

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on May 4, 2020. City Administrator Harrenstein on March 31, 2020, under MN Statute Section 13D.021, declared the use of electronic meetings due to the COVID-19 pandemic. Mayor Dehen called the meeting to order at 7:00 pm, asking that everyone join in the Pledge of Allegiance. The following were present remotely through Zoom for roll call: Council Members Oachs, Whitlock, Steiner, City Attorney Kennedy, Finance Director McCann, Community Development Director Fischer, Public Works Director Host, and Police Chief Gullickson, present in the Council Chambers for roll call: Council Member Norland, Mayor Dehen, City Administrator Harrenstein, and City Clerk Van Genderen. Citizen participation was available through teleconference and live stream of the meeting.

**Approval of Agenda**

**Council Member Norland moved, seconded by Council Member Steiner, to approve the agenda. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.**

**Approval of Council Meeting Minutes April 20, 2020.**

**Council Member Norland moved, seconded by Council Member Steiner, to approve the minutes of the Council meeting of April 20, 2020. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.**

**Public Hearing, 7 p.m. Assessment Hearing Monroe Avenue Street & Utility Project No. 19-06 ABCDEF**

City Engineer Sarff appeared before Council and reviewed the project timeline. The project was included in the City's Capital Improvement Plan for 2020, and the Preliminary Engineering Report was authorized by the council on November 4<sup>th</sup> and presented on January 6<sup>th</sup>. A neighborhood meeting was held on January 13, 2020. The improvement hearing was held on January 20, 2020, and bids were opened on March 31, 2020. Assessments for the project will be considered tonight, along with the acceptance of the bid. The project includes sanitary sewer improvements, watermain improvements, street improvements, and storm sewer improvements. The total estimated cost for the project is \$1,133,300, with \$450,00 being paid from Municipal State Aid Funds and \$683,300 the City's cost.

City Engineer Sarff reviewed the assessment policy and proposed an assessment cap. Sanitary sewer and water services are considered 100% assessable to homeowners while street reconstruction, watermain, and storm sewers are 40% assessable to property owners. The calculated residential assessments using the policy were between \$12,203 to \$16,995, St. Paul's Lutheran Church and Jesus Loves Me Learning Center & Parking Lot assessment would be \$139,395, and ISD #77 Monroe Elementary School assessment would be \$167,394. In the past, an assessment cap has been utilized, and the proposed cap for the Monroe Avenue project is \$7,000 for residential, \$86,437 for St. Paul's Lutheran, and \$97,958 for ISD #77. City Engineer Sarff reminded residents they can prepay the assessment before November 15, 2020, and no interest will be charged. If the assessment is not prepaid, it will be added to property tax statements beginning in 2021 and spread in equal payments over 15 years at a 4% interest rate.

City Engineer Sarff reported the project could begin earlier than first anticipated due to school being out for the COVID-19 Pandemic. The project should be completed in late August.

It was noted that no one had requested to speak live during the assessment hearing. Still, the City did receive two emails, one from Amanda Rettke at 402 Monroe Avenue and Paul Jensen at 424



Monroe Avenue, both individuals indicated they objected to the proposed project and assessment. The phone lines were opened, but no one chose to speak.

Mayor Dehen requested clarification on if private properties could coordinate with the project to have their private lines replaced. City Engineer Sarff reported property owners could work with their plumbers/contractors to coordinate the work, and their private line project could be added to the assessment.

City Attorney Kennedy requested clarification on if the property's fair market value would increase by the amount of the assessment. City Engineer Sarff reported the property values should reflect the improvement.

With no one else appearing, Mayor Dehen closed the public hearing.

### **Consent Agenda**

**Council Member Norland moved, seconded by Council Member Steiner, to approve the Consent Agenda.**

- A. Bills and Appropriations.
- B. Res. No. 39-20 Waiving waiting Period for Exemption from Lawful Gambling License for Feeding our Communities Partners.
- C. Accepted the Traffic and Safety Committee Recommendations found in the Traffic and Safety Minutes.
- D. Approved Circle Inn North Mankato Public Art Agreement.

**Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.**

### **Public Comments Concerning Business Items on the Agenda**

None.

### **Business Items**

**Res. No. 40-20 Adopting Assessment for Monroe Avenue Street & Utility Project No. 19-06 ABCDEF.**

Council Member Oachs commented that the emails from the concerned residents were received, and she hopes they will be able to see how the benefits outweigh the cost.

**Council Member Norland moved, seconded by Council Member Steiner, to adopt Res. No. 40-20 Adopting Assessment for Monroe Avenue Street & Utility Project No. 19-06 ABCDEF. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.**

**Res. No. 41-20 Accepting Bid Project No. 19-06 ABCDEF Monroe Avenue Street and Utility Improvement Project.**

City Engineer Sarff reported bids were opened on March 31, 2020. Four bids were received with W. Lorentz and Sons Construction submitting the low bid of \$878,576.82. The low bid was approximately 5% below the Engineer's estimate of \$964,000. W. Lorentz and Sons Construction is a qualified bidder, and it was recommended to accept the bid.

**Council Member Steiner moved, seconded by Council Member Norland, to Adopt Res. No. 41-20 Accepting Bid Project No. 19-06 ABCDEF Monroe Avenue Street and Utility Improvement Project. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.**



**Res. No. 42-20 Setting Public Hearing for Project No. 20-03 ABCDEF Countryside Drive Improvement Project.**

City Engineer Sarff reported the public hearing would be an improvement hearing on the Countryside Drive Improvement Project on May 18, 2020.

**Council Member Norland moved, seconded by Council Member Steiner, to adopt Res. No. 42-20 Setting Public Hearing for Project No. 20-03 ABCDEF Countryside Drive Improvement Project. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.**

**Res. No. 43-20 Approving Mn/DOT Contract No. 1036716 Cooperative Landscaping Agreement.**

Community Development Director Fischer reported the City applied for MnDOT Cooperative Landscaping Funds. The City was approved for a \$10,000 grant to plant vegetation in the Pleasantview area to provide relief from road noise. The vegetation will be planted in three phases beginning in the spring of 2020. The attached resolution and agreement allows the City to proceed with planting the vegetation screen.

**Council Member Norland moved, seconded by Council Member Steiner, to Adopt Res. No. 43-20 Approving Mn/DOT Contract No. 1036716 Cooperative Landscaping Agreement. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.**

**Res. No. 44-20 Creating Outdoor Seating During Declared Local Emergency for COVID-19.**

City Administrator Harrenstein reported the proposed resolution is in anticipation of the reopening of local bars and restaurants. He said there is some indication that when the governor reopens bars and restaurants, a limited number of people will be admitted. The proposed resolution would allow bars and restaurants to increase seating capacity by utilizing outside space up to but not including the setbacks. The goal would be to maintain the required social distancing by providing additional seating opportunities. Community Development Director Fischer reported the resolution allowed the zoning administrator to reduce the off-street parking regulations following a review of the application. The extra seating and reduction in off-street parking requirements will expire at the end of the governor's order or when the local emergency ends. A discussion was held concerning the use of the word opaque in describing the required fencing, and staff indicated the word would be changed. Additional discussion was held concerning the need for restaurants and bars to review the extension of their premises with their insurance companies and the possibility to continue the extension following the end of the emergency declaration.

**Council Member Norland moved, seconded by Council Member Whitlock, to Adopt Res. No. 44-20 Creating Outdoor Seating During Declared Local Emergency for COVID-19. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.**

**Res. No. 45-20 Related to the Proposed Bylaw Amendments and Organization of the Mankato/North Mankato Metropolitan Planning Organization.**

City Administrator Harrenstein reported the joint powers agreement that organized the Mankato/North Mankato Metropolitan Planning Organization (MAPO) was adopted in 2012 in response to the designation of the area as an urbanized area. MAPO includes a Policy Board of elected officials and a Technical Advisory Board (TAC) of various staff members from organizations throughout the urbanized area. Both the Policy Board and the TAC Board have bylaws that have been



regularly updated since the inception of the organizations. MAPO is currently developing the Highway 169 corridor study. In response to the proposed Highway 169 corridor study, the North Mankato City Council adopted resolution 53-19 in 2019, providing local consent for the study and the conditions of North Mankato's local consent. The proposed resolution requests that a committee of the policy board is created to discuss the proposed bylaw amendments presented to the Policy Board from the TAC and that a North Mankato representative be named to the committee. The resolution also requests that the committee also provide the Policy Board recommendations on governance and administrative structure of MAPO and refers resolution 53-19 to the Policy Board, TAC, MnDOT, and the project management team as work begins on the Highway 169 corridor study.

Mayor Dehen requested clarification on what was included in Resolution 53-19. City Administrator Harrenstein reported the resolution asked the 169 corridor study includes the continued full access at Webster Avenue and Highway 169. The City met with local businesses on Webster Avenue who were adamant that the corridor should remain open for the viability of their businesses. Council Member Whitlock reported he sits on the Policy Board, and he said the Policy Board and the TAC have continued to update their bylaws but believes the Policy Board should have more significant input on the governance issues for MAPO. He also indicated he wanted to remind the Policy Board and TAC about Resolution 53-19 passed by City Council. Community Development Director Fischer, who sits on the TAC committee, reported the bylaw changes were not made available to the TAC committee early enough for the City to review and consider the changes before they were voted on at the April meeting. He indicated a request was made to table the changes, but it was denied.

Council Member Oachs requested clarification on if the main concern is that the request in Resolution 53-19 is not being considered. Council Member Whitlock indicated that plans to maintain the Webster/Highway 169 access are not being considered in the preliminary plan. Mayor Dehen commented that the City needs to make sure the business owners on Webster are heard. Council Member Oachs asked if all other avenues of dissent have been completed, she indicated she did not want too strong-arm MAPO if there were alternate ways to make the City's point. City Administrator Harrenstein reported the City had exhausted all other avenues, and the City must make a stand to clarify its position on the needs of its businesses and residents.

**Council Member Norland, seconded by Council Member Whitlock, to adopt Res. No. 45-20 Related to the Proposed Bylaw Amendments and Organization of the Mankato/North Mankato Metropolitan Planning Organization. Vote on the motion: Steiner, Norland, Oachs, Whitlock, and Dehen aye; no nays. Motion carried.**

### **Open Forum**

None.

### **City Administrator and Staff Comments**

#### **A. Consider Alternate Dates, Times, and Ideas for Spring Cleanup.**

Public Works Director Host indicated staff in consultation with West Central Sanitation is proposing a Spring drop-off on May 27-31, at 610 Webster. The event would be from 7 am to 5 pm daily, and six residents at a time will be allowed in the yard to drop off their junk in the public works yard. Residents must be able to offload their own items, and there will not be an appliance pickup or sharing tent. City Administrator Harrenstein commented that staff had been consulted and safety measures discussed to ensure the team remains well. He also indicated proof of North Mankato residency would be required, and masks must be worn by the public. Public Works Director Host also indicated individuals with hazardous waste could call the Blue Earth Hazardous Waste site to set up a time to drop off materials.



**B. Receive the 2019 Annual Police Report.**

Chief of Police Gullickson appeared before Council and provided a summary of the 2019 Police Report. He indicated calls for service were up slightly from 2018, with 8,750 calls in 2019 compared to 8,440 calls in 2018. A 17% decrease in Part 1 criminal offenses mainly due to fewer thefts, burglaries, and motor vehicle theft. Part 2 criminal offenses were decreased by 21%. In part, this is due to changes in how crimes Against Family/Children were recorded in the management system. Chief Gullickson reported Police Officer Sandra Howe retired in 2019, and Officers McGuire and Mueller resigned to move to different agencies. The Police Department has hired additional officers to replace those who have moved on. He reported staff continues to train and improve their knowledge. He thanked the administrative staff for all of the work that they continue to do, including managing all of the records requests. He thanked the Police Reserves for their continued support of the community as they are out serving at multiple City and regional events. Police Chief Gullickson commented that staff continues to participate in local community outreach and educational events. He indicated the goal is for the residents to know the police officers and for the police department to have a positive impact on the community. Police Chief Gullickson did comment that the Police Officers will be directed to increase traffic stops to help ensure the community streets remain safe.

