

REC'D BY  
MMB

AUG 28 2002

REC'D BY  
MMB

AUG 06 2002

**JOINT RESOLUTION NO. 2001-80  
TOWN OF BIG LAKE AND CITY OF BIG LAKE  
SHERBURNE COUNTY**

**A JOINT RESOLUTION ESTABLISHING  
JOINT PLANNING AND ORDERLY GROWTH**

**WHEREAS**, Big Lake Township (the "Township") and the City of Big Lake (the "City") desire to plan appropriately for growth and development in each community; and

**WHEREAS**, the Township and City desire to prevent the premature conversion of agricultural land for urban development; and

**WHEREAS**, the Township and City desire to establish a development framework, which promotes contiguous and orderly growth patterns, consistent with the goals and policies of each community's comprehensive plan; and

**WHEREAS**, the Township and City acknowledge it is in the best interests of the residents of each community to work cooperatively in the future planning and development of the areas abutting the common borders of the communities; and

**WHEREAS**, the Township and the City desire to establish terms and conditions that promote common goals for growth in the area; respect individual community identities; create certainty for local land use decisions and long term public and private investment strategies; promote joint planning for certain areas; and protect the public health, safety and welfare.

**NOW, THEREFORE, BE IT RESOLVED** the Township and City agree to the following terms and conditions:

1. The Township and City hereby establish an Orderly Annexation Area ("OAA") as authorized by Minnesota Statute §414.0325, Subdivision 1, as shown on the attached Exhibit A and legally described on Exhibit B.
2. Properties located within the OAA, shown on Exhibit A and described in Exhibit B, may be annexed to the City without contest by the Township when the following conditions are met:
  - a. All property owners have signed and presented to the City a petition requesting annexation, and;
  - b. The property is contiguous to the City, and;
  - c. The use or development proposal is determined by the City of Big Lake to be consistent with the City's adopted land use plan, and;
  - d. Utilities are available to the OAA.
3. The Township consents to the extension of the City's zoning, subdivision, and other official controls to the Orderly Annexation Area upon the effective date of this Agreement.
4. It is the intent of the parties that the terms of this agreement act to prohibit annexation under any laws currently in force if annexation under such laws would be contrary to the annexation procedures set out in this agreement.

It is also the intent of the parties that changes in the law subsequent to the date of this agreement not alter or affect the rights or obligations of the parties as set out in this agreement. In the event changes occur in annexation-related laws subsequent to the date of this agreement, the parties

shall meet to discuss the possibility of modifying this agreement to reflect some or all of the changes in said laws, but neither party to this agreement shall be required to modify this agreement as a result of changes in said laws.

5. Upon approval by the respective governing bodies of the City and the Township, this joint resolution and agreement shall confer jurisdiction upon the Minnesota Planning Board ("MPB") so as to accomplish the orderly annexation of the lands described in the attached Exhibit A in accordance with the terms of this joint resolution and agreement.
6. The City and the Township mutually state that no alteration by the MPB to the OAA boundaries, as illustrated on Exhibit A and described in Exhibit B, is appropriate or permitted.
7. Having designated the area illustrated on Exhibit A and described in Exhibit B as in need of orderly annexation, and having provided for all of the conditions of its annexation within this document, the parties to this agreement agree that Minnesota Planning may review and comment, but shall, within thirty (30) days, order the annexation in accordance with the terms of this Resolution.
8. The parties may amend this joint resolution by mutual consent at any time.

Approved and Adopted  
this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

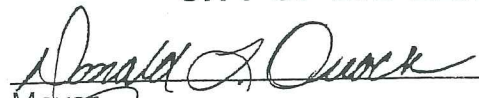
**BIG LAKE TOWNSHIP**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Clerk

Approved and Adopted  
this 14<sup>th</sup> day of NOVEMBER, 2001.

**CITY OF BIG LAKE**

  
Mayor

  
Clerk

Whereupon the motion was duly passed and executed.

REC'D BY  
M M B

AUG 28 2002

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The motion for the adoption of the foregoing resolution was moved by Council Member Halvorson and seconded by Council Member Dickinson. Upon a vote taken, the motion passed with a vote of 4 to 1, with Mayor Orrock voting nay; whereupon said resolution was declared duly passed and adopted.

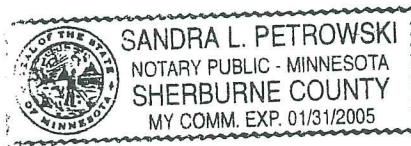
Document prepared by: Patrick Wussow - City Administrator  
160 Lake Street North  
Big Lake MN 55309  
(763) 263-2107

STATE OF MINNESOTA )  
COUNTY OF SHERBURNE ) SS.

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of November, 2001, by the Mayor, Don Orrock, and the City Administrator, Patrick Wussow, of the City of Big Lake, a Minnesota municipal corporation, on behalf of the Corporation.

*Sandra L. Petrowski*

Notary Public





**OAKWOOD LAND DEVELOPMENT  
"SWEETWATER BEND"**

REC'D BY  
M M B  
AUG 28 2002  
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**LEGAL DESCRIPTION**

**PARCEL I**

The South half of the Northeast Quarter of Section 12, Township 33, Range 28, Sherburne County, Minnesota, EXCEPTING therefrom those portions of the following described three (3) parcels lying within said South Half of the Northeast Quarter:

Parcel 1: Those parts of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter, all in Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 88 degrees 23 minutes 14 seconds East along the south line of said Northwest Quarter of the Southeast Quarter, a distance of 110.00 feet; thence North 01 degree 07 minutes 43 seconds West along a line parallel with the west line of said Northwest Quarter of the Southeast Quarter, a distance of 196.02 feet; thence North 44 degrees 05 minutes 45 seconds East, a distance of 387.62 feet to the north line of the South 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence North 88 degrees 23 minutes 14 seconds East along said north line a distance of 160.45 feet to the point of beginning of the land to be described; thence North 16 degrees 07 minutes 25 seconds East, a distance of 514.81 feet; thence North 22 degrees 20 minutes 39 seconds East, a distance of 648.51 feet to the north line of the South 252.79 feet of said Southwest Quarter of the Northeast Quarter; thence North 87 degrees 37 minutes 54 seconds East along said north line a distance of 351.86 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 53 minutes 22 seconds East along said east line, a distance of 252.88 feet to the southeast corner of said Southwest Quarter of the Northeast Quarter being the northeast corner of said Northwest Quarter of the Southeast Quarter; thence South 01 degree 15 minutes 47 seconds East along the east line of said Northwest Quarter of the Southeast Quarter, a distance of 368.09 feet to the north line of the South 933.38 feet of said Northwest Quarter of the Southeast Quarter; thence South 88 degrees 23 minutes 14 seconds West along said north line, a distance of 466.70 feet to the west line of the East 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence South 01 degree 15 minutes 47 seconds East along said west line, a distance of 466.70 feet to said north line of the South 466.69 feet of the Northwest Quarter of the Southeast Quarter; thence South 88 degrees 23 minutes 14 seconds West along said north line, a distance of 297.00 feet to the point of beginning.

