and the same is hereby annexed to and included within the City as effectually as if it had originally been a part of thereof, the land is intended to be zoned M1, Light Manufacturing.

Section 3:

Filing: The City Clerk is hereby directed to file certified copies of the Resolution with the Office of Administrative Hearings, High Forest Township Clerk and Olmsted County Auditor.

Section 4:

Effective Date: This resolution takes effect upon its passage and publication and the filing of the certified copies as directed in Section 3, and approval from the Minnesota Municipal Commission.

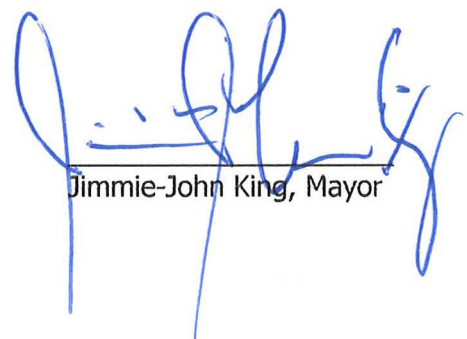
Adopted by the High Forest Township Board this 7th day of March, 2023

Adopted by the City Council of Stewartville, this 28 day of March, 2023


High Forest Township Chairperson

Attest:


High Forest Township Clerk


Jimmie-John King, Mayor

Attest:


Cheryl Roeder, City Clerk

The Northeast Quarter of the Southeast Quarter of Section 28, Township 105 North, Range 14 West, Olmsted County, Minnesota, less the following:

That part of the Northeast Quarter of the Southeast Quarter of Section 28, Township 105 North, Range 14 West, Olmsted County, Minnesota, described as follows: Commencing at the northeast corner of said Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 269 degrees 33 minutes 55 seconds along the north line of said Southeast Quarter 927.52 feet to the point of beginning; thence continue westerly 269 degrees 33 minutes 55 seconds azimuth along said north line 200.00 feet; thence southerly 179 degrees 33 minutes 55 seconds azimuth 251.39 feet; thence easterly 89 degrees 33 minutes 55 seconds azimuth 200.00 feet; thence northerly 359 degrees 33 minutes 55 seconds azimuth 251.39 feet to the point of beginning.

And also less:

The North 33 feet of the Northeast Quarter of the Southeast Quarter of Section 28, Township 105 North, Range 14 West, Olmsted County, Minnesota.

Together with the following described parcels:

Parcel A:

That part of the North 33 feet of the Northeast Quarter of the Southeast Quarter of Section 28, Township 105 North, Range 14 West, Olmsted County, Minnesota, lying Easterly of the east line of the following described parcel:

That part of the Northeast Quarter of the Southeast Quarter of Section 28, Township 105 North, Range 14 West, Olmsted County, Minnesota, described as follows: Commencing at the northeast corner of said Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 269 degrees 33 minutes 55 seconds along the north line of said Southeast Quarter 927.52 feet to the point of beginning; thence continue westerly 269 degrees 33 minutes 55 seconds azimuth along said north line 200.00 feet; thence southerly 179 degrees 33 minutes 55 seconds azimuth 251.39 feet; thence easterly 89 degrees 33 minutes 55 seconds azimuth 200.00 feet; thence northerly 359 degrees 33 minutes 55 seconds azimuth 251.39 feet to the point of beginning.