Finance Director McCann reported the audit continues remotely, and it appears to be moving along smoothly.

Public Works Director Host reported the mill & overlay program continues, and crews are out working on the streets.

**Mayor and Council Comments**

Council Member Norland thanked District 77 for providing bagged lunches for students during the pandemic.

Council Member Norland thanked Detective Gangelhoff for following up on a phone scam that involved someone using her name.

Council Member Oachs indicated that the Council had heard Mr. Jensen and Mrs. Rettke's concerns about the financial burden the Monroe project is placing on them. Still, she hopes they can see the value not only for themselves but for the whole community.

Council Member Oachs reported Erin Simmons from Mankato Youth Place is working on ways to connect local kids to activities and others during the COVID-19 pandemic.

Council Member Whitlock thanked the Council for standing with him and passing the resolution regarding the MAPO bylaws.

Mayor Dehen commented that an intergovernmental meeting would be conducted on Zoom on Wednesday, and they would discuss the MAPO resolution.

At 8:45 pm on a motion by Council Member Norland, seconded by Council Member Steiner, the Council Meeting was adjourned.

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Mayor


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City Clerk




Improvement Hearing Presentation






Countryside Drive Street and Utility Improvement Project  
 Project 20-03 ABCDEF


  
 May 18, 2020

1

Project Location/Background



- Project Area - Countryside Drive from Haughton Avenue to Coventry Lane
- Residential development proposed on property north of Countryside Drive – requires infrastructure improvements on Countryside Drive
- Preliminary Engineering Report authorized by Council on February 18<sup>th</sup>
- Information sent to property owners week of March 23<sup>rd</sup>
- Tonight – Improvement Hearing

  
 Real People. Real Solutions.

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## Sanitary Sewer System



- **Existing Conditions:**
  - Existing 27" trunk sanitary sewer constructed in 1996
    - Collects wastewater for most of upper North Mankato area
    - 25 to 30 feet deep
  - Existing residential properties on south side of Countryside Drive currently have sanitary sewer service:
    - Side streets
    - Rear lot lines
- **Proposed Improvements**
  - New 8" sanitary sewer system to serve new residential lots on the north side of Countryside Drive
    - 8" PVC pipe
    - Construct new precast concrete manholes:
    - Construct new sanitary sewer services from sewer main to ROW
- No replacement or improvements to existing 27" trunk sanitary sewer



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## Watermain System



- **Existing Conditions:**
  - Existing 16" ductile iron watermain
  - Constructed in 1998
  - Existing residential properties on south side of Countryside Drive currently have water service
    - From 16" watermain in Countryside Drive
    - From side streets
- **Proposed Improvements**
  - New 8" watermain stub outs to the north to accommodate new development
  - New 1" plastic service lines for new lots on north side of Countryside Drive
  - New auto-reading water meters will be provided to all properties receiving assessments, regardless of if a new water service is constructed or not.
- No replacement or improvements to existing 16" watermain



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## Storm Sewer System



- Existing Conditions:
  - No storm sewer on Countryside Drive except at intersecting streets & project termini
  - Existing street is a “rural” design (without curb & gutter)
  - Stormwater conveyed through shallow swales, road ditches, and driveway culverts
- Proposed Improvements
  - New storm sewer system on Countryside Drive is recommended:
    - New 12-inch to 30-inch storm sewer pipe
    - New manholes and catch basins
  - Minor modifications/abandonments of the existing storm sewer near Haughton Avenue
  - Will provide storm sewer stub out for extension into the park
  - Storm sewer outlets:
    - Easterly portion of Countryside Drive can outlet to existing Coventry Lane storm sewer system
    - Most of new storm sewer on Countryside Drive will outlet into ponds in proposed development
    - Ponding will either be constructed with project or compensation will be provided to developer for additional capacity/increased treatment
  - Accommodate 10-year design storm runoff with limited ponding in streets



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## Existing Street and Surface



- Originally graded as a gravel township road in 1950's
- Gravel and bituminous surfacing replaced as a result of multiple utility construction projects in mid-to-late 1990s
- Existing road is a “rural” design – approx. 24' wide bituminous w/ side ditches & culverts; no curb & gutter
- Existing street width does not accommodate on street parking – cars park on grass in-slope
- Existing 6' wide concrete sidewalk west of Haughton Avenue and on Coventry Lane
- No off-street trail on Countryside Drive east of Lor Ray Drive or on Coventry Lane



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## Proposed Street and Surface Improvements



- Reconstruct existing street with new bituminous pavement
- 40' wide proposed width:
  - Same as Countryside Drive from Lor Ray Drive to Haughton Avenue
  - Accommodates two lanes of traffic, on street parking and dedicated/shared bike lane
- Curb and gutter:
  - B-style curb on south side
  - Drive-over style curb on north side to accommodate future driveways
  - Street centerline will be lowered to that curb and gutter matches existing driveways and yards on south side
- Reconstruct existing driveways on south side as required to match new curb grade
- Sidewalk:
  - New 6-foot wide concrete sidewalk on the north side of Countryside Drive – matches existing sidewalk configuration to the west
  - Crossings to be provided as needed at intersection streets and at Walter S. Farm Park
  - New sidewalks and pedestrian ramps will meet the current Americans with Disabilities Act (ADA) standards for accessibility
- Use City's typical residential bituminous pavement section with subsurface drainage
- New street lights will be provided
- Restore all disturbed residential turf areas with seed



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## Pedestrian and Bicycle Accommodations



- North Mankato City Council adopted Complete Streets Policy in 2016:
  - Pedestrian and bicycle travel to be considered in preliminary design stage on street reconstruction projects
  - Pedestrian accommodations - sidewalks (one side or both sides) or off-street multi-use trails
  - Bicycle accommodations - designated on-street bike lanes, shared driving/bicycle lanes, or off-street multi-use trails
- Pedestrian Accommodations:
  - New 6' wide sidewalk proposed on north side of Countryside Drive
  - Sidewalk to be reconstructed to meet ADA standards for accessibility
  - Construction of accessible sidewalk on one side of the street conforms to the City's Complete Streets guidelines for pedestrian access.
- Bicycle Accommodations:
  - Countryside Drive and Coventry Lane are designated for future off-street trails on the City of Mankato's bicycle system map
  - Countryside Drive between Lor Ray Drive and Haughton Avenue and Coventry Lane both have existing 6-foot wide sidewalks one side of the street with no off-street trail
  - Unlikely that off-street trails will be constructed on adjacent street segments in the future
  - Proposed that Countryside Drive and Coventry Lane be designated as on-street bike trails with share-the-road ("sharow") pavement markings



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## Estimated Project Costs



Item	Estimated Cost
<b>Street &amp; Surface</b>	\$1,123,200
<b>Storm Sewer/Storm Water Management</b>	\$268,900
<b>Sanitary Sewer</b>	\$172,300
<b>Watermain</b>	\$67,100
<b>TOTAL:</b>	<b>\$1,631,500</b>

- Estimated costs include allowances for contingencies, administrative, engineering and financing costs
- Additional costs for stormwater management constructed by others may be included in project costs used for financing



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## Assessments



- **Assessment policy:**
  - Sanitary Sewer and Water Services– 100% Assessable
  - Balance of Project Costs (Street Reconstruction, Sanitary Sewer, Watermain, and Storm Sewer) – 40% Assessable, 60% City Cost
- **Assessment Rates based on Estimated project Costs:**
  - Sanitary Sewer Main Line (40%): \$3,700 per connection
  - Sanitary Sewer Services (100%): \$1,650 per connection
  - Watermain Mainline (40%): \$500 per connection
  - Water Services (100%): \$3,250 per connection
  - Street & Surface and Storm Sewer (40%): \$171 per foot
- **Calculated assessments: \$5,632 to \$33,300**



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## Assessment Cap



- City intends to utilize a cap on the assessments to provide more reasonable assessment amounts
- 2020 assessment cap for full street and utility reconstruction in lower North Mankato (Monroe Avenue) is \$7,000
- Since the properties on the south side of Countryside Drive already have sanitary sewer and water service, an assessment cap of \$4,500 is proposed to reflect only street and storm sewer improvements
- Assessment calculations for the residential development property on the north of Countryside Drive:
  - City staff is currently working on assessments
  - In general, assessments will be based on full cost of sanitary sewer and watermain
- Assessment proceedings (hearings, notices, etc.) will follow requirements of Chapter 429



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## Assessment Process



- Actual assessment amount for each property will be provided in mailed notice – approximately two weeks before hearing
- Assessments can be pre-paid with no interest
  - Prepayment date will be set by Council - typically in late October/early November
  - Prepayment date will be provided in assessment hearing notice
- If not pre-paid, assessments will be certified to County auditor and will be added to property tax statement starting in 2021:
  - Equal annual payments
  - Payment period - typically 15 years
  - Interest rate will be set by the Council
- Remaining principal and accrued interest can be prepaid in future years with no penalty
- Additional information will be provided in assessment notice



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## Possible Schedule



- February 18<sup>th</sup> – City Council ordered preparation of Preliminary Engineering Report
- March 16<sup>th</sup> – Preliminary Engineering Report presented to City Council
- Week of March 23<sup>rd</sup> - Project Information sent to property owners; collect field survey work
- **May 18<sup>th</sup> – Improvement Hearing**
- Late June – Open Bids
- August 3<sup>rd</sup> – Assessment Hearing/Award Contract
- Mid August – Begin Construction
- Late October – Construction Substantially Complete



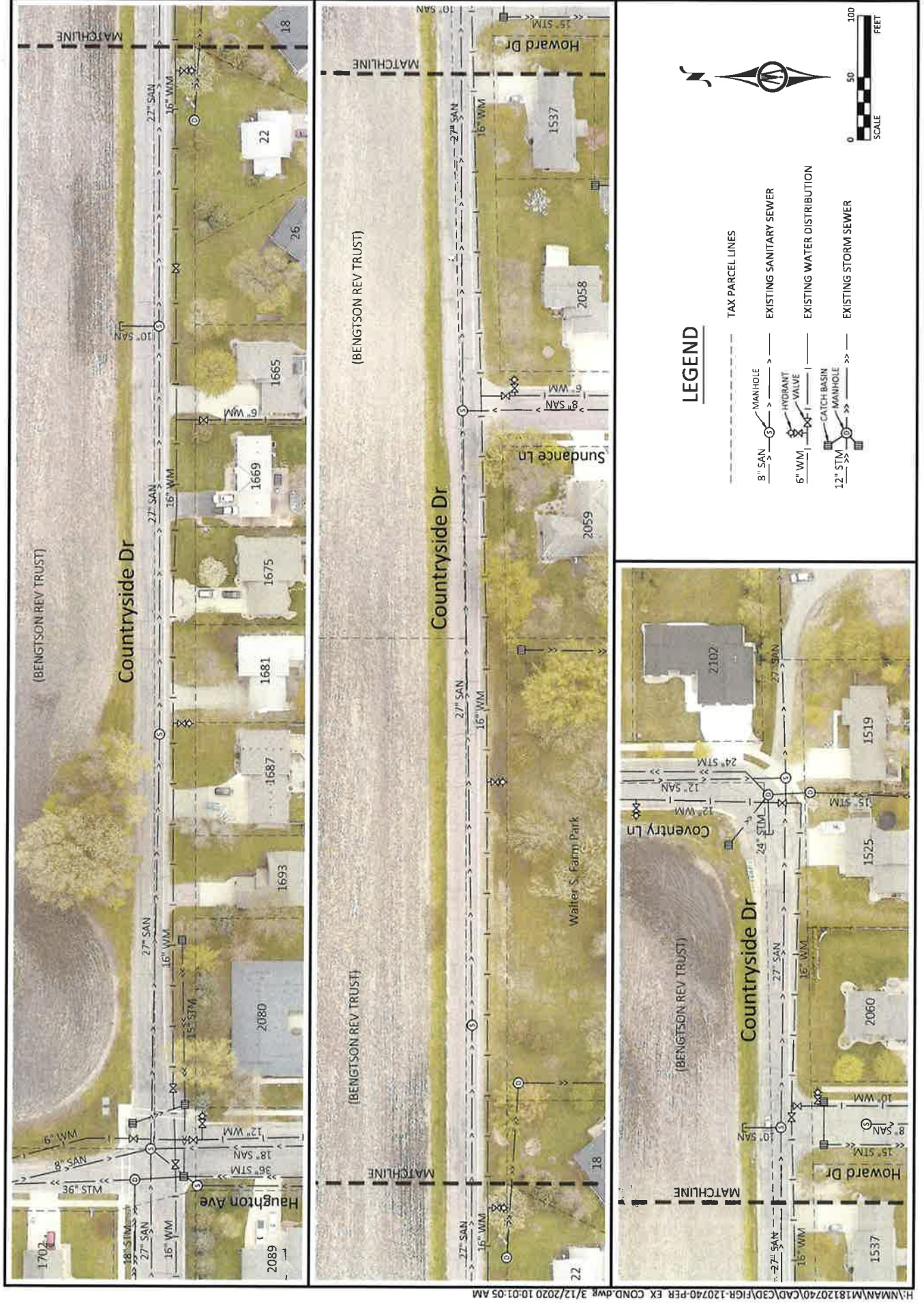
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## Questions/Discussion

