

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

City Resolution Number: 2024-04

Township Resolution Number: 2024-A

WHEREAS, on December 27, 2023, a Notice of Intent to include property in an orderly annexation area was published pursuant to the requirements of Minnesota Statutes § 414.0325 Subd. 1b; and

WHEREAS, the City of Gibbon and Severance Township jointly agree to designate and request the immediate annexation of the following described land located within Severance Township to the City of Gibbon, County of Sibley, Minnesota:

Parcel ID: 21.0204.000

Starting at Minnesota Highway #19 Right of Way at the Southwest Corner of the Southeast Quarter of Northeast Quarter (SE 1/4 NE 1/4) Section 2, Township 112, Range 31, Sibley County, Minnesota, as follows: 754 feet North along the West property line of the Southeast Quarter of Northeast Quarter (SE 1/4 NE 1/4); Thence East at right angles a distance of 250 feet; Thence South at right angles a distance of 754 feet; Thence West at right angles a distance of 250 feet to point of beginning.

Parcel ID: 21.0203.000

All that part of the East Half of the Northeast Quarter of Section 2, Township 112 North, Range 31 West, Sibley County, Minnesota, lying northerly of the northerly right-of-way line of Minnesota Trunk Highway Number 19, as per MN/DOT Highway Right of Way Map 29-1 and southerly of the following described line: Commencing at the Northeast corner of said Section 2; thence South 00 degrees 39 minutes 11 seconds West an assumed bearing on the east line of said Northeast Quarter, a distance of 1186.90 feet to the point of beginning of the line to be described; thence South 89 degrees 37 minutes 35 seconds West, a distance of 1314.04 feet to the West line of said East Half of the Northeast Quarter and there terminating and excepting therefrom the following described tract of land: Starting at Minnesota Highway #19 Right of Way at the Southwest Corner of SE1/4 of the NE1/4 of Section 2, Township 112, Range 31, Sibley County, Minnesota, as follows: 754 feet North along the West property line of the SE 1/4 of the NE 1/4; thence East at right angles a distance of 250 feet; thence South at right angles a distance of 754 feet; thence West at right angles a distance of 250 feet to point of beginning.

Parcel ID: 21.0101.020

All that part of the Northwest Quarter of Section 1, Township 112 North, Range 31 West, Sibley County, Minnesota, lying northerly of the northerly right-of-way line of Minnesota Trunk Highway Number 19, as per MN/DOT Highway Right of Way Map 29-1 and southerly and westerly of the following described line: Commencing at the Northwest corner of said Section 1; thence South 00 degrees 39 minutes 11 seconds West an assumed bearing on the west line of said Northwest Quarter, a distance of 1186.90 feet to the point of beginning of the line to be described; thence North 89 degrees 37 minutes 35 seconds East, a distance of 1511.02

feet; thence South 00 degrees 22 minutes 25 seconds East, a distance of 1213.22 feet to the north right of way line of said Minnesota Trunk Highway 19 and there terminating.

Parcel ID: 21.0209.000

A parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section Number Two (2), in Township Number One Hundred Twelve (112) North, of Range Number Thirty-one (31) West, Sibley County, Minnesota, more particularly described as follows:

Beginning at a point where the South line of Second Street (now 11th Street) in the Village, now City of Gibbon, Minnesota, extended East intersects the West line of the Northeast Quarter of the Southeast Quarter of Section Number Two (2) in Township Number One Hundred Twelve (112) North, of Range Number Thirty-one (31) West, Sibley County, Minnesota; thence due East on said South line a distance of Four Hundred Fifty (450) feet; thence due South parallel with and Four Hundred Fifty (450) feet distant from the said West line of the said Northeast Quarter of the Southeast Quarter to a point Fifty (50) feet distant from the Northerly boundary line of the Right-of-Way of the Minneapolis and St. Louis Railway Company; thence Westerly parallel with and Fifty (50) feet distant from the said Northerly boundary line of the said Right-of-Way to a point where intersection is made with the said West line of the said Northeast Quarter of the Southeast Quarter and thence due North on said West line of the said Northeast Quarter of the Southeast Quarter to and terminating at the given point of beginning.

WHEREAS, the City of Gibbon and Severance 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 Gibbon and Severance Township may agree on a process of orderly annexation of a designated area; and

WHEREAS, the City of Gibbon and Severance 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 Gibbon and the Township Board of Severance 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:

Parcel ID: 21.0204.000

Starting at Minnesota Highway #19 Right of Way at the Southwest Corner of the Southeast Quarter of Northeast Quarter (SE 1/4 NE 1/4) Section 2, Township 112, Range 31, Sibley County, Minnesota, as follows: 754 feet North along the West property line of the Southeast Quarter of Northeast Quarter (SE 1/4 NE 1/4); Thence East at right angles a distance of 250 feet; Thence South at right angles a distance of 754 feet; Thence West at right angles a distance of 250 feet to point of beginning.