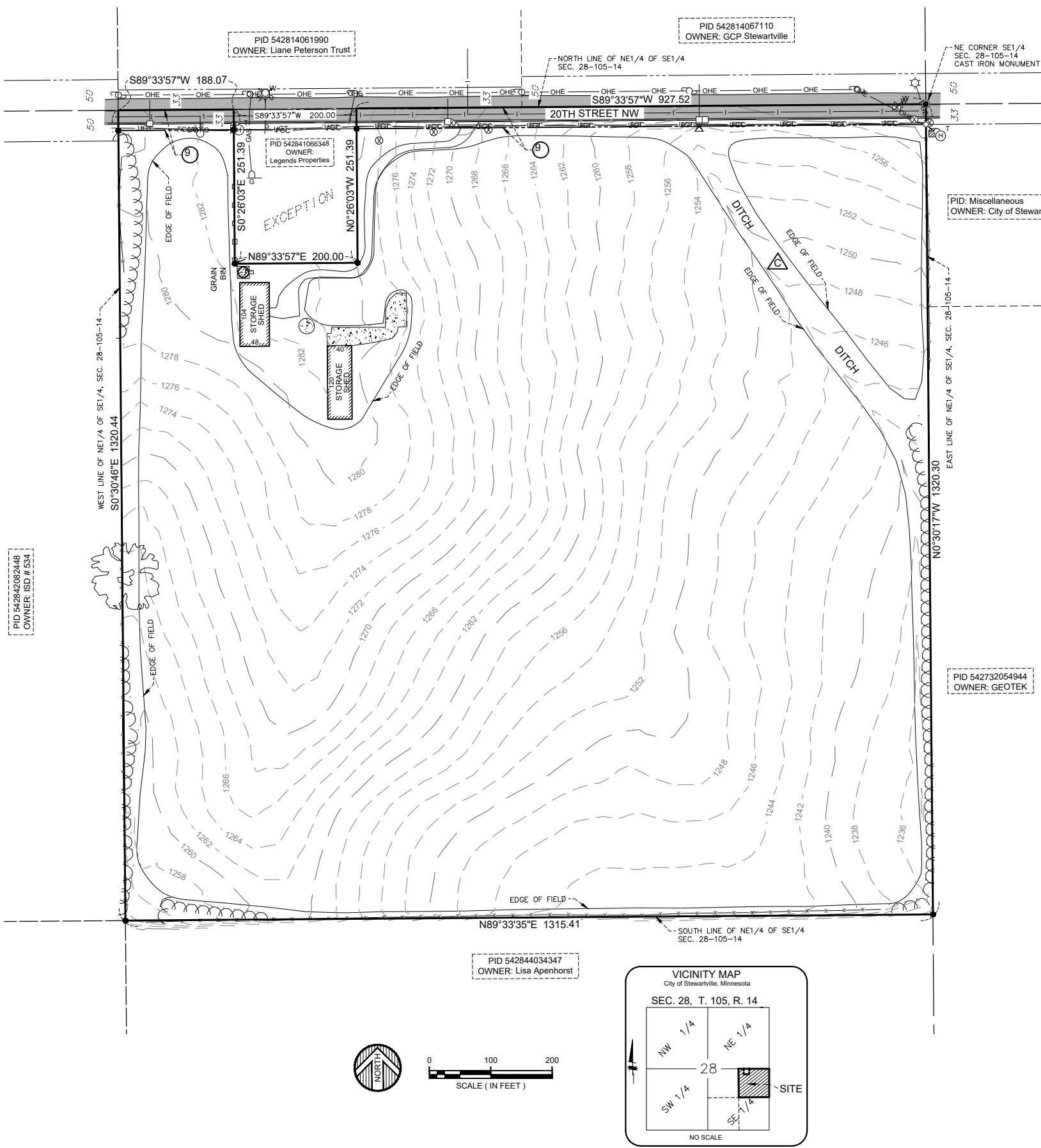
Parcel B:

That part of the North 33 feet of the Northeast Quarter of the Southeast Quarter of Section 28, Township 105 North, Range 14 West, Olmsted County, Minnesota, lying Westerly of the west line of the following described parcel:

That part of the Northeast Quarter of the Southeast Quarter of Section 28, Township 105 North, Range 14 West, Olmsted County, Minnesota, described as follows: Commencing at the northeast corner of said Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 269 degrees 33 minutes 55 seconds along the north line of said Southeast Quarter 927.52 feet to the point of beginning; thence continue westerly 269 degrees 33 minutes 55 seconds azimuth along said north line 200.00 feet; thence southerly 179 degrees 33 minutes 55 seconds azimuth 251.39 feet; thence easterly 89 degrees 33 minutes 55 seconds azimuth 200.00 feet; thence northerly 359 degrees 33 minutes 55 seconds azimuth 251.39 feet to the point of beginning.

Except land already within the City.

ALTA/NSPS LAND TITLE SURVEY
PART OF THE NE1/4 OF SE1/4, SEC. 28, T105N, R14W
HIGH FOREST TOWNSHIP, OLMSTED COUNTY, MINNESOTA



PROPERTY DESCRIPTION

(Per Commitment for Title Insurance, issued by First American Title Insurance Company, File No. 1622878, commitment date August 10, 2022)

The Northeast Quarter of the Southeast Quarter of Section 28, Township 105 North, Range 14 West, Olmsted County, Minnesota, less the following:

That part of the Northeast Quarter of the Southeast Quarter of Section 28, Township 105 North, Range 14 West, Olmsted County, Minnesota, described as follows: Commencing at the northeast corner of said Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 269 degrees 33 minutes 55 seconds along the north line of said Southeast Quarter 927.52 feet to the point of beginning; thence continue westerly 269 degrees 33 minutes 55 seconds azimuth along said north line 200.00 feet; thence Southerly 179 degrees 33 minutes 55 seconds azimuth 251.39 feet; thence easterly 89 degrees 33 minutes 55 seconds azimuth 200.00 feet; thence northerly 359 degrees 33 minutes 55 seconds azimuth 251.39 feet to the point of beginning.