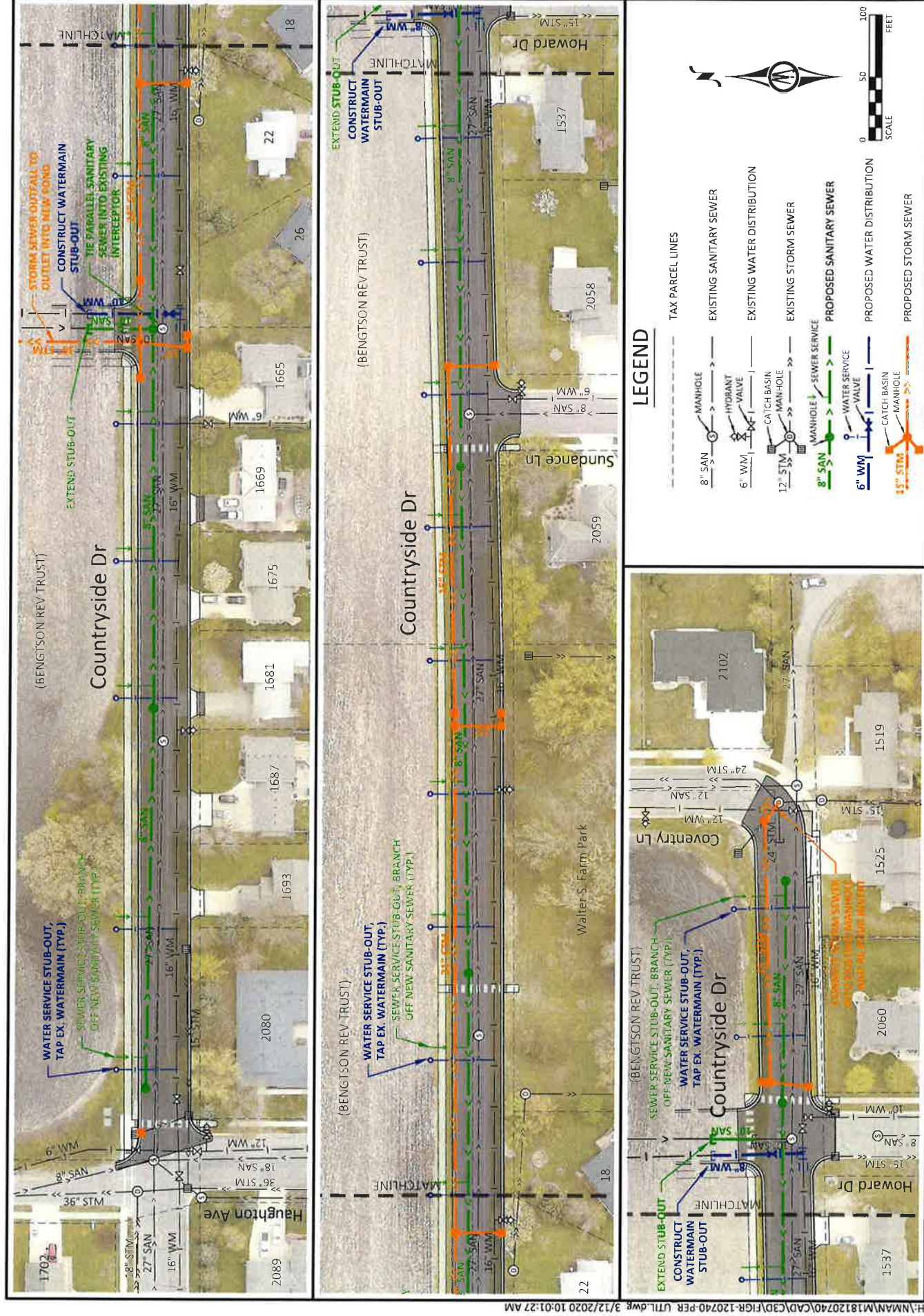


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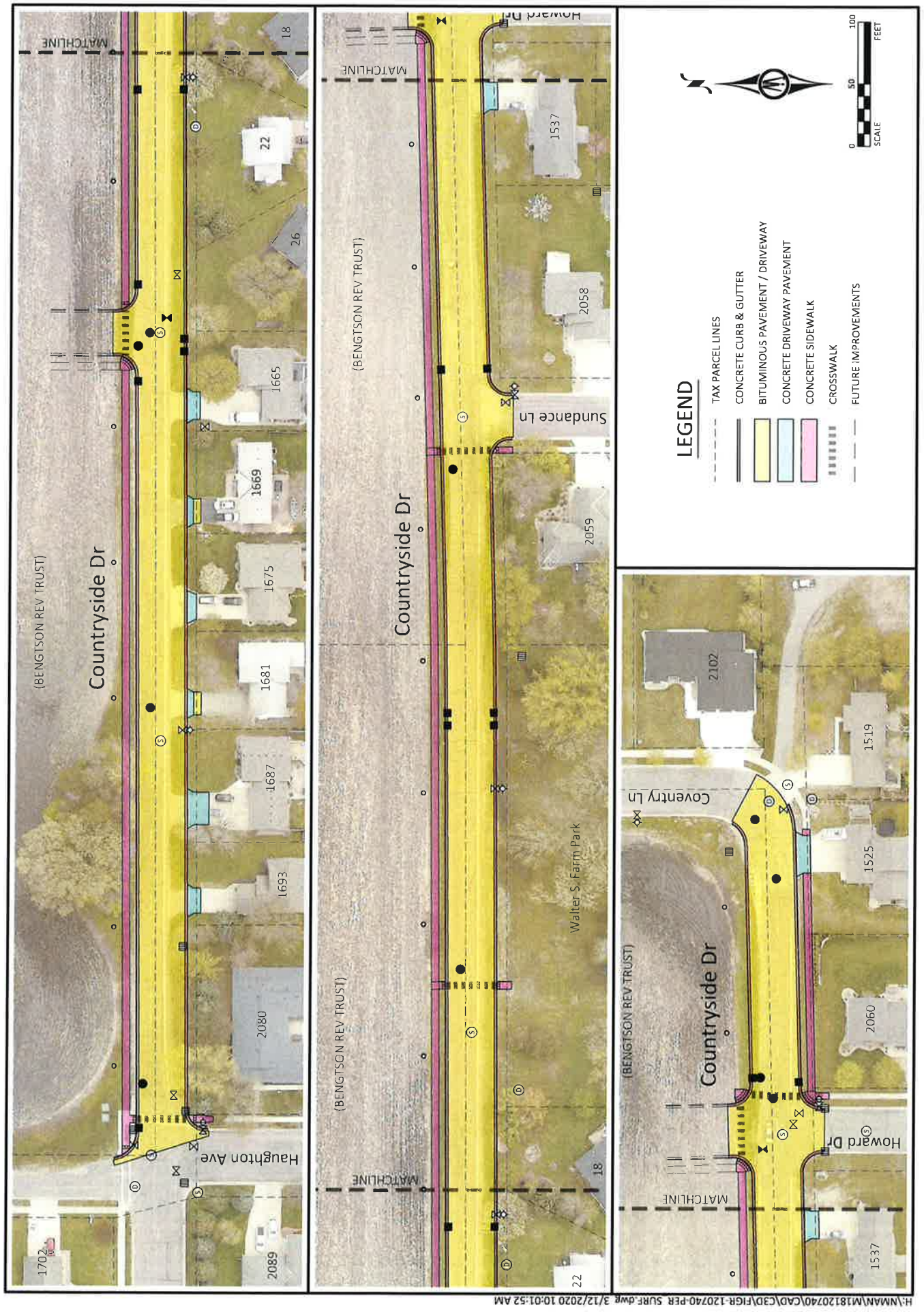














# The Free Press MEDIA

# THE LAND

P.O. Box 3287, Mankato, MN 56002

www.mankatofreepress.com phone: (507) 344-6314, fax: (507) 625-1149

## Affidavit of Publication

### STATE OF MINNESOTA, COUNTY OF BLUE EARTH, SS.

Steve Jameson, being duly sworn, on oath states as follows:

1. I am the publisher of The Free Press, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.

2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.

3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows:

The printed notice which is attached was cut from the columns of said newspaper, and was printed and published the following dates: 05/07/20, and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

4. The Publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331A.06, is as follows: 99.59.

5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notice: The newspaper's known office is located in Blue Earth County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

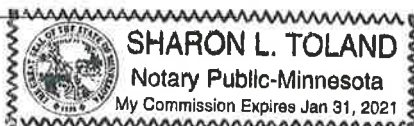
FURTHER YOUR AFFIANT SAITH NOT.

By: \_\_\_\_\_

Steve Jameson, Publisher

Sworn to and subscribed before me, this day  
05/07/2020

Notary Public



#### NOTICE OF PUBLIC HEARING

May 7, 2020

Notice is hereby given that the City Council of the City of North Mankato, Minnesota, will hold a Public Hearing on Monday, May 18, 2020, at 7 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, to consider Annexation of Land containing 109 acres owned by the Lovona M. Bengtson Revocable Trust.

The Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Two (2), Township One Hundred Eight (108) North, Range Twenty-seven (27) West, Nicollet County, Minnesota; AND The East Thirteen and Sixty-three-hundredths (13.63) acres of the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4); AND The West Eleven and Forty-two-hundredths (11.42) acres of the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) of Section One (1), Township One Hundred Eight (108) North, Range Twenty-seven (27) West; AND The West Thirty-nine and Sixty-six hundredths (39.66) acres of the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4) of Section One (1), Township One Hundred Eight (108) North, Range Twenty-seven (27) West. A full legal description is available at the North Mankato City Hall.

Due to the COVID-19 outbreak, the hearing location will be closed to the public. However, the City has modified the hearing process to ensure that the public is able to monitor the hearing and submit public comment.

**The public hearing will be broadcast live on Charter Channel 180, or Consolidated Communications Channel 8. Public comment may be submitted to the city council via the following methods:**

1) Written comments/questions may be submitted in writing prior to the public hearing by any of the following methods.

a) By email. Submit your comments/questions to [aprilv@northmankato.com](mailto:aprilv@northmankato.com) no later than 5:00 p.m. on Monday, May 18th, 2020.

b) By mail. Submit your comments/questions by mailing to 1001 Belgrade Avenue, North Mankato, MN 56003. Questions/Comments must be received no later than 5:00 p.m. on Monday, May 18, 2020.

c) By physical delivery. Deliver your comments/question by delivering them to the Drop Box at City Hall at 1001 Belgrade Avenue, North Mankato, MN, no later than 3:00 pm on Monday, May 18, 2020.