Parcel 2: Those parts of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter, all in Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 88 degrees 23 minutes 14 seconds East along the south line of said Northwest Quarter of the Southeast Quarter, a distance of 110.00 feet; thence North 01 degree 07 minutes 43 seconds West along a line parallel with the west line of said



Northwest Quarter of the Southeast Quarter, a distance of 196.02 feet; thence North 44 degrees 05 minutes 45 seconds East, a distance of 387.62 feet to the north line of the South 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence North 88 degrees 23 minutes 14 seconds East along said north line a distance of 125.80 feet to the point of beginning of the land to be described; thence continue North 88 degrees 23 minutes 14 seconds East along said north line, a distance of 34.65 feet; thence North 16 degrees 07 minutes 25 seconds East, a distance of 514.81 feet; thence North 22 degrees 20 minutes 39 seconds East, a distance of 648.51 feet to the north line of the South 252.79 feet of said Southwest Quarter of the Northeast Quarter; thence North 87 degrees 37 minutes 54 seconds East along said north line a distance of 351.86 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 53 minutes 22 seconds West along said east line, a distance of 625.00 feet to the northeast corner of the South 877.58 feet of said Southwest Quarter of the Northeast Quarter; thence South 87 degrees 37 minutes 53 seconds West along the north line of said South 877.58 feet of the Southwest Quarter of the Northeast Quarter, a distance of 400.00 feet to the northwest corner of the East 399.87 feet of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 53 minutes 22 seconds East along the west line of said East 399.87 feet of the Southwest Quarter of the Northeast Quarter, a distance of 428.07 feet to the intersection of a line bearing North 16 degrees 07 minutes 25 seconds East from the point of beginning; thence South 16 degrees 07 minutes 25 seconds West, a distance of 1343.10 feet to the point of beginning.

Parcel 3: Those parts of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 88 degrees 23 minutes 14 seconds East along the south line of said Northwest Quarter of the Southeast Quarter, a distance of 110.00 feet; thence North 01 degree 07 minutes 43 seconds West along a line parallel with the west line of said Northwest Quarter of the Southeast Quarter, a distance of 196.02 feet; thence North 44 degrees 05 minutes 45 seconds East, a distance of 387.62 feet to the north line of the South 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence North 88 degrees 23 minutes 14 seconds East along said north line a distance of 125.80 feet; thence North 16 degrees 07 minutes 25 seconds East, a distance of 525.27 feet to the point of beginning of the land to be described; thence continue North 16 degrees 07 minutes 25 seconds East, a distance of 817.73 feet to the west line of the East 399.87 feet of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 53 minutes 22 seconds West along said west line, a distance of 528.07 feet to the north line of the South 977.55 feet of said Southwest Quarter of the Northeast Quarter; thence South 87 degrees 37 minutes 53 seconds West along said North line, a distance of 239.34 feet to the intersection of a line bearing North 00 degrees 53 minutes 22 seconds West from the point of beginning; thence South 00 degrees 53 minutes 22 seconds East, a distance of 1303.84 feet to the point of beginning.



## PARCEL II

That part of the West half of the Southwest Quarter of Section 7, Township 33, Range 27, Sherburne County, Minnesota described as follows: Beginning at the Northeast corner of said West Half; thence North 89 degrees 12 minutes 41 seconds West, assumed bearing along the north line of said West Half a distance of 730.69 feet; thence South 36 degrees 06 minutes 54 seconds East a distance of 9.99 feet; thence southeasterly a distance of 171.02 feet along a tangential curve to the northeast having a radius of 672.06 feet and a central angle of 14 degrees 34 minutes 48 seconds; thence South 50 degrees 41 minutes 42 seconds East a distance of 236.66 feet; thence South 57 degrees 36 minutes 54 seconds East a distance of 74.25 feet; thence South 65 degrees 07 minutes 50 seconds East a distance of 227.32 feet; thence southeasterly to the East line of said West Half a distance of 165.83 feet along a tangential curve concave to the north having a radius of 432.68 feet and a central angle of 21 degrees 57 seconds 34 minutes; thence North 00 degrees 34 minutes 56 seconds West along the East line of said West Half a distance of 466.80 feet to the point of beginning.

## PARCEL III

All that portion of the Southwest Quarter of the Northwest Quarter lying and being to the West of the Elk River, Section 7, Township 33, Range 27, Sherburne County, Minnesota.

AND

All that portion of the Northeast Quarter of the Southwest Quarter, Section 7, Township 33, Range 27, Sherburne County, Minnesota, lying and being South of the Elk River, bounded on the south by the south line of a certain roadway running east and west across said Northeast Quarter of the Southwest Quarter, and bounded on the east by a roadway commonly known and designated as the Orrock Road. EXCEPTING therefrom that part of the Northeast Quarter of the Southwest Quarter, Section 7, Township 33, Range 27, described as follows: Commencing at the Northeast corner of said Northeast Quarter of the Southwest Quarter; thence West assumed bearing along the North line of said Northeast Quarter of Southwest Quarter a distance of 446.8 feet to the actual point of beginning and being on the centerline of a public road known as the Orrock Road, also known as County State Aid Highway No. 5; thence South along said centerline a distance of 276.58 feet; thence South 02 degrees 05 minutes East along said centerline a distance of 84.35 feet; thence South 86 degrees 29 minutes West a distance of 752.49 feet (said line bearing South 86 degrees 29 minutes West being 38 feet, more or less, Northerly of the South line of a certain roadway running East and West across said Northeast Quarter of the Southwest Quarter); thence North 03 degrees 31 minutes West a distance of 80 feet, more or less, to the center of the Elk River; thence Northeasterly along the center of Elk River a distance of 439.0 feet, more or less, to the North line of said Northeast Quarter of the Southwest Quarter; thence East along said North line a distance of 471 feet, more or less, to the point of beginning.

## PARCEL IV

The Southwest Quarter of the Southeast Quarter, Section 01, Township 33, Range 28, Sherburne County, Minnesota.

## PARCEL V

The Northwest Quarter of the Northeast Quarter and the South Half of the Northwest Quarter, Section 12, Township 33, Range 28, Sherburne County, Minnesota;

EXCEPTING the West 466.70 feet of the North 1053.40 feet of the Southwest Quarter of the Northwest Quarter, as measured along the West and South lines thereof.

AND FURTHER EXCEPTING that portion of the following described parcel which lies within said South Half of the Northwest Quarter: All that part of the Southeast Quarter of the Northwest Quarter, of the Northeast Quarter of the Southwest Quarter and of the Northwest Quarter of the Southeast Quarter, all in Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Beginning at a point on the South line of said Northwest Quarter of the Southeast Quarter a distance of 110.00 feet east, as measured along said South line of the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 33 minutes 17 seconds West, assumed basis of bearings, along said South line for 110.00 feet to said Southwest corner thereof; thence North 01 degree 41 minutes 40 seconds East along the East line of said Northeast Quarter of the Southwest Quarter for 160.02 feet; thence North 89 degrees 33 minutes 17 seconds West parallel with the South line of said Northeast Quarter of the Southwest Quarter for 125.00 feet; thence North 63 degrees 16 minutes 20 seconds West for 223.15 feet; thence North 08 degrees 18 minutes 28 seconds West for 340.07 feet; thence North 89 degrees 33 minutes 17 seconds West, parallel with said South line of the Northeast Quarter of the Southwest Quarter for 339.71 feet; thence North 12 degrees 19 minutes 36 seconds East for 68.47 feet to intersect a line 420 feet north of, as measured at right angles to, the centerline of County Road No. 73 as presently laid out and traveled; thence North 87 degrees 43 minutes 42 seconds West, parallel with said centerline for 423.30 feet; thence North 24 degrees 12 minutes 00 seconds East for 905.43 feet, more or less, to intersect the North line of the South 220.00 feet, as measured at right angles, of said Southeast Quarter of the Northwest Quarter; thence South 89 degrees 32 minutes 39 seconds East, along said North line of the South 220.00 feet, for 257.10 feet; thence South 24 degrees 43 minutes 00 seconds East for 1445.23 feet, more or less, to intersect a line parallel with the West line of said Northwest Quarter of the Southeast Quarter, and passing through the point of beginning, at a point thereon a distance of 196.02 feet north of said point of beginning; thence South 01 degree 41 minutes 40 seconds West along said parallel line for 196.02 feet to said point of beginning.