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2. **Acreage/Population/Usage.** That the orderly annexation area consists of approximately 84.73 acres, the population in the area is approximately 1, and the land use type is vacant land and one farm site.

3. **Jurisdiction.)** That Severance Township and the City of Gibbon, 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 Township for lost taxes on annexed property.**

City of Gibbon will pay Severance Township a one-time payment of \$500.00 (Five Hundred dollars and no cents) for loss of taxes. A majority of the property (all but PID 21.0204.000) is tax exempt and does not generate taxes.

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, for the area legally described (herein or attached exhibit) there are no special assessments or debt.

5. **Review and Comment.** The City of Gibbon and Severance 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 Severance Township Board of Supervisors this 8 day of January 2024.

SEVERANCE TOWNSHIP

By: Lyle Black
Chairperson
Board of Supervisor

ATTEST:

By: Angela Pea
Township Clerk

Adopted by affirmative vote of the City Council of Gibbon this 16 day of January 2024.

CITY OF GIBBON

By: Star Holman
Mayor

ATTEST:

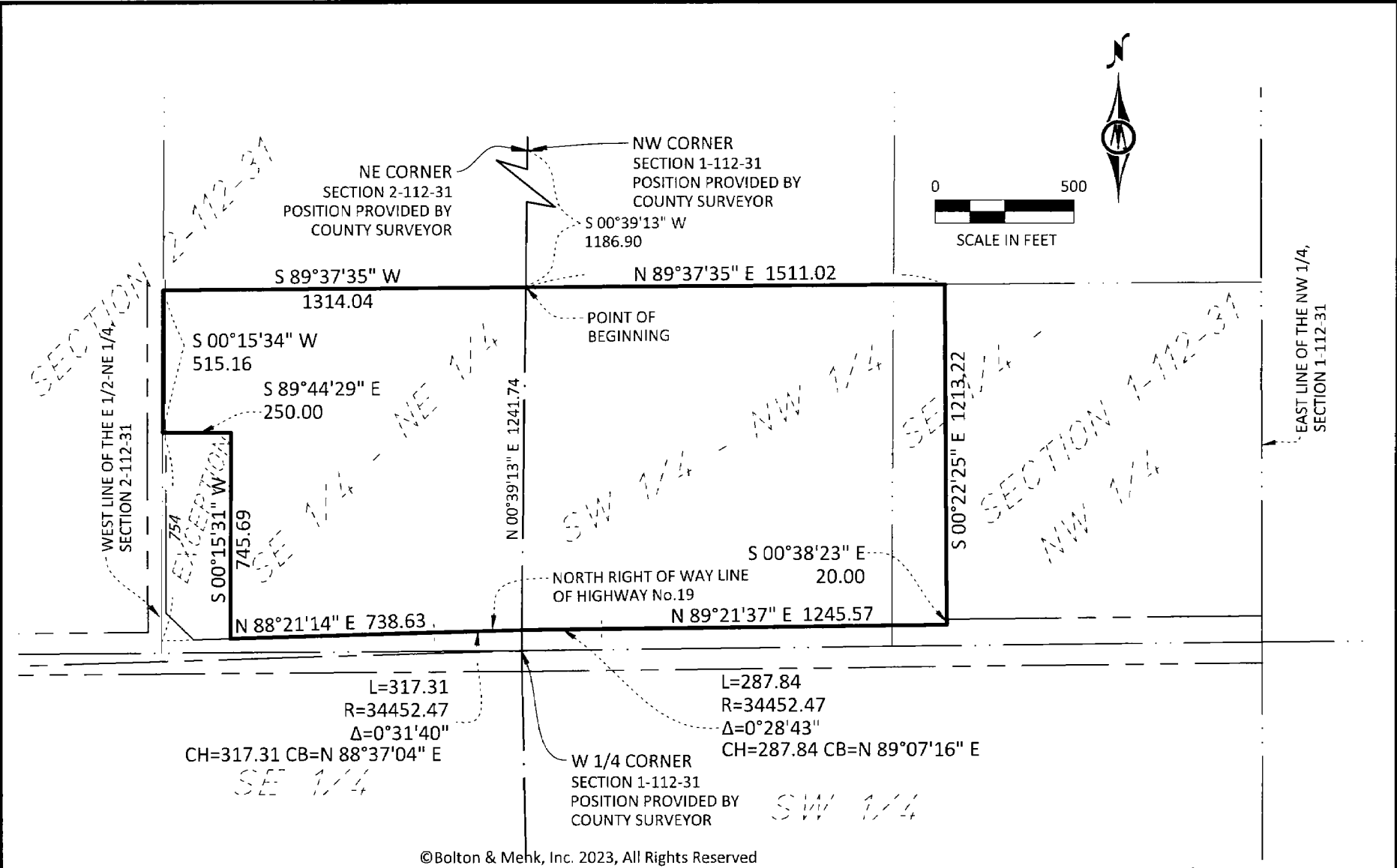
By: Dana M. Trehan
City Administrator

Approved this ____ day of _____ 20__

Municipal Boundary Adjustment Unit Contact

Star Holman star.holman@state.mn.us 651-361-7909
(July 2019)

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SHEET 1 OF 2

CERTIFICATE OF SURVEY GIBBON, SIBLEY COUNTY, MN		PART OF THE NW 1/4 SECTION 1-112-31, AND PART OF THE NE 1/4, SECTION 2-112-31
 BOLTON & MENK	1243 CEDAR STREET NE SLEEPY EYE, MN 56085 (507) 794-5541	

FOR: GFW SCHOOLS

LEGAL DESCRIPTION

All that part of the Northwest Quarter of Section 1, Township 112 North, Range 31 West, Sibley County, Minnesota, lying northerly of the northerly right-of-way line of Minnesota Trunk Highway Number 19, as per MN/DOT Highway Right of Way Map 29-1 and southerly and westerly of the following described line: Commencing at the Northwest corner of said Section 1; thence South 00 degrees 39 minutes 11 seconds