2) Live comment during the public hearing via telephone. Residents desiring to make public comments by telephone during the public hearing must request to be placed on the public hearing agenda. You may do so by calling City Hall (507) 625-4141, emailing [aprilv@northmankato.com](mailto:aprilv@northmankato.com).



AD# 389083

com. Please call 507-214-0517 and enter participant code 965994. Each resident will be given 3 minutes to make his/her comment. Written questions submitted prior to the public hearing will be read during the meeting.

*Dated this 7th day of May 2020.*  
**April Van Genderen, City Clerk**  
**City of North Mankato**



PETITION FOR ANNEXATION BY ORDINANCE

IN THE MATTER OF THE PETITION FOR ANNEXATION OF  
ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 108 NORTH, RANGE 27 WEST AND THE NORTHWEST QUARTER OF THE NORTHWEST  
QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 108 NORTH, RANGE 27 WEST  
BY THE CITY OF NORTH MANKATO  
FOR ANNEXATION PURSUANT TO MINNESOTA STATUTES 414.033, SUBD. 2(3)

Petitioners state that the property owner or a majority of the property owners in number are required to commence a proceeding under M.S. 415.033, Subd. 2(3).

It is hereby requested by:

☒ the sole property owner; or  
☐ all of the property owners; or  
☐ a majority of the property owners of the area proposed for annexation  
to annex certain property described herein lying in the Township of  
Belgrade to the City of North Mankato, County of Nicollet, Minnesota.

The area proposed for annexation is described as follows:

The Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Two (2), Township One Hundred Eight (108) North, Range Twenty-seven (27) West, Nicollet County, Minnesota AND

The East Thirteen and Sixty-three-hundredths (13.63) acres of the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4)  
AND

The West Eleven and Forty-two-hundredths (11.42) acres of the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) of Section One (1), Township One Hundred Eight (108) North, Range Twenty-seven (27) West;  
AND

The West Thirty-nine and Sixty-six hundredths (39.66) acres of the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4) of Section One (1), Township One Hundred Eight (108) North, Range Twenty-seven (27) West.

EXCEPTING: That part of Tract A described below: TRACT A: The West 11.42 acres of the Northeast Quarter of the Northwest Quarter of Section 1 Township 108 North, Range 27 West, Nicollet County, Minnesota, which lies southeasterly of Line 1 described below: Line 1. From a point on the west line of said Section 1 distant 110.66 feet North of the Southwest corner thereof, run easterly at an angle of 89 degrees 09 minutes 08 seconds from said west section line (measured from north to east) for 22.82 feet; thence deflect to the left at an angle of 63 degrees 28 minutes 34 seconds for 2963.73 feet; thence deflect to the right on a tangential curve having a radius of 2083.49 feet and a delta angle of 66 degrees 34 minutes 17 seconds having a length of 2420.78 feet for 1166.97 feet; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds from the tangent of said curve at said point for 775 feet to the point of beginning of Line 1 to be described; thence run southwesterly to a point 1340 feet north of the 1/8 section



corner west of the center of said Section 1 and there terminating.

ALSO EXCEPTING: That part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 108 North, Range 27 West, Nicollet County, Minnesota, described as: Commencing at the southwest corner of the Northwest Quarter of the Northwest Quarter of Section 1; (the west line of the Northwest quarter of Section 1 to have an assumed bearing of North 00 degrees 02 minutes 00 seconds West) thence North 88 degrees 28 minutes 28 seconds East, along the south line of the Northwest Quarter of the Northwest Quarter of Section 1 a distance of 786.92 feet to the point of beginning; thence North 00 degrees 19 minutes 00 seconds West, along the centerline of the township road, 587.83 feet; thence South 68 degrees 52 minutes 12 seconds East, 174.23 feet; thence South 05 degrees 40 minutes 00 seconds West, 190.00 feet; thence South 26 degrees 58 minutes 06 seconds East, 367.75 feet to a point on the South line of the Northwest Quarter of the Northwest Quarter of Section 1; thence South 88 degrees 28 minutes 28 seconds West, along said south line, 307.39 feet to the point of beginning.

AND ALSO EXCEPTING: Any portion of the previously annexed property per recorded Nicollet County Document No. 257006 described as:

That part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 108 North Range 27 West; that part of Government Lot 8 in Section 36, Township 109 North Range 27 West; and that part of the Southeast Quarter of the Southeast Quarter of Section 35, Township 109 North Range 27 West, all in Nicollet County, Minnesota, described as:

Beginning at the southwest corner of Countryside View Subdivision, according to the plat thereof on file and of record with the Nicollet County Recorder; thence North 00 degrees 22 minutes 04 seconds West, (Minnesota County Coordinate System of 1983, Nicollet County Zone), along the west line of said Countryside View Subdivision, the same being the center line of Howard Drive according to said Countryside View Subdivision, a distance of 587.83 feet to the northwesterly corner of said Countryside View Subdivision; thence South 68 degrees 55 minutes 16 seconds East, along the northerly line of said Countryside View Subdivision a distance of 35.45 feet to a point on the easterly right of way line of Howard Drive according to said Countryside View Subdivision; thence North 00 degrees 22 minutes 04 seconds West, 636.56 feet to the point of curvature of a circular curve to the right; thence northeasterly, along a 467.00 foot radius curve, central angle = 27 degrees 28 minutes 21 seconds, an arc distance of 223.92 feet to the point of reverse curve; thence northeasterly, along a 968.00 foot radius curve, central angle = 16 degrees 46 minutes 11 seconds, an arc distance of 283.32 feet to the point of tangency of said curve; thence North 10 degrees 20 minutes 06 seconds East, along the tangent of said curve, 121.52 feet; to the point of curvature of a circular curve to the left; thence northerly, along a 158.00 foot radius curve, central angle = 39 degrees 06 minutes 55 seconds, an arc distance of 107.87 feet to a point on the easterly line of Outlot A, Leonard Diegnau Subdivision, according to the plat thereof on file and of record with the Nicollet County Recorder; thence South 13 degrees 45 minutes 49 seconds West, along said easterly line, 20.43 feet to the most southerly corner of said Leonard Diegnau Subdivision; thence North 48 degrees 47 minutes 11 seconds West, along the southerly line of said Leonard Diegnau Subdivision a distance of 100.95 feet; thence North 57 degrees 40 minutes 11 seconds West, along the southerly line of said Leonard Diegnau Subdivision a distance of 50.00 feet; thence North 68 degrees 35 minutes 11 seconds West, along the southerly line of said Leonard Diegnau Subdivision a distance of 70.00 feet; thence North 80 degrees 21 minutes 11 seconds West, along the southerly line of said Leonard Diegnau Subdivision a distance of 67.00 feet; thence North 86 degrees 14 minutes 41 seconds West, along the southerly line of said Leonard Diegnau Subdivision a distance of 154.30 feet to the southwesterly corner of said Leonard Diegnau Subdivision; thence North 10 degrees 29 minutes 19 seconds East, along the westerly line of said Leonard Diegnau Subdivision a distance of 27.91 feet; thence North 85 degrees 52 minutes 14 seconds



West, 89.69 feet to the point of curvature of a circular curve to the right; thence westerly, along a 467.00 foot radius curve, central angle = 06 degrees 43 minutes 30 seconds, an arc distance of 54.81 feet to the point of tangency of said curve; thence North 79 degrees 08 minutes 44 seconds West, along the tangent of said curve, 232.58 feet to the point of curvature of a circular curve to the left; thence westerly, along a 533.00 foot radius curve, central angle = 10 degrees 19 minutes 07 seconds, an arc distance of 95.99 feet to the point of tangency of said curve; thence North 89 degrees 27 minutes 51 seconds West, along the tangent of said curve, 283.98 feet; thence South 88 degrees 31 minutes 00 seconds West, 604.86 feet; thence South 00 degrees 06 minutes 58 seconds West, 66.03 feet; thence North 88 degrees 31 minutes 00 seconds East, 605.54 feet; thence South 89 degrees 27 minutes 51 seconds East, 282.82 feet to the point of curvature of a circular curve to the right; thence easterly, along a 467.00 foot radius curve, central angle = 10 degrees 19 minutes 07 seconds, an arc distance of 84.10 feet to the point of tangency of said curve; thence South 79 degrees 08 minutes 44 seconds East, along the tangent of said curve, 232.58 feet to the point of curvature of a circular curve to the left; thence easterly, along a 533.00 foot radius curve, central angle = 06 degrees 43 minutes 30 seconds, an arc distance of 62.56 feet to the point of tangency of said curve; thence South 85 degrees 52 minutes 14 seconds East, along the tangent of said curve, 243.80 feet to the point of curvature of a circular curve to the right; thence southeasterly, along a 287.00 foot radius curve, central angle = 40 degrees 15 minutes 03 seconds, an arc distance of 201.62 feet to the point of compound curve; thence southeasterly and southerly, along a 92.00 foot radius curve, central angle = 55 degrees 57 minutes 17 seconds, an arc distance of 89.85 feet to the point of tangency of said curve; thence South 10 degrees 20 minutes 06 seconds West, along the tangent of said curve, 121.52 feet to the point of curvature of a circular curve to the right; thence southwesterly, along a 902.00 foot radius curve, central angle = 16 degrees 46 minutes 11 seconds, an arc distance of 264.00 feet to the point of reverse curve; thence southwesterly and southerly, along a 533.00 foot radius curve, central angle = 27 degrees 28 minutes 21 seconds, an arc distance of 255.57 feet to the point of tangency of said curve; thence South 00 degrees 22 minutes 04 seconds East, along the tangent of said curve, 1212.18 feet to a point on the south line of the Northwest Quarter of the Northwest Quarter of Section 1, Township 108 North Range 27 West; thence North 88 degrees 25 minutes 24 seconds East, along said south line, 33.01 feet to the point of beginning.

Said parcels contain 109 acres, subject to any and all easements of record.

1. There is one property owner in the area proposed for annexation.
2. The property owner has signed this petition. (If the land is owned by both husband and wife, both must sign the petition to represent all owners.)
3. The population of the annexation area is 0.
4. Said property is unincorporated, abuts on the City's boundary, and is not included within any other municipality.
5. The area of land to be annexed, in acres, is 109.00  

Platted 0      Unplatted 109.00      Total 109.00
6. The reason for the requested annexation is residential development.