## PARCEL VI

North Half of the Southwest Quarter of Section 12, Township 33, Range 28, Sherburne County, Minnesota, except that part South of the road;

EXCEPTING that portion of the following described parcel which lies within said North Half of the Southwest Quarter:

All that part of the Southeast Quarter of the Northwest Quarter, of the Northeast Quarter of the Southwest Quarter and of the Northwest Quarter of the Southeast Quarter, all in Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Beginning at a point on the South line of said Northwest Quarter of the Southeast Quarter a distance of 110.00 feet east, as measured along said South line of the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 33 minutes 17 seconds West, assumed basis of bearings, along said South line for 110.00 feet to said Southwest corner thereof; thence North 01 degree 41 minutes 40 seconds East along the East line of said Northeast Quarter of the Southwest Quarter for 160.02 feet; thence North 89 degrees 33 minutes 17 seconds West parallel with the South line of said Northeast Quarter of the Southwest Quarter for 125.00 feet; thence North 63 degrees 16 minutes 20 seconds West for 223.15 feet; thence North 08 degrees 18 minutes 28 seconds West for 340.07 feet; thence North 89 degrees 33 minutes 17 seconds West, parallel with said South line of the Northeast Quarter of the Southwest Quarter for 339.71 feet; thence North 12 degrees 19 minutes 36 seconds East for 68.47 feet to intersect a line 420 feet north of, as measured at right angles to, the centerline of County Road No. 73 as presently laid out and traveled; thence North 87 degrees 43 minutes 42 seconds West, parallel with said centerline for 423.30 feet; thence North 24 degrees 12 minutes 00 seconds East for 905.43 feet, more or less, to intersect with the North line of the South 220.00 feet, as measured as right angles, of said Southeast Quarter of the Northwest Quarter; thence South 89 degrees 32 minutes 39 seconds East, along said North line of the South 220.00 feet, for 257.10 feet; thence South 24 degrees 43 minutes 00 seconds East for 1445.23 feet, more or less, to intersect a line parallel with the West line of said Northwest Quarter of the Southeast Quarter, and passing through the point of beginning, at a point thereon a distance of 196.02 feet north of said point of beginning; thence South 01 degree 41 minutes 40 seconds West along said parallel line for 196.02 feet to said point of beginning.

AND FURTHER EXCEPTING the following two (2) described parcels:

Parcel 1: All that part of the Northeast Quarter of the Southwest Quarter of Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as commencing at the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence North 89 degrees 33 minutes 17 seconds West, assumed bearing, along the South line of said Northeast Quarter of the Southwest Quarter a distance of 361.15 feet, more or less, to intersect the centerline of County Road No. 73 as now laid out and traveled, said point of intersection also being the actual point of beginning of the property to be hereby described; thence return South 89 degrees 33 minutes 17 seconds East a distance of 336.15 feet, more or less, to said Southeast corner of the Northeast Quarter of the Southwest Quarter; thence North 01 degree 41 minutes 40 seconds East along the East



line of said Northeast Quarter of the Southwest Quarter for a distance of 160.02 feet; thence North 89 degrees 33 minutes 17 seconds West parallel with said South line of the Northeast Quarter of the Southwest Quarter for a distance of 124.63 feet; thence North 63 degrees 16 minutes 20 seconds West 223.15 feet; thence North 08 degrees 18 minutes 28 seconds West 340.07 feet; thence North 89 degrees 33 minutes 17 seconds West parallel with said South line of the Northeast Quarter of the Southwest Quarter for a distance of 339.71 feet; thence South 12 degrees 19 minutes 36 seconds West 358.88 feet to intersect said centerline of County Road 73; thence South 87 degrees 43 minutes 42 seconds East along said centerline of 25.00 feet; thence continue Easterly and Southeasterly along said centerline being a tangential curve to the right, central angle 58 degrees 47 minutes 05 seconds, radius 477.46 feet, length 489.87 feet to the point of beginning.

Parcel 2: All that part of the Southwest Quarter of Section 12 described as commencing at the Northwest corner of the Northeast Quarter of said Southwest Quarter of Section 12; thence South 01 degree 49 minutes 19 seconds West, assumed bearing, along the West line of said Northeast Quarter of the Southwest Quarter for a distance of 678.62 feet to intersect a line 345 feet North, as measured at right angles, of the centerline of County Road 73 as presently laid out and traveled, said point of intersection, also being the actual point of beginning of the land to be hereby described; thence North 87 degrees 43 minutes 42 seconds West parallel with said centerline of County Road No. 73 a distance of 221.29 feet, more or less, to intersect the West line of the East 221.28 feet of the Northwest Quarter of said Southwest Quarter of Section 12; thence South 01 degree 49 minutes 19 seconds West parallel with the East line of said Northwest Quarter of the Southwest Quarter a distance of 345.01 feet, more or less, to intersect said centerline of County Road No. 73; thence South 87 degrees 43 minutes 42 seconds East along said centerline a distance of 631.30 feet, more or less, to intersect the East line of the West 410.00 feet of said Northeast Quarter of the Southwest Quarter; thence North 01 degree 49 minutes 19 seconds East parallel with said West line of the Northeast Quarter of the Southwest Quarter a distance of 345.01 feet, more or less, to intersect said line 345 feet North of the centerline of County Road No. 73; thence North 87 degrees 43 minutes 42 seconds West parallel with said centerline a distance of 410.01 feet to the point of beginning.

AND

The Northwest Quarter of the Southeast Quarter of Section 12, Township 33, Range 28, Sherburne County, Minnesota.

EXCEPTING those portions of the following described four (4) parcels which lie within said Northwest Quarter of the Southeast Quarter:

Parcel 1: All that part of the Southeast Quarter of the Northwest Quarter, of the Northeast Quarter of the Southwest Quarter and of the Northwest Quarter of the Southeast Quarter, all in Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Beginning at a point on the South line of said Northwest Quarter of the Southeast Quarter a distance of 110.00 feet east, as

measured along said South line of the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 33 minutes 17 seconds West, assumed basis of bearings, along said South line for 110.00 feet to said Southwest corner thereof; thence North 01 degree 41 minutes 40 seconds East along the East line of said Northeast Quarter of the Southwest Quarter for 160.02 feet; thence North 89 degrees 33 minutes 17 seconds West parallel with the South line of said Northeast Quarter of the Southwest Quarter for 125.00 feet; thence North 63 degrees 16 minutes 20 seconds West for 223.15 feet; thence North 08 degrees 18 minutes 28 seconds West for 340.07 feet; thence North 89 degrees 33 minutes 17 seconds West, parallel with said South line of the Northeast Quarter of the Southwest Quarter for 339.71 feet; thence North 12 degrees 19 minutes 36 seconds East for 68.47 feet to intersect a line 420 feet north of, as measured at right angles to, the centerline of County Road No. 73 as presently laid out and traveled; thence North 87 degrees 43 minutes 42 seconds West, parallel with said centerline for 423.30 feet; thence North 24 degrees 12 minutes 00 seconds East for 905.43 feet, more or less, to intersect the North line of the South 220.00 feet, as measured at right angles, of said Southeast Quarter of the Northwest Quarter; thence South 89 degrees 32 minutes 39 seconds East, along said North line of the South 220.00 feet, for 257.10 feet; thence South 24 degrees 43 minutes 00 seconds East for 1445.23 feet, more or less, to intersect a line parallel with the West line of said Northwest Quarter of the Southeast Quarter, and passing through the point of beginning, at a point thereon a distance of 196.02 feet north of said point of beginning; thence South 01 degree 41 minutes 40 seconds West along said parallel line for 196.02 feet to said point of beginning.