West an assumed bearing on the west line of said Northwest Quarter, a distance of 1186.90 feet to the point of beginning of the line to be described; thence North 89 degrees 37 minutes 35 seconds East, a distance of 1511.02 feet; thence South 00 degrees 22 minutes 25 seconds East, a distance of 1213.22 feet to the north right of line of said Minnesota Trunk Highway 19 and there terminating.

ALSO

All that part of the East Half of the Northeast Quarter of Section 2, Township 112 North, Range 31 West, Sibley County, Minnesota, lying northerly of the northerly right-of-way line of Minnesota Trunk Highway Number 19, as per MN/DOT Highway Right of Way Map 29-1 and southerly of the following described line: Commencing at the Northeast corner of said Section 2; thence South 00 degrees 39 minutes 11 seconds West an assumed bearing on the east line of said Northeast Quarter, a distance of 1186.90 feet to the point of beginning of the line to be described; thence South 89 degrees 37 minutes 35 seconds West, a distance of 1314.04 feet to the West line of said East Half of the Northeast Quarter and there terminating and excepting therefrom the following described tract of land: Starting at Minnesota Highway #19 Right of Way at the Southwest Corner of SE1/4 of the NE1/4 of Section 2, Township 112, Range 31, Sibley County, Minnesota, as follows: 754 feet North along the West property line of the SE 1/4 of the NE 1/4; thence East at right angles a distance of 250 feet; thence South at right angles a distance of 754 feet; thence West at right angles a distance of 250 feet to point of beginning.

Said Parcel contains 76.64 acres of land.

SURVEYOR'S CERTIFICATION

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.

Jesse D. Zeig 10/10/2023
 Jesse D. Zeig Date
 License Number 44996

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SHEET 2 OF 2



**BOLTON
& MENK**

1243 CEDAR STREET NE
 SLEEPY EYE, MN 56085
 (507) 794-5541

CERTIFICATE OF SURVEY
 GIBBON, SIBLEY COUNTY, MN

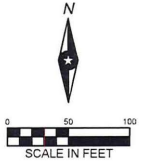
PART OF THE NW 1/4 SECTION 1-112-31, AND
 PART OF THE NE 1/4, SECTION 2-112-31

FOR: GFW SCHOOLS

JOB NUMBER: 0V1.130688

FIELD BOOK:

DRAWN BY: JDZ



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PROJECT

**CITY OF
GIBBON
PARCEL
21.0204.000**

GIBBON MINNESOTA

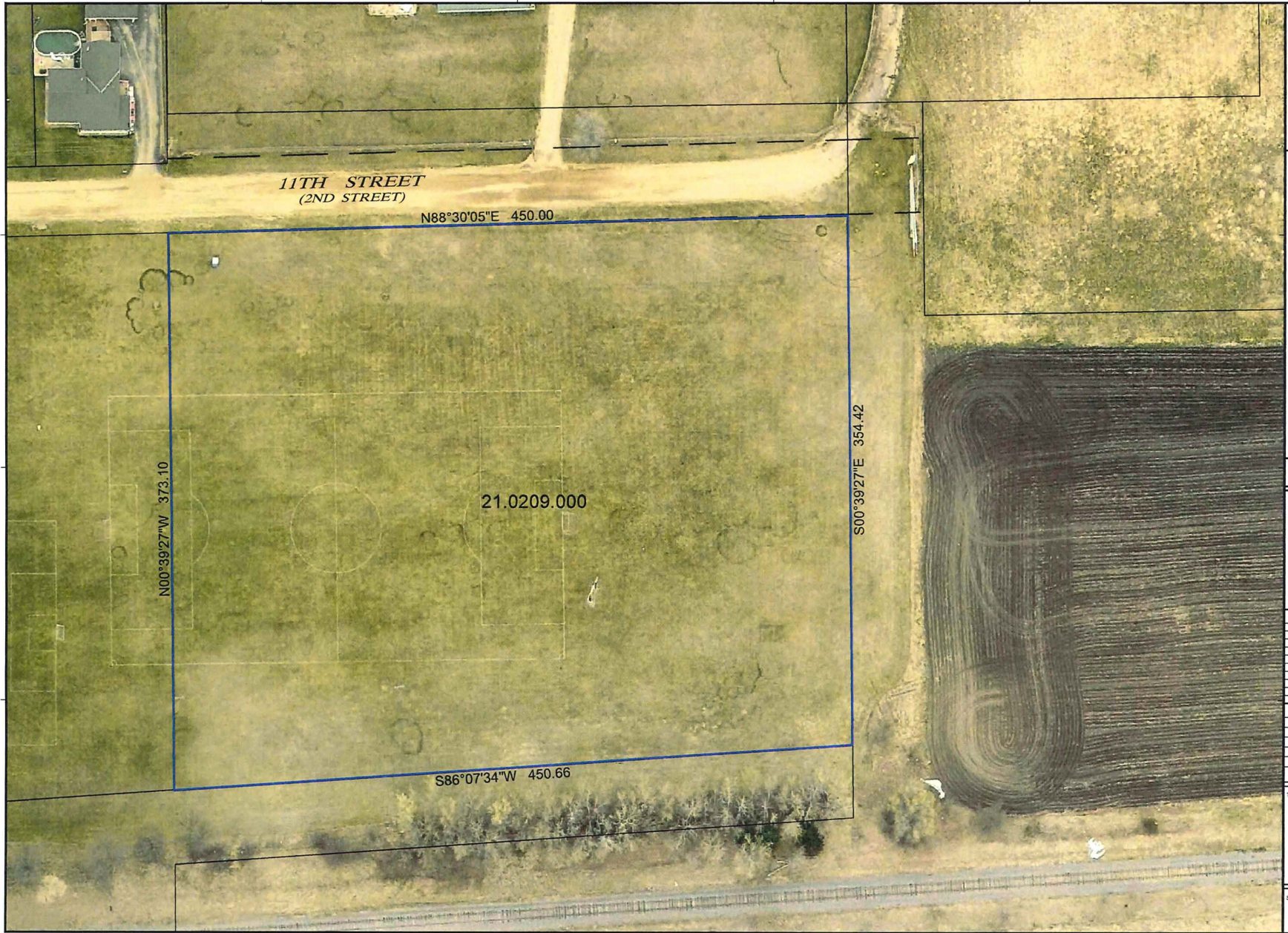
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-10333
CAD FILE NAME	20333 ANNEX DWG
DRAWN BY	KH
DESIGNED BY	—
REVIEWED BY	—
ORIGINAL ISSUE DATE	2/15/23
CLIENT PROJECT NO.	—

TITLE

**PROPOSED
ANNEXATION**

SHEET



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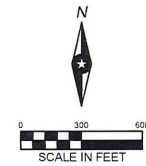
PROJECT
CITY OF GIBBON
PARCEL
21.0204.000

GIBBON MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-10333
CAD FILE NAME	10333 ANNEX DIMS
DRAWN BY	NOH
DESIGNED BY	—
REVIEWED BY	—
ORIGINAL ISSUE DATE	2/15/23
CLIENT PROJECT NO.	—

TITLE
PROPOSED ANNEXATION



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PROJECT

CITY OF GIBBON

GIBBON MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-10333
CAD FILE NAME	10333 ANNEX
DRAWN BY	WH
DESIGNED BY	—
REVIEWED BY	—
ORIGINAL ISSUE DATE	2/15/23
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TITLE

PROPOSED ANNEXATION

SHEET