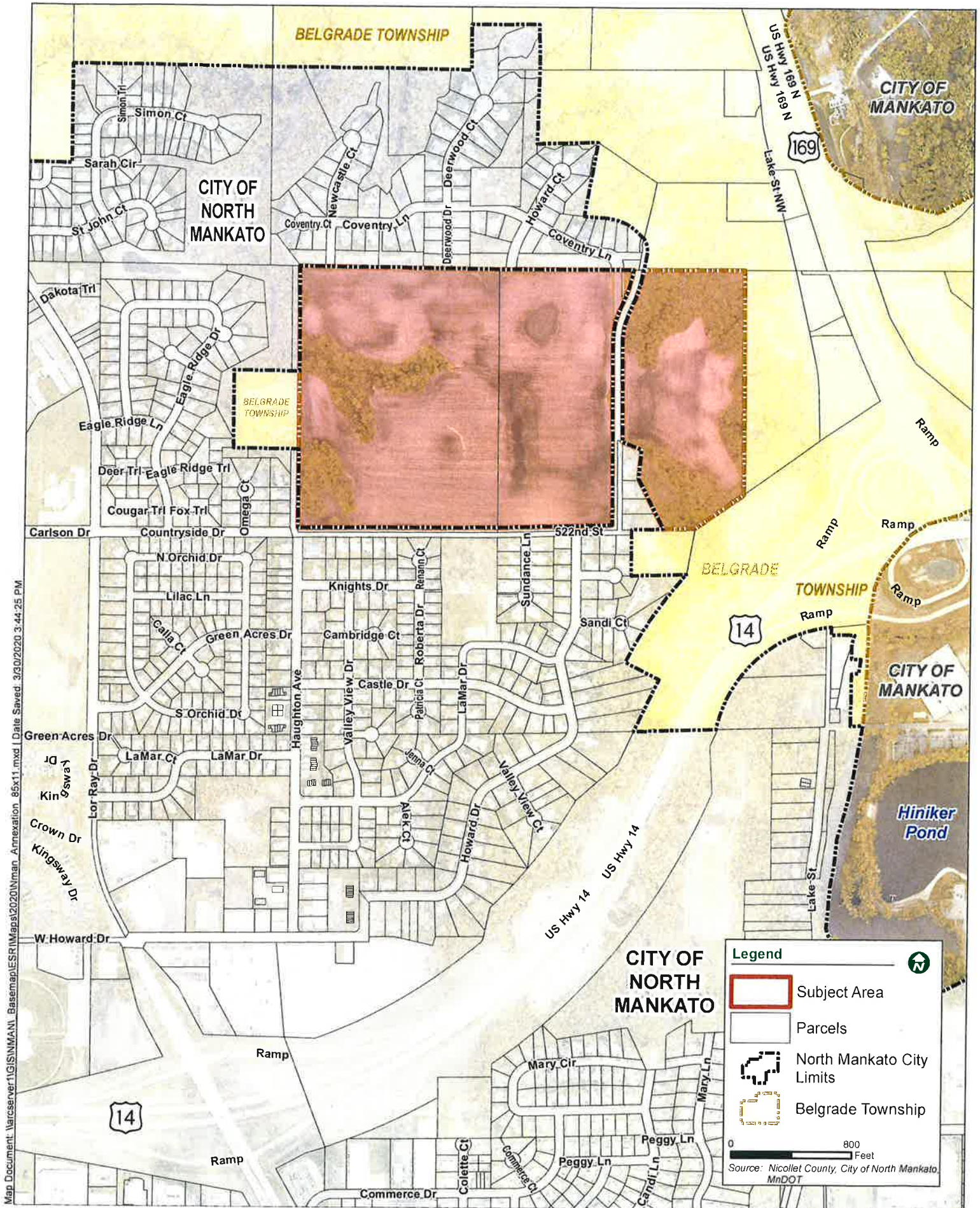
7. All of the annexation area is or is about to become urban or suburban in character.
8. The area proposed for annexation is not included in any area that has already been designated for orderly annexation pursuant to M.S. 414.0325.

The Petitioner requests that pursuant to M.S. 414.033, the property described herein be annexed to and included within the City of North Mankato, Minnesota.

3-20-2020  
Date

  
Lovona M. Bengtson Revocable Trust  
Lovona Bengtson  







City of North Mankato, MN

# Claims List - Regular

By Vendor Name

Date Range: 5-18-20

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
00012	ABDO, EICK & MEYERS, LLP	05/18/2020	Regular	0	20,000.00	92692
03261	AP DESIGN (AWARDS PLUS INC)	05/18/2020	Regular	0	4,264.97	92693
00124	BAUER'S UPHOLSTERY	05/18/2020	Regular	0	420.00	92694
02757	CINTAS	05/18/2020	Regular	0	194.15	92695
00255	CITY OF MANKATO	05/18/2020	Regular	0	139,156.75	92696
03265	DANAY, TRINA	05/18/2020	Regular	0	100.00	92697
00344	DIAMOND VOGEL PAINT CENTER	05/18/2020	Regular	0	837.48	92698
00354	DIVERSIFIED METAL FABRICATORS	05/18/2020	Regular	0	5,750.00	92699
00432	FLEETPRIDE	05/18/2020	Regular	0	169.68	92700
00499	GRAINGER	05/18/2020	Regular	0	25.61	92701
03055	KELLY & SONS EXCAVATING, LLC	05/18/2020	Regular	0	3,785.00	92702
00639	KIBBLE EQUIPMENT LLC	05/18/2020	Regular	0	938.63	92703
00800	MADDEN, GALANTER, HANSEN, LLP	05/18/2020	Regular	0	85.00	92704
00812	MANKATO BEARING COMPANY	05/18/2020	Regular	0	38.11	92705
00847	MATHESON TRI-GAS, INC.	05/18/2020	Regular	0	261.35	92706
00875	METRO SALES, INC.	05/18/2020	Regular	0	344.00	92707
00951	MINNESOTA TRUCK & TRACTOR, INC.	05/18/2020	Regular	0	501.68	92709
01053	NORTH KATO SUPPLY, LLC	05/18/2020	Regular	0	105.19	92710
01071	NUSS TRUCK & EQUIPMENT, INC.	05/18/2020	Regular	0	4,297.55	92711
02057	OFFICE OF ADMINISTRATIVE HEARINGS	05/18/2020	Regular	0	545.00	92712
02245	ONSITE	05/18/2020	Regular	0	1,219.29	92713
03194	OPENWOOD STUDIOS INC.	05/18/2020	Regular	0	8,563.50	92714
01106	PETTY CASH	05/18/2020	Regular	0	52.87	92715
01402	POMPS TIRE	05/18/2020	Regular	0	632.24	92716
01133	POWERPLAN/RDO EQUIPMENT	05/18/2020	Regular	0	2,496.49	92717
02769	PRESENCE MAKER INC.	05/18/2020	Regular	0	350.00	92718
01170	RAMY TURF PRODUCTS	05/18/2020	Regular	0	342.50	92719
02931	REDEXIM TURF PRODUCTS	05/18/2020	Regular	0	561.38	92720
01226	RUFFRIDGE JOHNSON EQUIPMENT CO., INC.	05/18/2020	Regular	0	65.09	92721
03262	S&S MOTORS	05/05/2020	Regular	0	17,186.68	92685
01295	SNELL MOTORS, INC	05/18/2020	Regular	0	21.74	92722
01297	SOUTH CENTRAL COLLEGE	05/18/2020	Regular	0	5,480.00	92723
01303	SOUTH CENTRAL REGIONAL FIRE DEPARTMENT	05/18/2020	Regular	0	50.00	92724
01340	STATE OF MINNESOTA	05/07/2020	Regular	0	6.00	92689
03263	TIMELESS INTERIORS, LLC	05/18/2020	Regular	0	1,595.00	92725
03264	UNITED ASSET DEVELOPMENT	05/12/2020	Regular	0	1.94	92690
00486	W.W. GOETSCH ASSOCIATES, INC.	05/18/2020	Regular	0	11,357.00	92726
02282	WARD EINESS STRATEGIES	05/18/2020	Regular	0	2,000.00	92727
01515	WELLS FARGO BANK, N.A.	05/18/2020	Regular	0	800.00	92728
01525	WEST CENTRAL SANITATION, INC.	05/18/2020	Regular	0	28,551.84	92729
00062	AMERICAN SECURITY CABINETS GROUP	04/01/2020	Bank Draft	0	93.00	DFT0004189
00137	BENCO ELECTRIC COOPERATIVE	05/04/2020	Bank Draft	0	29,243.13	DFT0004163
00311	CULLIGAN WATER CONDITIONING	05/08/2020	Bank Draft	0	62.70	DFT0004193
00311	CULLIGAN WATER CONDITIONING	05/12/2020	Bank Draft	0	41.70	DFT0004206
00447	FREE PRESS	05/04/2020	Bank Draft	0	85.00	DFT0004172
00447	FREE PRESS	05/08/2020	Bank Draft	0	577.26	DFT0004198
00608	INGRAM LIBRARY SERVICES	05/13/2020	Bank Draft	0	2,089.89	DFT0004208
02941	JAGUAR COMMUNICATIONS	05/04/2020	Bank Draft	0	3,994.56	DFT0004176
00775	LIP WASTE & RECYCLE, LLC	05/12/2020	Bank Draft	0	365.00	DFT0004207
02179	MES (MUNICIPAL EMERGENCY SERVICES)	05/12/2020	Bank Draft	0	260.35	DFT0004204
00910	MINNESOTA VALLEY TESTING LAB, INC.	04/29/2020	Bank Draft	0	72.00	DFT0004170
00910	MINNESOTA VALLEY TESTING LAB, INC.	05/01/2020	Bank Draft	0	59.50	DFT0004171
00910	MINNESOTA VALLEY TESTING LAB, INC.	04/30/2020	Bank Draft	0	178.50	DFT0004173
00910	MINNESOTA VALLEY TESTING LAB, INC.	05/07/2020	Bank Draft	0	59.50	DFT0004195
01137	PRAXAIR DISTRIBUTION, INC	05/08/2020	Bank Draft	0	26.91	DFT0004192
01179	RED FEATHER PAPER CO.	05/04/2020	Bank Draft	0	122.70	DFT0004168
01335	STAPLES ADVANTAGE	04/06/2020	Bank Draft	0	720.01	DFT0004190