Parcel 2: Those parts of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter, all in Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 88 degrees 23 minutes 14 seconds East along the south line of said Northwest Quarter of the Southeast Quarter, a distance of 110.00 feet; thence North 01 degree 07 minutes 43 seconds West along a line parallel with the west line of said Northwest Quarter of the Southeast Quarter, a distance of 196.02 feet; thence North 44 degrees 05 minutes 45 seconds East, a distance of 387.62 feet to the north line of the South 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence North 88 degrees 23 minutes 14 seconds East along said north line a distance of 160.45 feet to the point of beginning of the land to be described; thence North 16 degrees 07 minutes 25 seconds East, a distance of 514.81 feet; thence North 22 degrees 20 minutes 39 seconds East, a distance of 648.51 feet to the north line of the South 252.79 feet of said Southwest Quarter of the Northeast Quarter; thence North 87 degrees 37 minutes 54 seconds East along said north line a distance of 351.86 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 53 minutes 22 seconds East along said east line, a distance of 252.88 feet to the southeast corner of said Southwest Quarter of the Northeast Quarter being the northeast corner of said Northwest Quarter of the Southeast Quarter; thence South 01 degree 15 minutes 47 seconds East along the east line of said Northwest Quarter of the Southeast Quarter, a distance of 368.09 feet to the north line of the South 933.38 feet of said Northwest Quarter of the Southeast Quarter; thence South 88 degrees 23 minutes 14 seconds



West along said north line, a distance of 466.70 feet to the west line of the East 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence South 01 degree 15 minutes 47 seconds East along said west line, a distance of 466.70 feet to said north line of the South 466.69 feet of the Northwest Quarter of the Southeast Quarter; thence South 88 degrees 23 minutes 14 seconds West along said north line, a distance of 297.00 feet to the point of beginning.

Parcel 3: Those parts of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter, all in Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 88 degrees 23 minutes 14 seconds East along the south line of said Northwest Quarter of the Southeast Quarter, a distance of 110.00 feet; thence North 01 degree 07 minutes 43 seconds West along a line parallel with the west line of said Northwest Quarter of the Southeast Quarter, a distance of 196.02 feet; thence North 44 degrees 05 minutes 45 seconds East, a distance of 387.62 feet to the north line of the South 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence North 88 degrees 23 minutes 14 seconds East along said north line a distance of 125.80 feet to the point of beginning of the land to be described; thence continue North 88 degrees 23 minutes 14 seconds East along said north line, a distance of 34.65 feet; thence North 16 degrees 07 minutes 25 seconds East, a distance of 514.81 feet; thence North 22 degrees 20 minutes 39 seconds East, a distance of 648.51 feet to the north line of the South 252.79 feet of said Southwest Quarter of the Northeast Quarter; thence North 87 degrees 37 minutes 54 seconds East along said north line a distance of 351.86 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 53 minutes 22 seconds West along said east line, a distance of 625.00 feet to the northeast corner of the South 877.58 feet of said Southwest Quarter of the Northeast Quarter; thence South 87 degrees 37 minutes 53 seconds West along the north line of said South 877.58 feet of the Southwest Quarter of the Northeast Quarter, a distance of 400.00 feet to the northwest corner of the East 399.87 feet of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 53 minutes 22 seconds East along the west line of said East 399.87 feet of the Southwest Quarter of the Northeast Quarter, a distance of 428.07 feet to the intersection of a line bearing North 16 degrees 07 minutes 25 seconds East from the point of beginning; thence South 16 degrees 07 minutes 25 seconds West, a distance of 1343.10 feet to the point of beginning.

Parcel 4: Those parts of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 88 degrees 23 minutes 14 seconds East along the south line of said Northwest Quarter of the Southeast Quarter, a distance of 110.00 feet; thence North 01 degree 07 minutes 43 seconds West along a line parallel with the west line of said Northwest Quarter of the Southeast Quarter, a distance of 196.02 feet; thence North 44 degrees 05 minutes 45 seconds East, a distance of 387.62 feet to the north line of the



South 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence North 88 degrees 23 minutes 14 seconds East along said north line a distance of 125.80 feet; thence North 16 degrees 07 minutes 25 seconds East, a distance of 525.37 feet to the point of beginning of the land to be described; thence continue North 16 degrees 07 minutes 25 seconds East, a distance of 817.73 feet to the west line of the East 399.87 feet of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 53 minutes 22 seconds West along said west line, a distance of 528.07 feet to the north line of the South 977.55 feet of said Southwest Quarter of the Northeast Quarter; thence South 87 degrees 37 minutes 53 seconds West along said North line, a distance of 239.34 feet to the intersection of a line bearing North 00 degrees 53 minutes 22 seconds West from the point of beginning; thence South 00 degrees 53 minutes 22 seconds East, a distance of 1303.84 feet to the point of beginning.

AND FURTHER EXCEPTING the following described two (2) parcels:

Parcel 1: That part of the Northwest Quarter of the Southeast Quarter of Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Commencing at the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 88 degrees 23 minutes and 14 seconds East along the south line of said Northwest Quarter of the Southeast Quarter, a distance of 110.00 feet to the point of beginning of the land to be described; thence North 01 degree 07 minutes 43 seconds West along a line parallel with the west line of said Northwest Quarter of the Southeast Quarter, a distance of 196.02 feet; thence North 44 degrees 05 minutes 45 seconds East, a distance of 387.62 feet to the north line of the South 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence North 88 degrees 23 minutes 14 seconds East along said north line a distance of 457.45 feet to the west line of the East 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence South 01 degree 15 minutes 47 seconds East along said west line, a distance of 466.70 feet to the south line of said Northwest Quarter of the Southeast Quarter; thence South 88 degrees 23 minutes 14 seconds West along said south line, a distance of 733.71 feet to the point of beginning.

Parcel 2: The South 933.38 feet of the East 466.69 feet of the Northwest Quarter of the Southeast Quarter, Section 12, Township 33, Range 28, Sherburne County, Minnesota.

REC'D BY  
MMB

AUG 28 2002

REC'D BY  
MMB

AUG 06 2002

**JOINT RESOLUTION NO. 2001- 30  
TOWN OF BIG LAKE AND CITY OF BIG LAKE  
SHERBURNE COUNTY**

**A JOINT RESOLUTION ESTABLISHING  
JOINT PLANNING AND ORDERLY GROWTH**

**WHEREAS**, Big Lake Township (the "Township") and the City of Big Lake (the "City") desire to plan appropriately for growth and development in each community; and

**WHEREAS**, the Township and City desire to prevent the premature conversion of agricultural land for urban development; and

**WHEREAS**, the Township and City desire to establish a development framework, which promotes contiguous and orderly growth patterns, consistent with the goals and policies of each community's comprehensive plan; and

**WHEREAS**, the Township and City acknowledge it is in the best interests of the residents of each community to work cooperatively in the future planning and development of the areas abutting the common borders of the communities; and

**WHEREAS**, the Township and the City desire to establish terms and conditions that promote common goals for growth in the area; respect individual community identities; create certainty for local land use decisions and long term public and private investment strategies; promote joint planning for certain areas; and protect the public health, safety and welfare.



**NOW, THEREFORE, BE IT RESOLVED** the Township and City agree to the following terms and conditions:

1. The Township and City hereby establish an Orderly Annexation Area ("OAA") as authorized by Minnesota Statute §414.0325, Subdivision 1, as shown on the attached Exhibit A and legally described on Exhibit B.
2. Properties located within the OAA, shown on Exhibit A and described in Exhibit B, may be annexed to the City without contest by the Township when the following conditions are met:
  - a. All property owners have signed and presented to the City a petition requesting annexation, and;
  - b. The property is contiguous to the City, and;
  - c. The use or development proposal is determined by the City of Big Lake to be consistent with the City's adopted land use plan, and;
  - d. Utilities are available to the OAA.
3. The Township consents to the extension of the City's zoning, subdivision, and other official controls to the Orderly Annexation Area upon the effective date of this Agreement.
4. It is the intent of the parties that the terms of this agreement act to prohibit annexation under any laws currently in force if annexation under such laws would be contrary to the annexation procedures set out in this agreement.