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COMMITMENT FOR TITLE INSURANCE

Per Commitment for Title Insurance, issued by First American Title Insurance Company, File No. 1622878, commitment date August 10, 2022

SCHEDULE B, PART II - Exceptions Response

Item 9 Rights of the public in and to that portion of the land lying within 20th Street Northwest. SHOWN ON SURVEY.

LEGEND

PROPERTY BOUNDARY	FOUND 1/2 IN. IRON PIPE
SECTION LINE	FOUND SECTION CORNER
QUARTER LINE	SET 1/2 IN. IRON PIPE
QUARTER-QUARTER LINE	STORM CATCH BASIN
RIGHT OF WAY LINE	STORM MANHOLE
DEED LINE	DRAIN TILE CLEANOUT
STORM SEWER	WATER HYDRANT
WATERMAIN	WATER VALVE
UGE	WATER CURB STOP
UNDERGROUND ELECTRIC	ELEC POLE
UNDERGROUND GAS	ELEC LIGHT POLE
UNDERGROUND TELE	ELEC TRANSFORMER BOX
UNDERGROUND FIBER OPTIC	TELE PEDESTAL
EDGE OF WOODS	TELE HANDHOLE
FENCE BARB WIRE	GAS METER
FENCE WOOD	SIGN SINGLE POST
CONCRETE SURFACE	TREE DECIDUOUS
BITUMINOUS SURFACE	

SURVEY NOTES RELATING TO TABLE A

- Item 1. Monuments are shown at all corners except along the centerline of 20th Street NW.
- Item 2. There is no address assigned to this property.
- Item 3. The property lies within Zone X (unshaded) for areas outside the 0.2% annual chance floodplain; per FEMA Flood Insurance Rate Map No. 27109C0432E and No. 27109C0451E, effective date April 19, 2017
- Item 4. The gross area of the property is 38.72 Ac., including 0.85 ac. of road right-of-way.
- Item 5. Contours shown are from field measurements.
- Item 6a. The property is zoned A4 Agricultural - Urban Expansion District
Source: Olmsted County GIS System
No zoning report or zoning letter provided by client.
- Item 7a. The exterior building dimensions are shown on survey.
- Item 8. All observed improvements are shown on survey.
- Item 11b. The utilities shown on this survey are according to visible evidence along with GOPHER STATE ONE CALL markings (ticket number 223200492). Widsyth Smith Nolting assumes no responsibility for the completeness and accuracies of these locations. Further locations and verifications are recommended prior to any construction or excavation.
- CenturyLink TEL (800) 778-9140
City of Stewartville WATER (507) 219-1716
Peoples Energy Cooperative ELEC (800) 778-9140
- Item 13. Adjoining owners are shown per the Olmsted County GIS.
- Item 16. There is no evidence of recent earth work on site.
- Item 17. Surveyor is not aware of upcoming changes to the current 66-foot wide street right of way (33 feet on property), but notices a 100-foot wide right-of-way corridor on the west side of the property and a 83-foot wide right-of-way corridor on the east side of the property.
- Item 18. There are no offsite easements listed in title commitment.

SURVEY NOTES:

- A. The bearings are based on the Olmsted County Coordinate System (NAD83 - 1996 Adjustment).
- B. The elevations on this map are based on the North American Vertical Datum NAVD88.
- Drainage ditch across N.E. corner of property appears to benefit the property north of 20th Street without the benefit of an easement across subject property.

ALTA/NSPS SURVEYORS CERTIFICATION

To: GEOTEK Real Estate Land Holdings, LLC, a Delaware company and First American 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 2021 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, 11(b), 13, 16, 17 and 18 of Table A thereof. The field work was completed on October 20, 2022.