01335	STAPLES ADVANTAGE	05/12/2020	Bank Draft	0	97.94	DFT0004205
01470	VERIZON WIRELESS	05/04/2020	Bank Draft	0	860.45	DFT0004167
01470	VERIZON WIRELESS	05/12/2020	Bank Draft	0	30.82	DFT0004203
01525	WEST CENTRAL SANITATION, INC.	05/08/2020	Bank Draft	0	4,266.80	DFT0004194
00063	AMERICAN PEST CONTROL	05/20/2020	EFT	0	200.00	2797
00103	AUTO BODY SPECIALTIES	05/20/2020	EFT	0	44.00	2798
00105	AUTO VALUE MANKATO	05/20/2020	EFT	0	545.31	2799
00172	BOHRER, TOM	05/06/2020	EFT	0	255.00	2793
00172	BOHRER, TOM	05/20/2020	EFT	0	175.00	2800
00216	C & S SUPPLY CO, INC.	05/20/2020	EFT	0	320.64	2801
02275	DEM-CON MATERIALS & RECOVERY	05/20/2020	EFT	0	4,202.91	2802
03076	FREYBERG MANAGEMENT	05/20/2020	EFT	0	63.75	2803
00453	FREYBERG PETROLEUM SALES, INC.	05/20/2020	EFT	0	400.95	2804
00482	GMS INDUSTRIAL SUPPLIES, INC.	05/20/2020	EFT	0	459.08	2805
00494	GOPHER STATE ONE-CALL	05/20/2020	EFT	0	444.15	2806
00680	J.J. KELLER & ASSOCIATES, INC.	05/20/2020	EFT	0	625.50	2807
00691	KENNEDY & KENNEDY LAW OFFICE	05/20/2020	EFT	0	9,962.57	2808
00743	LARKSTUR ENGINEERING & SUPPLY, INC.	05/20/2020	EFT	0	45.49	2809
00776	LLOYD LUMBER CO.	05/06/2020	EFT	0	2,972.91	2795
02463	MCCANN, KEVIN	05/20/2020	EFT	0	317.04	2810
00874	MENARDS-MANKATO	05/20/2020	EFT	0	163.01	2811
00889	MIDWEST TAPE/HOPLA	05/20/2020	EFT	0	1,269.78	2812
02532	MIKE'S LLC	05/20/2020	EFT	0	148.54	2813
00902	MINNESOTA IRON & METAL CO	05/20/2020	EFT	0	339.10	2814
00956	MINNESOTA WASTE PROCESSING CO.	05/20/2020	EFT	0	28,307.22	2815
00977	MORIN ENTERPRISES, INC.	05/06/2020	EFT	0	6,000.00	2796
00997	MTI DISTRIBUTING CO	05/20/2020	EFT	0	3,506.54	2816
01009	NAPA AUTO PARTS - MANKATO	05/20/2020	EFT	0	285.00	2817
01036	NICOLLET COUNTY RECORDER/ABSTRACTER	05/20/2020	EFT	0	46.00	2818
01052	NORTH CENTRAL INTERNATIONAL	05/06/2020	EFT	0	395.57	2794
01052	NORTH CENTRAL INTERNATIONAL	05/20/2020	EFT	0	5,864.00	2819
01064	NORTHERN STATES SUPPLY, INC.	05/20/2020	EFT	0	132.43	2820
02005	PANTHEON COMPUTERS	05/20/2020	EFT	0	8,865.95	2821
01090	PARAGON PRINTING, MAILING & SPECIALTIES	05/20/2020	EFT	0	3,014.32	2822
01211	RIVER BEND BUSINESS PRODUCTS	05/20/2020	EFT	0	599.65	2823
01263	SCHWICKERT'S TECTA AMERICA LLC	05/20/2020	EFT	0	3,125.57	2824
01281	SIGN PRO	05/20/2020	EFT	0	600.00	2825
01286	SKARPOHL PRESSURE WASHER SALES	05/20/2020	EFT	0	205.39	2826
02510	TORDSEN, MIKEAL	05/20/2020	EFT	0	197.00	2827
01429	TURFWERKS	05/20/2020	EFT	0	463.99	2828
02591	UNITED TEAM ELITE	05/20/2020	EFT	0	411.00	2829
01478	VIKING FIRE & SAFETY LLC	05/20/2020	EFT	0	725.52	2830
01492	WACO SCAFFOLDING & SUPPLY CO.	05/20/2020	EFT	0	115.00	2831
01552	WW BLACKTOPPING, INC	05/20/2020	EFT	0	1,080.31	2832
00219	CARDMEMBER SERVICE	05/06/2020	Bank Draft	0	10,623.02	DFT0004197
00234	CENTER POINT ENERGY	05/04/2020	Bank Draft	0	4,340.09	DFT0004164
00234	CENTER POINT ENERGY	05/12/2020	Bank Draft	0	68.24	DFT0004202
02181	ETS CORPORATION	05/04/2020	Bank Draft	0	2,390.92	DFT0004177
02003	MINNESOTA DEPT OF REVENUE	05/01/2020	Bank Draft	0	217.74	DFT0004166
02003	MINNESOTA DEPT OF REVENUE	05/06/2020	Bank Draft	0	5,251.02	DFT0004186
02003	MINNESOTA DEPT OF REVENUE	05/11/2020	Bank Draft	0	9,039.00	DFT0004200
03029	OPEN EDGE	05/04/2020	Bank Draft	0	106.71	DFT0004178
02766	SPROUT SOCIAL	05/07/2020	Bank Draft	0	99.00	DFT0004196
01477	VIKING ELECTRIC SUPPLY, INC.	05/08/2020	Bank Draft	0	108.60	DFT0004199
01557	XCEL ENERGY	05/04/2020	Bank Draft	0	12,899.72	DFT0004165
01557	XCEL ENERGY	05/12/2020	Bank Draft	0	160.73	DFT0004201
					438,661.41	113



## Authorization Signatures

### All Council

The above manual and regular claims lists for 5-18-20 are approved by:

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MARK DEHEN- MAYOR

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DIANE NORLAND- COUNCIL MEMBER

---

WILLIAM STEINER- COUNCIL MEMBER

---

SANDRA OACHS- COUNCIL MEMBER

---

JAMES WHITLOCK- COUNCIL MEMBER



## RESOLUTION APPROVING DONATIONS/CONTRIBUTIONS/GRANTS

WHEREAS, the Minnesota Statute 465.03 and 465.04 allows the governing body of any city, county, school district or town to accept gifts for the benefit of its citizens in accordance with terms prescribed by the donor;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following donations/contributions/grants are approved as follows:

Donor	Restriction	Amount
Glen Taylor Foundation	Summer Reading Program	\$5,000.00
Business on Belgrade	Library Special Programs	\$335.78
Tim and Jeannine Leonhardt	Adopt-A-Family swim program	\$120.00
Total		\$5,455.78

Adopted by the City Council this 18<sup>th</sup> day of May 2020.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item # 9C	Dept: Attorney	Council Meeting Date: 5/18/20																												
<b>TITLE OF ISSUE: Consider Resolution Approving Amendment to the Nature View Development Agreement.</b>																														
<b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> Attached please find Attorney Kennedy's Resolution granting a one year extension to the original four year time line to the Developer of Nature View. The extension would allow the Developer one additional year to sell lots before the City of North Mankato would place assessments of record on unsold lots in Nature View Development.																														
<i>If additional space is required, attach a separate sheet</i>																														
<b>REQUESTED COUNCIL ACTION: Adopt Resolution Approving Amendment to the Nature View Development Agreement.</b>																														
<b>For Clerk's Use:</b>  Motion By: _____ Second By: _____  Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Oachs</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Whitlock</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Norland	_____	_____	Oachs	_____	_____	Whitlock	_____	_____	Steiner	_____	_____	Dehen	<b>SUPPORTING DOCUMENTS ATTACHED</b>  <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) _____ _____ _____ _____ _____		Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Resolution	Ordinance	Contract	Minutes	Map																										
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<table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Workshop</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Regular Meeting</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Special Meeting</td> </tr> </table>	<input type="checkbox"/>	Workshop	<input checked="" type="checkbox"/>	Regular Meeting	<input type="checkbox"/>	Special Meeting	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Refer to: _____</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Table until: _____</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Other: _____</td> </tr> </table>		<input type="checkbox"/>	Refer to: _____	<input type="checkbox"/>	Table until: _____	<input type="checkbox"/>	Other: _____																
<input type="checkbox"/>	Workshop																													
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<input type="checkbox"/>	Other: _____																													



RESOLUTION NO.

RESOLUTION APPROVING AMENDMENT TO  
THE NATURE VIEW DEVELOPMENT AGREEMENT

Resolved: Due to the coronavirus pandemic, the City of North Mankato hereby grants a one-year extension to the original four-year timeline to the Developer of Nature View Development to extend the term of the Developer's Agreement previously entered into between the Developer and the City of North Mankato. This would allow the Developer one additional year to sell lots before the City of North Mankato would place assessments of record on unsold lots in Nature View Development.

Adopted by the City Council this 18<sup>th</sup> day of May 2020.

---

Mayor

ATTEST:

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City Clerk



# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item # 9D	Dept: City Clerk	Council Meeting Date: 5/18/20																											
<b>TITLE OF ISSUE: Consider Resolution Changing Polling Location for Precinct 4 for the 2020 Elections.</b>																													
<b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> The resolution would change the polling location for Precinct 4 from Oak Terrace Assisted Living at 1575 Hoover Drive to River Ridge Evangelical Church at 354 Carol Court. The change in location is in response to the COVID-19 Pandemic. The CDC and the Minnesota Secretary of State recommend moving polling locations out of assisted living facilities to help prevent the spread of COVID-19, and protect the vulnerable population. All registered voters will be notified by mail of the change in location and City staff will work to provide the information to all Precinct 4 residents.																													
<i>If additional space is required, attach a separate sheet</i>																													
<b>REQUESTED COUNCIL ACTION: Adopt Resolution Changing Polling Location for Precinct 4 for the 2020 Elections.</b>																													
<b>For Clerk's Use:</b>  Motion By: _____ Second By: _____  Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Oachs</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Whitlock</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Norland	_____	_____	Oachs	_____	_____	Whitlock	_____	_____	Steiner	_____	_____	Dehen	<b>SUPPORTING DOCUMENTS ATTACHED</b>  <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) _____ _____ _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A RESOLUTION CHANGING POLLING LOCATION FOR  
PRECINCT 4 FOR THE 2020 ELECTIONS

WHEREAS, The City of North Mankato Minnesota, pursuant to Minnesota Statute §204B.16 POLLING PLACES DESIGNATION; is required each year to designate by resolution a polling place for each election precinct; and

WHEREAS, North Mankato Resolution 82-19 designated polling places for the 2020 elections; and

WHEREAS, due to the COVID-19 pandemic the City of North Mankato has determined it would be best to move polling locations out of assisted living locations; and

WHEREAS, Precinct 4 is currently located at Oak Terrace an assisted living facility; and

WHEREAS, Minnesota Statute 204B.16 Subd. 1a requires a resolution when changing polling locations.

NOW THEREFORE, be it resolved by the City Council of the City of North Mankato, Minnesota as follows:

1. Precinct 4 polling location will be at River Ridge Evangelical Church, 354 Carol Court.
2. All registered voters in Precinct 4 will receive notification that the polling location has changed.

Adopted by the City Council of the City of North Mankato, County of Nicollet, State of Minnesota, this the 18<sup>th</sup> day of May 2020.

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Mayor

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ATTEST



# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item # 11A	Dept: City Engineer	Council Meeting Date: 5/18/20
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**TITLE OF ISSUE:** Consider Resolution Ordering the Improvement and Preparation of Plans for Project No. 20-03 ABCDEF Countryside Drive Improvement Project.

**BACKGROUND AND SUPPLEMENTAL INFORMATION:** City Engineer Sarff will be available to provide additional information.

If additional space is required, attach a separate sheet

**REQUESTED COUNCIL ACTION:** Adopt Resolution Ordering the Improvement and Preparation of Plans for Project No. 20-03 ABCDEF Countryside Drive Improvement Project.

**For Clerk's Use:**

Motion By: \_\_\_\_\_  
 Second By: \_\_\_\_\_

Vote Record:

	Aye	Nay	
	_____	_____	Norland
	_____	_____	Oachs
	_____	_____	Whitlock
	_____	_____	Steiner
	_____	_____	Dehen

**SUPPORTING DOCUMENTS ATTACHED**

Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____				
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<input type="checkbox"/>	Workshop
<input checked="" type="checkbox"/>	Regular Meeting
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<input type="checkbox"/>	Refer to: _____
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<input type="checkbox"/>	Other: _____



RESOLUTION NO.

RESOLUTION ORDERING IMPROVEMENT AND PREPARATION OF PLANS  
FOR PROJECT NO. 20-03 ABCDEF COUNTRYSIDE DRIVE IMPROVEMENT PROJECT

WHEREAS, a resolution of the City Council adopted the 4<sup>th</sup> day of May 2020, fixed a date for a council hearing on Improvement Project No. 20-03 ABCDEF Countryside Drive Improvement Project; and

WHEREAS, notice of the hearing was published twice, a week apart, with the last publication being at least three days before the hearing date, and ten days' mailed notice was given, and

WHEREAS, the hearing was held thereon on the 18<sup>th</sup> day of May 2020, at which all persons desiring to be heard were given an opportunity to be heard thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, as follows:

1. Such improvement is necessary, cost-effective, and feasible as detailed in the feasibility report.
2. Such improvement is hereby ordered as proposed in the council resolution adopted the 16<sup>th</sup> day of March 2020.
3. Such improvement has no relationship to the Comprehensive Plan.
4. Bolton & Menk is hereby designated as the engineer for this improvement. The engineer shall prepare plans and specifications for the making of such improvement.
5. The City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax-exempt bonds.

Adopted by the City Council this 18<sup>th</sup> day of May 2020.