It is also the intent of the parties that changes in the law subsequent to the date of this agreement not alter or affect the rights or obligations of the parties as set out in this agreement. In the event changes occur in annexation-related laws subsequent to the date of this agreement, the parties

shall meet to discuss the possibility of modifying this agreement to reflect some or all of the changes in said laws, but neither party to this agreement shall be required to modify this agreement as a result of changes in said laws.

5. Upon approval by the respective governing bodies of the City and the Township, this joint resolution and agreement shall confer jurisdiction upon the Minnesota Planning Board ("MPB") so as to accomplish the orderly annexation of the lands described in the attached Exhibit A in accordance with the terms of this joint resolution and agreement.
6. The City and the Township mutually state that no alteration by the MPB to the OAA boundaries, as illustrated on Exhibit A and described in Exhibit B, is appropriate or permitted.
7. Having designated the area illustrated on Exhibit A and described in Exhibit B as in need of orderly annexation, and having provided for all of the conditions of its annexation within this document, the parties to this agreement agree that Minnesota Planning may review and comment, but shall, within thirty (30) days, order the annexation in accordance with the terms of this Resolution.
8. The parties may amend this joint resolution by mutual consent at any time.

Approved and Adopted  
this 14 day of November, 2001.

**BIG LAKE TOWNSHIP**

  
Chair

  
Clerk

Approved and Adopted  
this \_\_\_\_ day of \_\_\_\_\_, 2001.

**CITY OF BIG LAKE**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

Whereupon the motion was duly passed and executed.

REC'D BY  
MMB

AUG 06 2002

REC'D BY  
MMB

AUG 28 2002

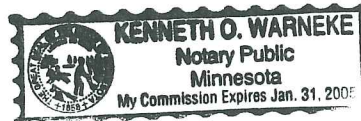
The motion for the adoption of the foregoing resolution was duly moved by Supervisor Alford S, seconded by Supervisor Sanford. After a discussion thereof and upon a vote taken thereon, the following number of supervisors voted in favor 5; against 0; whereupon said resolution was declared duly passed and adopted.

Document prepared by: Laura Hayes – Town Clerk  
P.O. Box 75  
Big Lake, MN 55309  
(763-263-8111)

STATE OF MINNESOTA  
§  
COUNTY OF SHERBURNE

On this 14<sup>th</sup> day of November, 2001, before me, a Notary Public, within and for said County, personally appeared Ewald Petersen and Laura Hayes, to me personally known, being each by me duly sworn, did say that they are respectively the Chairman and Town Clerk, of the Town of Big Lake, the municipal Township named in the foregoing instrument, was signed and sealed on behalf of said Township authority of its Town Board and they acknowledged said instrument to be the free act and deed of said municipal Township.

Kenneth O. Warneke  
NOTARY PUBLIC

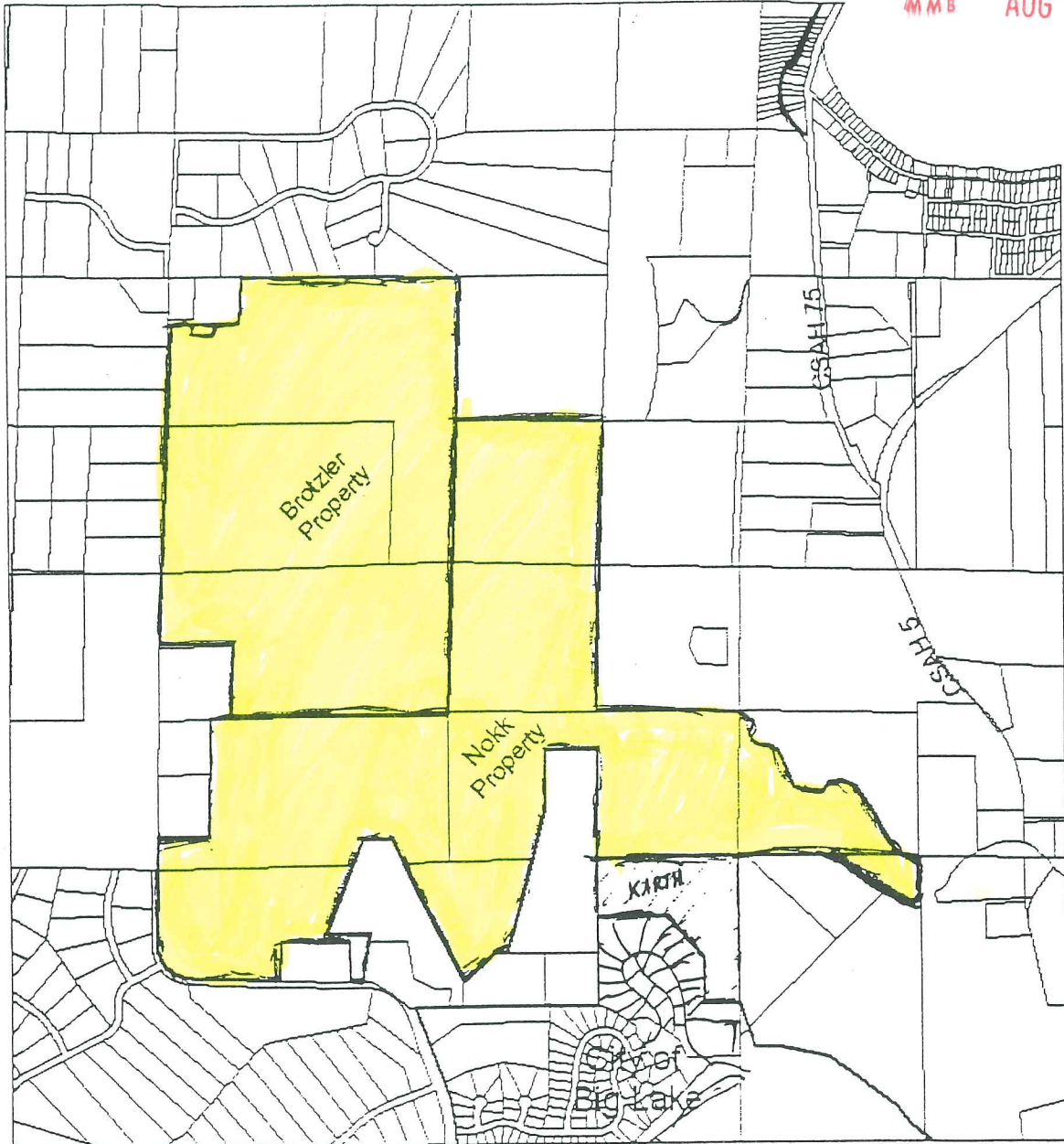


REC'D BY  
MMB

AUG 06 2002

REC'D BY  
MMB

AUG 28 2002





**OAKWOOD LAND DEVELOPMENT  
"SWEETWATER BEND"**

REC'D BY  
M M B

AUG 06 2002

**LEGAL DESCRIPTION**

REC'D BY  
M M B

AUG 28 2002

**PARCEL I**

The South half of the Northeast Quarter of Section 12, Township 33, Range 28, Sherburne County, Minnesota, EXCEPTING therefrom those portions of the following described three (3) parcels lying within said South Half of the Northeast Quarter:

Parcel 1: Those parts of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter, all in Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 88 degrees 23 minutes 14 seconds East along the south line of said Northwest Quarter of the Southeast Quarter, a distance of 110.00 feet; thence North 01 degree 07 minutes 43 seconds West along a line parallel with the west line of said Northwest Quarter of the Southeast Quarter, a distance of 196.02 feet; thence North 44 degrees 05 minutes 45 seconds East, a distance of 387.62 feet to the north line of the South 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence North 88 degrees 23 minutes 14 seconds East along said north line a distance of 160.45 feet to the point of beginning of the land to be described; thence North 16 degrees 07 minutes 25 seconds East, a distance of 514.81 feet; thence North 22 degrees 20 minutes 39 seconds East, a distance of 648.51 feet to the north line of the South 252.79 feet of said Southwest Quarter of the Northeast Quarter; thence North 87 degrees 37 minutes 54 seconds East along said north line a distance of 351.86 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 53 minutes 22 seconds East along said east line, a distance of 252.88 feet to the southeast corner of said Southwest Quarter of the Northeast Quarter being the northeast corner of said Northwest Quarter of the Southeast Quarter; thence South 01 degree 15 minutes 47 seconds East along the east line of said Northwest Quarter of the Southeast Quarter, a distance of 368.09 feet to the north line of the South 933.38 feet of said Northwest Quarter of the Southeast Quarter; thence South 88 degrees 23 minutes 14 seconds West along said north line, a distance of 466.70 feet to the west line of the East 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence South 01 degree 15 minutes 47 seconds East along said west line, a distance of 466.70 feet to said north line of the South 466.69 feet of the Northwest Quarter of the Southeast Quarter; thence South 88 degrees 23 minutes 14 seconds West along said north line, a distance of 297.00 feet to the point of beginning.

Parcel 2: Those parts of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter, all in Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 88 degrees 23 minutes 14 seconds East along the south line of said Northwest Quarter of the Southeast Quarter, a distance of 110.00 feet; thence North 01 degree 07 minutes 43 seconds West along a line parallel with the west line of said



Northwest Quarter of the Southeast Quarter, a distance of 196.02 feet; thence North 44 degrees 05 minutes 45 seconds East, a distance of 387.62 feet to the north line of the South 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence North 88 degrees 23 minutes 14 seconds East along said north line a distance of 125.80 feet to the point of beginning of the land to be described; thence continue North 88 degrees 23 minutes 14 seconds East along said north line, a distance of 34.65 feet; thence North 16 degrees 07 minutes 25 seconds East, a distance of 514.81 feet; thence North 22 degrees 20 minutes 39 seconds East, a distance of 648.51 feet to the north line of the South 252.79 feet of said Southwest Quarter of the Northeast Quarter; thence North 87 degrees 37 minutes 54 seconds East along said north line a distance of 351.86 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 53 minutes 22 seconds West along said east line, a distance of 625.00 feet to the northeast corner of the South 877.58 feet of said Southwest Quarter of the Northeast Quarter; thence South 87 degrees 37 minutes 53 seconds West along the north line of said South 877.58 feet of the Southwest Quarter of the Northeast Quarter, a distance of 400.00 feet to the northwest corner of the East 399.87 feet of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 53 minutes 22 seconds East along the west line of said East 399.87 feet of the Southwest Quarter of the Northeast Quarter, a distance of 428.07 feet to the intersection of a line bearing North 16 degrees 07 minutes 25 seconds East from the point of beginning; thence South 16 degrees 07 minutes 25 seconds West, a distance of 1343.10 feet to the point of beginning.

Parcel 3: Those parts of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 88 degrees 23 minutes 14 seconds East along the south line of said Northwest Quarter of the Southeast Quarter, a distance of 110.00 feet; thence North 01 degree 07 minutes 43 seconds West along a line parallel with the west line of said Northwest Quarter of the Southeast Quarter, a distance of 196.02 feet; thence North 44 degrees 05 minutes 45 seconds East, a distance of 387.62 feet to the north line of the South 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence North 88 degrees 23 minutes 14 seconds East along said north line a distance of 125.80 feet; thence North 16 degrees 07 minutes 25 seconds East, a distance of 525.27 feet to the point of beginning of the land to be described; thence continue North 16 degrees 07 minutes 25 seconds East, a distance of 817.73 feet to the west line of the East 399.87 feet of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 53 minutes 22 seconds West along said west line, a distance of 528.07 feet to the north line of the South 977.55 feet of said Southwest Quarter of the Northeast Quarter; thence South 87 degrees 37 minutes 53 seconds West along said North line, a distance of 239.34 feet to the intersection of a line bearing North 00 degrees 53 minutes 22 seconds West from the point of beginning; thence South 00 degrees 53 minutes 22 seconds East, a distance of 1303.84 feet to the point of beginning.



## PARCEL II

That part of the West half of the Southwest Quarter of Section 7, Township 33, Range 27, Sherburne County, Minnesota described as follows: Beginning at the Northeast corner of said West Half; thence North 89 degrees 12 minutes 41 seconds West, assumed bearing along the north line of said West Half a distance of 730.69 feet; thence South 36 degrees 06 minutes 54 seconds East a distance of 9.99 feet; thence southeasterly a distance of 171.02 feet along a tangential curve to the northeast having a radius of 672.06 feet and a central angle of 14 degrees 34 minutes 48 seconds; thence South 50 degrees 41 minutes 42 seconds East a distance of 236.66 feet; thence South 57 degrees 36 minutes 54 seconds East a distance of 74.25 feet; thence South 65 degrees 07 minutes 50 seconds East a distance of 227.32 feet; thence southeasterly to the East line of said West Half a distance of 165.83 feet along a tangential curve concave to the north having a radius of 432.68 feet and a central angle of 21 degrees 57 seconds 34 minutes; thence North 00 degrees 34 minutes 56 seconds West along the East line of said West Half a distance of 466.80 feet to the point of beginning.

## PARCEL III

All that portion of the Southwest Quarter of the Northwest Quarter lying and being to the West of the Elk River, Section 7, Township 33, Range 27, Sherburne County, Minnesota.

AND

All that portion of the Northeast Quarter of the Southwest Quarter, Section 7, Township 33, Range 27, Sherburne County, Minnesota, lying and being South of the Elk River, bounded on the south by the south line of a certain roadway running east and west across said Northeast Quarter of the Southwest Quarter, and bounded on the east by a roadway commonly known and designated as the Orrock Road. EXCEPTING therefrom that part of the Northeast Quarter of the Southwest Quarter, Section 7, Township 33, Range 27, described as follows: Commencing at the Northeast corner of said Northeast Quarter of the Southwest Quarter; thence West assumed bearing along the North line of said Northeast Quarter of Southwest Quarter a distance of 446.8 feet to the actual point of beginning and being on the centerline of a public road known as the Orrock Road, also known as County State Aid Highway No. 5; thence South along said centerline a distance of 276.58 feet; thence South 02 degrees 05 minutes East along said centerline a distance of 84.35 feet; thence South 86 degrees 29 minutes West a distance of 752.49 feet (said line bearing South 86 degrees 29 minutes West being 38 feet, more or less, Northerly of the South line of a certain roadway running East and West across said Northeast Quarter of the Southwest Quarter); thence North 03 degrees 31 minutes West a distance of 80 feet, more or less, to the center of the Elk River; thence Northeasterly along the center of Elk River a distance of 439.0 feet, more or less, to the North line of said Northeast Quarter of the Southwest Quarter; thence East along said North line a distance of 471 feet, more or less, to the point of beginning.



## PARCEL IV

The Southwest Quarter of the Southeast Quarter, Section 01, Township 33, Range 28, Sherburne County, Minnesota.

## PARCEL V

The Northwest Quarter of the Northeast Quarter and the South Half of the Northwest Quarter, Section 12, Township 33, Range 28, Sherburne County, Minnesota;

EXCEPTING the West 466.70 feet of the North 1053.40 feet of the Southwest Quarter of the Northwest Quarter, as measured along the West and South lines thereof.