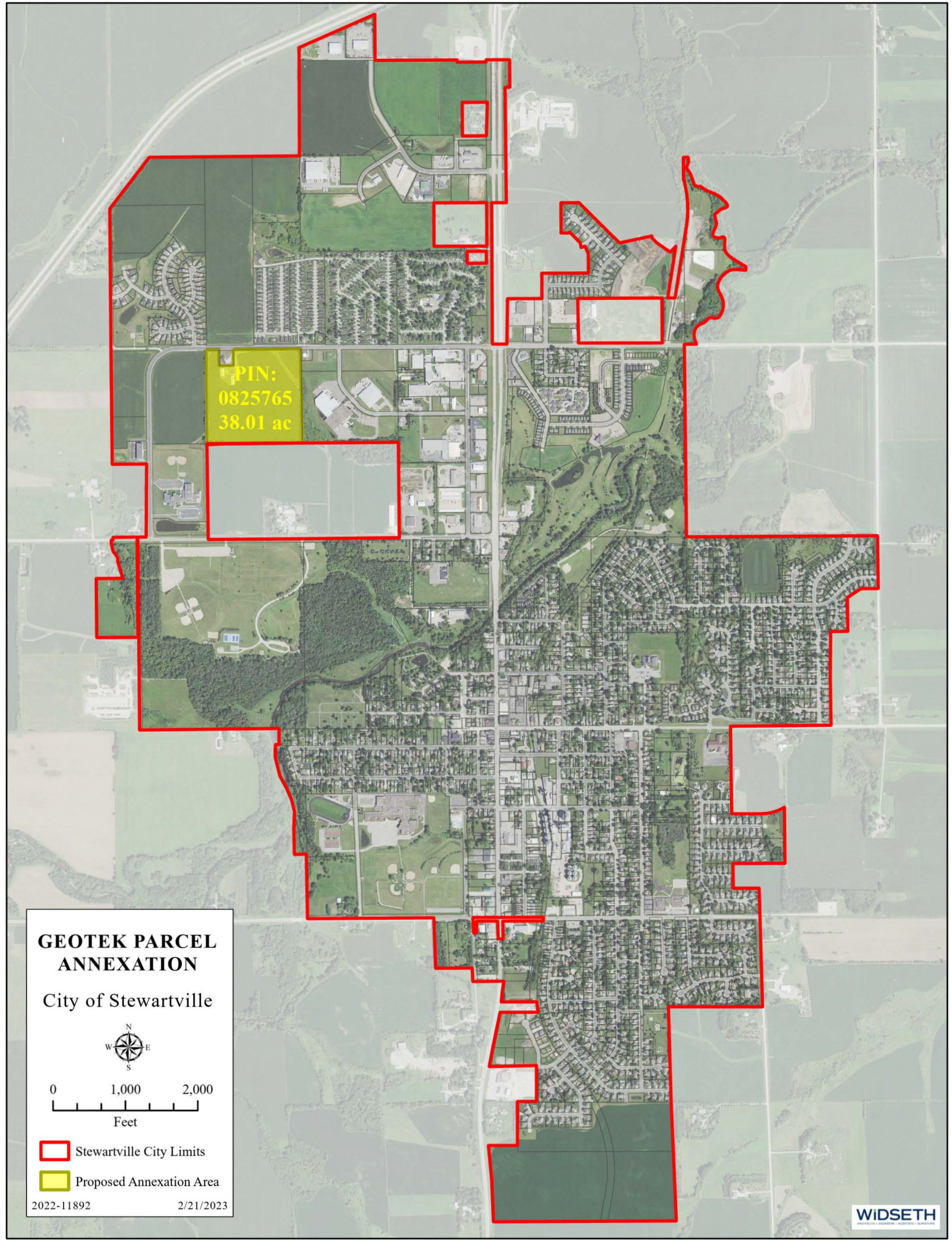
Date: December 09, 2022

Peter A. Oetliker
Peter Oetliker, Land Surveyor
Minnesota License No. 41887
3777 40th Ave. NW, Rochester, MN 55901
Phone: (507) 292-8743 peter.oetliker@widsyth.com

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DATE:	12/2022	DATE:		AMENDMENTS		BY	
SCALE:	1"=100'						
DRAWN BY:	S.L.D.						
CHECKED BY:	P.G.O.						
FILE NUMBER:	2022-11892						

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS





GEOTEK PARCEL ANNEXATION

City of Stewartville



0 1,000 2,000
Feet

-  Stewartville City Limits
-  Proposed Annexation Area