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Mayor

ATTEST:

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City Clerk



# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item # 11B	Dept: Community Dev.	Council Meeting Date: 5/18/20																																																															
<b>TITLE OF ISSUE: Consider Ordinance No. 128 Annexing 109 Acres of Land Owned by Lovona M. Bengtson Revocable Trust.</b>																																																																	
<b>BACKGROUND AND SUPPLEMENTAL INFORMATION:</b> On April 6, 2020, the City received a request to annex 109 acres from Lovona M. Bengtson Revocable Trust. The City Council accepted the petition of annexation on April 6, 2020. According Minnesota Statutes §414.033 Subdivision 2(3), Permitting Annexation by Ordinance the City must serve upon the Township Board and residents abutting the land 30-days notice that the City will conduct a Public Hearing. The City served the notices certified mail and held the Public Hearing on May 18, 2020. The City may now adopt an Ordinance of Annexation and submit the request to the Office of Administrative Hearings for approval.																																																																	
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<b>REQUESTED COUNCIL ACTION: Adopt Ordinance No. 128 Annexing 109 Acres of Land Owned by Lovona M. Bengtson Revocable Trust.</b>																																																																	
<b>For Clerk's Use:</b>  Motion By: _____ Second By: _____  <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">Vote Record:</td> <td style="width: 10%; text-align: center;">Aye</td> <td style="width: 10%; text-align: center;">Nay</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Norland</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Oachs</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Whitlock</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Steiner</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Dehen</td> </tr> </table>	Vote Record:	Aye	Nay								_____	_____						Norland		_____	_____						Oachs		_____	_____						Whitlock		_____	_____						Steiner		_____	_____						Dehen	<b>SUPPORTING DOCUMENTS ATTACHED</b>  <table style="width: 100%; border: none;"> <tr> <td style="width: 20%;">Resolution</td> <td style="width: 20%;">Ordinance</td> <td style="width: 20%;">Contract</td> <td style="width: 20%;">Minutes</td> <td style="width: 20%;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) _____ _____ _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**ORDINANCE NO. 128, FOURTH SERIES**

**AN ORDINANCE OF THE CITY OF NORTH MANKATO, MINNESOTA ANNEXING  
LAND LOCATED IN BELGRADE TOWNSHIP, NICOLLET COUNTY, MINNESOTA  
PURSUANT TO MINNESOTA STATUTES § 414.033 SUBDIVISION 2(3),  
PERMITTING ANNEXATION BY ORDINANCE**

**WHEREAS**, a petition signed by all the property owners, requesting that property legally described in Exhibit A be annexed to the City of North Mankato Minnesota, was duly presented to the Council of the City of North Mankato on the 6<sup>th</sup> day of April 2020; and

**WHEREAS**, said property is unincorporated and abuts the City of North Mankato; is less than 120 acres; is not presently served by public sewer facilities or public sewer facilities are not otherwise available; and

**WHEREAS**, said property is not located within a flood plain or shoreland area; and

**WHEREAS**, said property is currently farmland and annexation is requested to facilitate the extension of city services for residential development of the property; and

**WHEREAS**, the City of North Mankato held a public hearing pursuant to Minnesota Statutes § 414.033 Subd. 2(3), on May 18, 2020, following thirty (30) days written notice by certified mail to the Township of Belgrade and to all landowners within and contiguous to the area legally described in Exhibit A, to be annexed; and

**WHEREAS**, provisions of Minnesota Statutes § 414.033 Subd. 13 are not applicable in that there will be no change in the electric utility service provider resulting from the annexation of the territory to the municipality.

**NOW, THEREFORE**, THE CITY COUNCIL OF THE CITY OF NORTH MANKATO  
HEREBY ORDAINS AS FOLLOWS:

1. The City Council hereby determines that the property as hereinafter described abuts the city limits and is or is about to become urban or suburban in nature in that residential use is being proposed for said property the construction of which requires or will need city services, including public sewer facilities.
2. None of the property is now included within the limits of any city, or in any area that has already been designated for orderly annexation pursuant to Minnesota Statute § 414.0325.
3. The corporate limits of the City of North Mankato, Minnesota, are hereby extended to include the following described property, said land abutting the City of North Mankato and being 120 acres or less in area, and is not presently served by public sewer facilities or public sewer facilities are not otherwise available, and the City having received a petition for annexation from all the property owners of the land, to wit:

The Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Two (2), Township One Hundred Eight (108) North, Range Twenty-seven (27) West, Nicollet County, Minnesota  
AND



The East Thirteen and Sixty-three-hundredths (13.63) acres of the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4)

AND

The West Eleven and Forty-two-hundredths (11.42) acres of the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) of Section One (1), Township One Hundred Eight (108) North, Range Twenty-seven (27) West;

AND

The West Thirty-nine and Sixty-six hundredths (39.66) acres of the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4) of Section One (1), Township One Hundred Eight (108) North, Range Twenty-seven (27) West.

EXCEPTING: That part of Tract A described below: TRACT A: The West 11.42 acres of the Northeast Quarter of the Northwest Quarter of Section 1 Township 108 North, Range 27 West, Nicollet County, Minnesota, which lies southeasterly of Line 1 described below: Line 1. From a point on the west line of said Section 1 distant 110.66 feet North of the Southwest corner thereof, run easterly at an angle of 89 degrees 09 minutes 08 seconds from said west section line (measured from north to east) for 22.82 feet; thence deflect to the left at an angle of 63 degrees 28 minutes 34 seconds for 2963.73 feet; thence deflect to the right on a tangential curve having a radius of 2083.49 feet and a delta angle of 66 degrees 34 minutes 17 seconds having a length of 2420.78 feet for 1166.97 feet; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds from the tangent of said curve at said point for 775 feet to the point of beginning of Line 1 to be described; thence run southwesterly to a point 1340 feet north of the 1/8 section corner west of the center of said Section 1 and there terminating.

ALSO EXCEPTING: That part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 108 North, Range 27 West, Nicollet County, Minnesota, described as: Commencing at the southwest corner of the Northwest Quarter of the Northwest Quarter of Section 1; (the west line of the Northwest quarter of Section 1 to have an assumed bearing of North 00 degrees 02 minutes 00 seconds West) thence North 88 degrees 28 minutes 28 seconds East, along the south line of the Northwest Quarter of the Northwest Quarter of Section 1 a distance of 786.92 feet to the point of beginning; thence North 00 degrees 19 minutes 00 seconds West, along the centerline of the township road, 587.83 feet; thence South 68 degrees 52 minutes 12 seconds East, 174.23 feet; thence South 05 degrees 40 minutes 00 seconds West, 190.00 feet; thence South 26 degrees 58 minutes 06 seconds East, 367.75 feet to a point on the South line of the Northwest Quarter of the Northwest Quarter of Section 1; thence South 88 degrees 28 minutes 28 seconds West, along said south line, 307.39 feet to the point of beginning.

AND ALSO EXCEPTING: Any portion of the previously annexed property per recorded Nicollet County Document No. 257006 described as:

That part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 108 North Range 27 West; that part of Government Lot 8 in Section 36, Township 109 North Range 27 West; and that part of the Southeast Quarter of the Southeast Quarter of Section 35, Township 109 North Range 27 West, all in Nicollet County, Minnesota, described as:

Beginning at the southwest corner of Countryside View Subdivision, according to the plat thereof on file and of record with the Nicollet County Recorder; thence North 00 degrees 22 minutes 04 seconds West, (Minnesota County Coordinate System of 1983, Nicollet County Zone), along the west line of said Countryside View Subdivision, the same being the center line of Howard Drive according to said Countryside View Subdivision, a distance of 587.83 feet to the northwesterly corner of said Countryside View Subdivision; thence South 68 degrees 55 minutes 16 seconds East, along the northerly line of said Countryside View Subdivision a



distance of 35.45 feet to a point on the easterly right of way line of Howard Drive according to said Countryside View Subdivision; thence North 00 degrees 22 minutes 04 seconds West, 636.56 feet to the point of curvature of a circular curve to the right; thence northeasterly, along a 467.00 foot radius curve, central angle = 27 degrees 28 minutes 21 seconds, an arc distance of 223.92 feet to the point of reverse curve; thence northeasterly, along a 968.00 foot radius curve, central angle = 16 degrees 46 minutes 11 seconds, an arc distance of 283.32 feet to the point of tangency of said curve; thence North 10 degrees 20 minutes 06 seconds East, along the tangent of said curve, 121.52 feet; to the point of curvature of a circular curve to the left; thence northerly, along a 158.00 foot radius curve, central angle = 39 degrees 06 minutes 55 seconds, an arc distance of 107.87 feet to a point on the easterly line of Outlot A, Leonard Diegnau Subdivision, according to the plat thereof on file and of record with the Nicollet County Recorder; thence South 13 degrees 45 minutes 49 seconds West, along said easterly line, 20.43 feet to the most southerly corner of said Leonard Diegnau Subdivision; thence North 48 degrees 47 minutes 11 seconds West, along the southerly line of said Leonard Diegnau Subdivision a distance of 100.95 feet; thence North 57 degrees 40 minutes 11 seconds West, along the southerly line of said Leonard Diegnau Subdivision a distance of 50.00 feet; thence North 68 degrees 35 minutes 11 seconds West, along the southerly line of said Leonard Diegnau Subdivision a distance of 70.00 feet; thence North 80 degrees 21 minutes 11 seconds West, along the southerly line of said Leonard Diegnau Subdivision a distance of 67.00 feet; thence North 86 degrees 14 minutes 41 seconds West, along the southerly line of said Leonard Diegnau Subdivision a distance of 154.30 feet to the southwesterly corner of said Leonard Diegnau Subdivision; thence North 10 degrees 29 minutes 19 seconds East, along the westerly line of said Leonard Diegnau Subdivision a distance of 27.91 feet; thence North 85 degrees 52 minutes 14 seconds West, 89.69 feet to the point of curvature of a circular curve to the right; thence westerly, along a 467.00 foot radius curve, central angle = 06 degrees 43 minutes 30 seconds, an arc distance of 54.81 feet to the point of tangency of said curve; thence North 79 degrees 08 minutes 44 seconds West, along the tangent of said curve, 232.58 feet to the point of curvature of a circular curve to the left; thence westerly, along a 533.00 foot radius curve, central angle = 10 degrees 19 minutes 07 seconds, an arc distance of 95.99 feet to the point of tangency of said curve; thence North 89 degrees 27 minutes 51 seconds West, along the tangent of said curve, 283.98 feet; thence South 88 degrees 31 minutes 00 seconds West, 604.86 feet; thence South 00 degrees 06 minutes 58 seconds West, 66.03 feet; thence North 88 degrees 31 minutes 00 seconds East, 605.54 feet; thence South 89 degrees 27 minutes 51 seconds East, 282.82 feet to the point of curvature of a circular curve to the right; thence easterly, along a 467.00 foot radius curve, central angle = 10 degrees 19 minutes 07 seconds, an arc distance of 84.10 feet to the point of tangency of said curve; thence South 79 degrees 08 minutes 44 seconds East, along the tangent of said curve, 232.58 feet to the point of curvature of a circular curve to the left; thence easterly, along a 533.00 foot radius curve, central angle = 06 degrees 43 minutes 30 seconds, an arc distance of 62.56 feet to the point of tangency of said curve; thence South 85 degrees 52 minutes 14 seconds East, along the tangent of said curve, 243.80 feet to the point of curvature of a circular curve to the right; thence southeasterly, along a 287.00 foot radius curve, central angle = 40 degrees 15 minutes 03 seconds, an arc distance of 201.62 feet to the point of compound curve; thence southeasterly and southerly, along a 92.00 foot radius curve, central angle = 55 degrees 57 minutes 17 seconds, an arc distance of 89.85 feet to the point of tangency of said curve; thence South 10 degrees 20 minutes 06 seconds West, along the tangent of said curve, 121.52 feet to the point of curvature of a circular curve to the right; thence southwesterly, along a 902.00 foot radius curve, central angle = 16 degrees 46 minutes 11 seconds, an arc distance of 264.00 feet to the point of reverse curve; thence southwesterly and southerly, along a 533.00 foot radius curve, central angle = 27 degrees 28 minutes 21 seconds, an arc distance of 255.57 feet to the point of tangency of said curve; thence South 00 degrees 22 minutes 04 seconds East, along



the tangent of said curve, 1212.18 feet to a point on the south line of the Northwest Quarter of the Northwest Quarter of Section 1, Township 108 North Range 27 West; thence North 88 degrees 25 minutes 24 seconds East, along said south line, 33.01 feet to the point of beginning.