AND FURTHER EXCEPTING that portion of the following described parcel which lies within said South Half of the Northwest Quarter: All that part of the Southeast Quarter of the Northwest Quarter, of the Northeast Quarter of the Southwest Quarter and of the Northwest Quarter of the Southeast Quarter, all in Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Beginning at a point on the South line of said Northwest Quarter of the Southeast Quarter a distance of 110.00 feet east, as measured along said South line of the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 33 minutes 17 seconds West, assumed basis of bearings, along said South line for 110.00 feet to said Southwest corner thereof; thence North 01 degree 41 minutes 40 seconds East along the East line of said Northeast Quarter of the Southwest Quarter for 160.02 feet; thence North 89 degrees 33 minutes 17 seconds West parallel with the South line of said Northeast Quarter of the Southwest Quarter for 125.00 feet; thence North 63 degrees 16 minutes 20 seconds West for 223.15 feet; thence North 08 degrees 18 minutes 28 seconds West for 340.07 feet; thence North 89 degrees 33 minutes 17 seconds West, parallel with said South line of the Northeast Quarter of the Southwest Quarter for 339.71 feet; thence North 12 degrees 19 minutes 36 seconds East for 68.47 feet to intersect a line 420 feet north of, as measured at right angles to, the centerline of County Road No. 73 as presently laid out and traveled; thence North 87 degrees 43 minutes 42 seconds West, parallel with said centerline for 423.30 feet; thence North 24 degrees 12 minutes 00 seconds East for 905.43 feet, more or less, to intersect the North line of the South 220.00 feet, as measured at right angles, of said Southeast Quarter of the Northwest Quarter; thence South 89 degrees 32 minutes 39 seconds East, along said North line of the South 220.00 feet, for 257.10 feet; thence South 24 degrees 43 minutes 00 seconds East for 1445.23 feet, more or less, to intersect a line parallel with the West line of said Northwest Quarter of the Southeast Quarter, and passing through the point of beginning, at a point thereon a distance of 196.02 feet north of said point of beginning; thence South 01 degree 41 minutes 40 seconds West along said parallel line for 196.02 feet to said point of beginning.



## PARCEL VI

North Half of the Southwest Quarter of Section 12, Township 33, Range 28, Sherburne County, Minnesota, except that part South of the road;

EXCEPTING that portion of the following described parcel which lies within said North Half of the Southwest Quarter:

All that part of the Southeast Quarter of the Northwest Quarter, of the Northeast Quarter of the Southwest Quarter and of the Northwest Quarter of the Southeast Quarter, all in Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Beginning at a point on the South line of said Northwest Quarter of the Southeast Quarter a distance of 110.00 feet east, as measured along said South line of the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 33 minutes 17 seconds West, assumed basis of bearings, along said South line for 110.00 feet to said Southwest corner thereof; thence North 01 degree 41 minutes 40 seconds East along the East line of said Northeast Quarter of the Southwest Quarter for 160.02 feet; thence North 89 degrees 33 minutes 17 seconds West parallel with the South line of said Northeast Quarter of the Southwest Quarter for 125.00 feet; thence North 63 degrees 16 minutes 20 seconds West for 223.15 feet; thence North 08 degrees 18 minutes 28 seconds West for 340.07 feet; thence North 89 degrees 33 minutes 17 seconds West, parallel with said South line of the Northeast Quarter of the Southwest Quarter for 339.71 feet; thence North 12 degrees 19 minutes 36 seconds East for 68.47 feet to intersect a line 420 feet north of, as measured at right angles to, the centerline of County Road No. 73 as presently laid out and traveled; thence North 87 degrees 43 minutes 42 seconds West, parallel with said centerline for 423.30 feet; thence North 24 degrees 12 minutes 00 seconds East for 905.43 feet, more or less, to intersect with the North line of the South 220.00 feet, as measured as right angles, of said Southeast Quarter of the Northwest Quarter; thence South 89 degrees 32 minutes 39 seconds East, along said North line of the South 220.00 feet, for 257.10 feet; thence South 24 degrees 43 minutes 00 seconds East for 1445.23 feet, more or less, to intersect a line parallel with the West line of said Northwest Quarter of the Southeast Quarter, and passing through the point of beginning, at a point thereon a distance of 196.02 feet north of said point of beginning; thence South 01 degree 41 minutes 40 seconds West along said parallel line for 196.02 feet to said point of beginning.

AND FURTHER EXCEPTING the following two (2) described parcels:

Parcel 1: All that part of the Northeast Quarter of the Southwest Quarter of Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as commencing at the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence North 89 degrees 33 minutes 17 seconds West, assumed bearing, along the South line of said Northeast Quarter of the Southwest Quarter a distance of 361.15 feet, more or less, to intersect the centerline of County Road No. 73 as now laid out and traveled, said point of intersection also being the actual point of beginning of the property to be hereby described; thence return South 89 degrees 33 minutes 17 seconds East a distance of 336.15 feet, more or less, to said Southeast corner of the Northeast Quarter of the Southwest Quarter; thence North 01 degree 41 minutes 40 seconds East along the East

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line of said Northeast Quarter of the Southwest Quarter for a distance of 160.02 feet; thence North 89 degrees 33 minutes 17 seconds West parallel with said South line of the Northeast Quarter of the Southwest Quarter for a distance of 124.63 feet; thence North 63 degrees 16 minutes 20 seconds West 223.15 feet; thence North 08 degrees 18 minutes 28 seconds West 340.07 feet; thence North 89 degrees 33 minutes 17 seconds West parallel with said South line of the Northeast Quarter of the Southwest Quarter for a distance of 339.71 feet; thence South 12 degrees 19 minutes 36 seconds West 358.88 feet to intersect said centerline of County Road 73; thence South 87 degrees 43 minutes 42 seconds East along said centerline of 25.00 feet; thence continue Easterly and Southeasterly along said centerline being a tangential curve to the right, central angle 58 degrees 47 minutes 05 seconds, radius 477.46 feet, length 489.87 feet to the point of beginning.

Parcel 2: All that part of the Southwest Quarter of Section 12 described as commencing at the Northwest corner of the Northeast Quarter of said Southwest Quarter of Section 12; thence South 01 degree 49 minutes 19 seconds West, assumed bearing, along the West line of said Northeast Quarter of the Southwest Quarter for a distance of 678.62 feet to intersect a line 345 feet North, as measured at right angles, of the centerline of County Road 73 as presently laid out and traveled, said point of intersection, also being the actual point of beginning of the land to be hereby described; thence North 87 degrees 43 minutes 42 seconds West parallel with said centerline of County Road No. 73 a distance of 221.29 feet, more or less, to intersect the West line of the East 221.28 feet of the Northwest Quarter of said Southwest Quarter of Section 12; thence South 01 degree 49 minutes 19 seconds West parallel with the East line of said Northwest Quarter of the Southwest Quarter a distance of 345.01 feet, more or less, to intersect said centerline of County Road No. 73; thence South 87 degrees 43 minutes 42 seconds East along said centerline a distance of 631.30 feet, more or less, to intersect the East line of the West 410.00 feet of said Northeast Quarter of the Southwest Quarter; thence North 01 degree 49 minutes 19 seconds East parallel with said West line of the Northeast Quarter of the Southwest Quarter a distance of 345.01 feet, more or less, to intersect said line 345 feet North of the centerline of County Road No. 73; thence North 87 degrees 43 minutes 42 seconds West parallel with said centerline a distance of 410.01 feet to the point of beginning.

AND

The Northwest Quarter of the Southeast Quarter of Section 12, Township 33, Range 28, Sherburne County, Minnesota.

EXCEPTING those portions of the following described four (4) parcels which lie within said Northwest Quarter of the Southeast Quarter:

Parcel 1: All that part of the Southeast Quarter of the Northwest Quarter, of the Northeast Quarter of the Southwest Quarter and of the Northwest Quarter of the Southeast Quarter, all in Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Beginning at a point on the South line of said Northwest Quarter of the Southeast Quarter a distance of 110.00 feet east, as



measured along said South line of the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 33 minutes 17 seconds West, assumed basis of bearings, along said South line for 110.00 feet to said Southwest corner thereof; thence North 01 degree 41 minutes 40 seconds East along the East line of said Northeast Quarter of the Southwest Quarter for 160.02 feet; thence North 89 degrees 33 minutes 17 seconds West parallel with the South line of said Northeast Quarter of the Southwest Quarter for 125.00 feet; thence North 63 degrees 16 minutes 20 seconds West for 223.15 feet; thence North 08 degrees 18 minutes 28 seconds West for 340.07 feet; thence North 89 degrees 33 minutes 17 seconds West, parallel with said South line of the Northeast Quarter of the Southwest Quarter for 339.71 feet; thence North 12 degrees 19 minutes 36 seconds East for 68.47 feet to intersect a line 420 feet north of, as measured at right angles to, the centerline of County Road No. 73 as presently laid out and traveled; thence North 87 degrees 43 minutes 42 seconds West, parallel with said centerline for 423.30 feet; thence North 24 degrees 12 minutes 00 seconds East for 905.43 feet, more or less, to intersect the North line of the South 220.00 feet, as measured at right angles, of said Southeast Quarter of the Northwest Quarter; thence South 89 degrees 32 minutes 39 seconds East, along said North line of the South 220.00 feet, for 257.10 feet; thence South 24 degrees 43 minutes 00 seconds East for 1445.23 feet, more or less, to intersect a line parallel with the West line of said Northwest Quarter of the Southeast Quarter, and passing through the point of beginning, at a point thereon a distance of 196.02 feet north of said point of beginning; thence South 01 degree 41 minutes 40 seconds West along said parallel line for 196.02 feet to said point of beginning.

Parcel 2: Those parts of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter, all in Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 88 degrees 23 minutes 14 seconds East along the south line of said Northwest Quarter of the Southeast Quarter, a distance of 110.00 feet; thence North 01 degree 07 minutes 43 seconds West along a line parallel with the west line of said Northwest Quarter of the Southeast Quarter, a distance of 196.02 feet; thence North 44 degrees 05 minutes 45 seconds East, a distance of 387.62 feet to the north line of the South 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence North 88 degrees 23 minutes 14 seconds East along said north line a distance of 160.45 feet to the point of beginning of the land to be described; thence North 16 degrees 07 minutes 25 seconds East, a distance of 514.81 feet; thence North 22 degrees 20 minutes 39 seconds East, a distance of 648.51 feet to the north line of the South 252.79 feet of said Southwest Quarter of the Northeast Quarter; thence North 87 degrees 37 minutes 54 seconds East along said north line a distance of 351.86 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 53 minutes 22 seconds East along said east line, a distance of 252.88 feet to the southeast corner of said Southwest Quarter of the Northeast Quarter being the northeast corner of said Northwest Quarter of the Southeast Quarter; thence South 01 degree 15 minutes 47 seconds East along the east line of said Northwest Quarter of the Southeast Quarter, a distance of 368.09 feet to the north line of the South 933.38 feet of said Northwest Quarter of the Southeast Quarter; thence South 88 degrees 23 minutes 14 seconds

West along said north line, a distance of 466.70 feet to the west line of the East 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence South 01 degree 15 minutes 47 seconds East along said west line, a distance of 466.70 feet to said north line of the South 466.69 feet of the Northwest Quarter of the Southeast Quarter; thence South 88 degrees 23 minutes 14 seconds West along said north line, a distance of 297.00 feet to the point of beginning.

Parcel 3: Those parts of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter, all in Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 88 degrees 23 minutes 14 seconds East along the south line of said Northwest Quarter of the Southeast Quarter, a distance of 110.00 feet; thence North 01 degree 07 minutes 43 seconds West along a line parallel with the west line of said Northwest Quarter of the Southeast Quarter, a distance of 196.02 feet; thence North 44 degrees 05 minutes 45 seconds East, a distance of 387.62 feet to the north line of the South 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence North 88 degrees 23 minutes 14 seconds East along said north line a distance of 125.80 feet to the point of beginning of the land to be described; thence continue North 88 degrees 23 minutes 14 seconds East along said north line, a distance of 34.65 feet; thence North 16 degrees 07 minutes 25 seconds East, a distance of 514.81 feet; thence North 22 degrees 20 minutes 39 seconds East, a distance of 648.51 feet to the north line of the South 252.79 feet of said Southwest Quarter of the Northeast Quarter; thence North 87 degrees 37 minutes 54 seconds East along said north line a distance of 351.86 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 53 minutes 22 seconds West along said east line, a distance of 625.00 feet to the northeast corner of the South 877.58 feet of said Southwest Quarter of the Northeast Quarter; thence South 87 degrees 37 minutes 53 seconds West along the north line of said South 877.58 feet of the Southwest Quarter of the Northeast Quarter, a distance of 400.00 feet to the northwest corner of the East 399.87 feet of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 53 minutes 22 seconds East along the west line of said East 399.87 feet of the Southwest Quarter of the Northeast Quarter, a distance of 428.07 feet to the intersection of a line bearing North 16 degrees 07 minutes 25 seconds East from the point of beginning; thence South 16 degrees 07 minutes 25 seconds West, a distance of 1343.10 feet to the point of beginning.

Parcel 4: Those parts of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Commencing at the southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 88 degrees 23 minutes 14 seconds East along the south line of said Northwest Quarter of the Southeast Quarter, a distance of 110.00 feet; thence North 01 degree 07 minutes 43 seconds West along a line parallel with the west line of said Northwest Quarter of the Southeast Quarter, a distance of 196.02 feet; thence North 44 degrees 05 minutes 45 seconds East, a distance of 387.62 feet to the north line of the



South 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence North 88 degrees 23 minutes 14 seconds East along said north line a distance of 125.80 feet; thence North 16 degrees 07 minutes 25 seconds East, a distance of 525.37 feet to the point of beginning of the land to be described; thence continue North 16 degrees 07 minutes 25 seconds East, a distance of 817.73 feet to the west line of the East 399.87 feet of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 53 minutes 22 seconds West along said west line, a distance of 528.07 feet to the north line of the South 977.55 feet of said Southwest Quarter of the Northeast Quarter; thence South 87 degrees 37 minutes 53 seconds West along said North line, a distance of 239.34 feet to the intersection of a line bearing North 00 degrees 53 minutes 22 seconds West from the point of beginning; thence South 00 degrees 53 minutes 22 seconds East, a distance of 1303.84 feet to the point of beginning.

AND FURTHER EXCEPTING the following described two (2) parcels:

Parcel 1: That part of the Northwest Quarter of the Southeast Quarter of Section 12, Township 33, Range 28, Sherburne County, Minnesota, described as follows: Commencing at the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 88 degrees 23 minutes and 14 seconds East along the south line of said Northwest Quarter of the Southeast Quarter, a distance of 110.00 feet to the point of beginning of the land to be described; thence North 01 degree 07 minutes 43 seconds West along a line parallel with the west line of said Northwest Quarter of the Southeast Quarter, a distance of 196.02 feet; thence North 44 degrees 05 minutes 45 seconds East, a distance of 387.62 feet to the north line of the South 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence North 88 degrees 23 minutes 14 seconds East along said north line a distance of 457.45 feet to the west line of the East 466.69 feet of said Northwest Quarter of the Southeast Quarter; thence South 01 degree 15 minutes 47 seconds East along said west line, a distance of 466.70 feet to the south line of said Northwest Quarter of the Southeast Quarter; thence South 88 degrees 23 minutes 14 seconds West along said south line, a distance of 733.71 feet to the point of beginning.

Parcel 2: The South 933.38 feet of the East 466.69 feet of the Northwest Quarter of the Southeast Quarter, Section 12, Township 33, Range 28, Sherburne County, Minnesota.