Said parcels contain 109 acres, subject to any and all easements of record.

Copies of the corporate boundary map showing the property to be annexed and its relationship to the corporate boundaries and all appropriate plat maps are attached hereto in Exhibit B.

4. That the population of the area legally described herein and hereby annexed is 0.
5. The City of North Mankato pursuant to Minnesota Statutes §414.036, and in accordance with the reimbursement agreement (Exhibit C) with respect to the property taxes payable on the area legally described herein, hereby annexed, shall make a cash payment to Belgrade Township of \$5,699.00 and shall not receive any further property tax income from the land commencing with the tax year 2019.
6. That pursuant to Minnesota Statutes § 414.036 with respect to any special assessments assigned by the Town to the annexed property and any portion of debt incurred by the Town 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 there are no special assessments or debt incurred by the Town on the subject are for which reimbursement is required.
7. That the City Clerk of the City of North Mankato is hereby authorized and directed to file a copy of this Ordinance with the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings, the Minnesota Secretary of State, the Nicollet County Auditor, and the Belgrade Township Clerk.
8. That this Ordinance shall be in full force and effect and final upon the date this Ordinance is approved by the Office of Administrative Hearings.

PASSED AND ADOPTED by the City Council of the City of North Mankato, Minnesota, this 18<sup>th</sup> day of May 2020.

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Mayor

ATTEST:

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City Clerk

(City Seal)



# EXHIBIT A

The Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Two (2), Township One Hundred Eight (108) North, Range Twenty-seven (27) West, Nicollet County, Minnesota AND

The East Thirteen and Sixty-three-hundredths (13.63) acres of the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4)

AND

The West Eleven and Forty-two-hundredths (11.42) acres of the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) of Section One (1), Township One Hundred Eight (108) North, Range Twenty-seven (27) West;

AND

The West Thirty-nine and Sixty-six hundredths (39.66) acres of the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4) of Section One (1), Township One Hundred Eight (108) North, Range Twenty-seven (27) West.

EXCEPTING: That part of Tract A described below: TRACT A: The West 11.42 acres of the Northeast Quarter of the Northwest Quarter of Section 1 Township 108 North, Range 27 West, Nicollet County, Minnesota, which lies southeasterly of Line 1 described below: Line 1. From a point on the west line of said Section 1 distant 110.66 feet North of the Southwest corner thereof, run easterly at an angle of 89 degrees 09 minutes 08 seconds from said west section line (measured from north to east) for 22.82 feet; thence deflect to the left at an angle of 63 degrees 28 minutes 34 seconds for 2963.73 feet; thence deflect to the right on a tangential curve having a radius of 2083.49 feet and a delta angle of 66 degrees 34 minutes 17 seconds having a length of 2420.78 feet for 1166.97 feet; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds from the tangent of said curve at said point for 775 feet to the point of beginning of Line 1 to be described; thence run southwesterly to a point 1340 feet north of the 1/8 section corner west of the center of said Section 1 and there terminating.

ALSO EXCEPTING: That part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 108 North, Range 27 West, Nicollet County, Minnesota, described as: Commencing at the southwest corner of the Northwest Quarter of the Northwest Quarter of Section 1; (the west line of the Northwest quarter of Section 1 to have an assumed bearing of North 00 degrees 02 minutes 00 seconds West) thence North 88 degrees 28 minutes 28 seconds East, along the south line of the Northwest Quarter of the Northwest Quarter of Section 1 a distance of 786.92 feet to the point of beginning; thence North 00 degrees 19 minutes 00 seconds West, along the centerline of the township road, 587.83 feet; thence South 68 degrees 52 minutes 12 seconds East, 174.23 feet; thence South 05 degrees 40 minutes 00 seconds West, 190.00 feet; thence South 26 degrees 58 minutes 06 seconds East, 367.75 feet to a point on the South line of the Northwest Quarter of the Northwest Quarter of Section 1; thence South 88 degrees 28 minutes 28 seconds West, along said south line, 307.39 feet to the point of beginning.

AND ALSO EXCEPTING: Any portion of the previously annexed property per recorded Nicollet County Document No. 257006 described as:

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Beginning at the southwest corner of Countryside View Subdivision, according to the plat thereof on file and of record with the Nicollet County Recorder; thence North 00 degrees 22 minutes 04 seconds West, (Minnesota County Coordinate System of 1983, Nicollet County Zone), along the west line of said



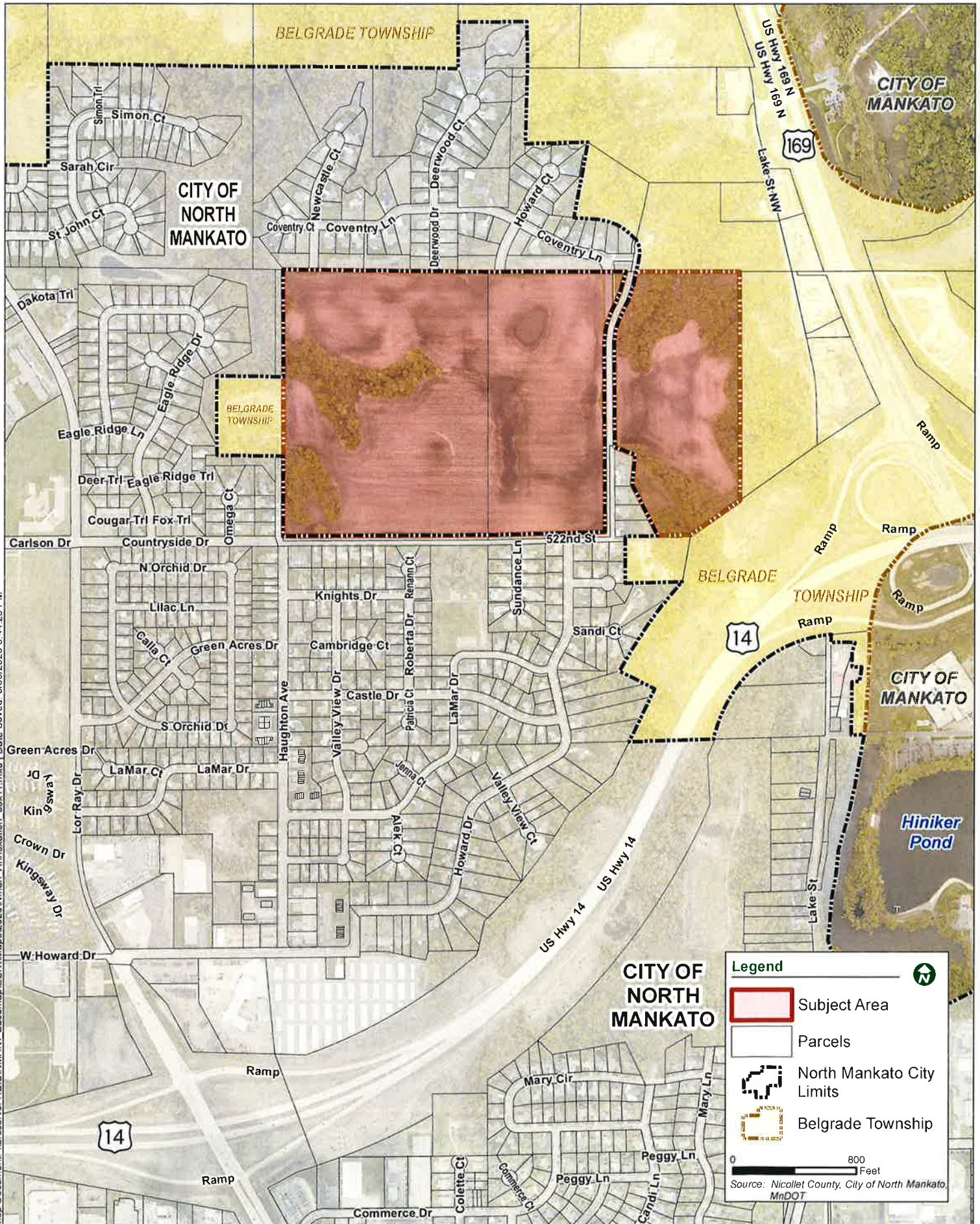
Countryside View Subdivision, the same being the center line of Howard Drive according to said Countryside View Subdivision, a distance of 587.83 feet to the northwesterly corner of said Countryside View Subdivision; thence South 68 degrees 55 minutes 16 seconds East, along the northerly line of said Countryside View Subdivision a distance of 35.45 feet to a point on the easterly right of way line of Howard Drive according to said Countryside View Subdivision; thence North 00 degrees 22 minutes 04 seconds West, 636.56 feet to the point of curvature of a circular curve to the right; thence northeasterly, along a 467.00 foot radius curve, central angle = 27 degrees 28 minutes 21 seconds, an arc distance of 223.92 feet to the point of reverse curve; thence northeasterly, along a 968.00 foot radius curve, central angle = 16 degrees 46 minutes 11 seconds, an arc distance of 283.32 feet to the point of tangency of said curve; thence North 10 degrees 20 minutes 06 seconds East, along the tangent of said curve, 121.52 feet; to the point of curvature of a circular curve to the left; thence northerly, along a 158.00 foot radius curve, central angle = 39 degrees 06 minutes 55 seconds, an arc distance of 107.87 feet to a point on the easterly line of Outlot A, Leonard Diegnau Subdivision, according to the plat thereof on file and of record with the Nicollet County Recorder; thence South 13 degrees 45 minutes 49 seconds West, along said easterly line, 20.43 feet to the most southerly corner of said Leonard Diegnau Subdivision; thence North 48 degrees 47 minutes 11 seconds West, along the southerly line of said Leonard Diegnau Subdivision a distance of 100.95 feet; thence North 57 degrees 40 minutes 11 seconds West, along the southerly line of said Leonard Diegnau Subdivision a distance of 50.00 feet; thence North 68 degrees 35 minutes 11 seconds West, along the southerly line of said Leonard Diegnau Subdivision a distance of 70.00 feet; thence North 80 degrees 21 minutes 11 seconds West, along the southerly line of said Leonard Diegnau Subdivision a distance of 67.00 feet; thence North 86 degrees 14 minutes 41 seconds West, along the southerly line of said Leonard Diegnau Subdivision a distance of 154.30 feet to the southwesterly corner of said Leonard Diegnau Subdivision; thence North 10 degrees 29 minutes 19 seconds East, along the westerly line of said Leonard Diegnau Subdivision a distance of 27.91 feet; thence North 85 degrees 52 minutes 14 seconds West, 89.69 feet to the point of curvature of a circular curve to the right; thence westerly, along a 467.00 foot radius curve, central angle = 06 degrees 43 minutes 30 seconds, an arc distance of 54.81 feet to the point of tangency of said curve; thence North 79 degrees 08 minutes 44 seconds West, along the tangent of said curve, 232.58 feet to the point of curvature of a circular curve to the left; thence westerly, along a 533.00 foot radius curve, central angle = 10 degrees 19 minutes 07 seconds, an arc distance of 95.99 feet to the point of tangency of said curve; thence North 89 degrees 27 minutes 51 seconds West, along the tangent of said curve, 283.98 feet; thence South 88 degrees 31 minutes 00 seconds West, 604.86 feet; thence South 00 degrees 06 minutes 58 seconds West, 66.03 feet; thence North 88 degrees 31 minutes 00 seconds East, 605.54 feet; thence South 89 degrees 27 minutes 51 seconds East, 282.82 feet to the point of curvature of a circular curve to the right; thence easterly, along a 467.00 foot radius curve, central angle = 10 degrees 19 minutes 07 seconds, an arc distance of 84.10 feet to the point of tangency of said curve; thence South 79 degrees 08 minutes 44 seconds East, along the tangent of said curve, 232.58 feet to the point of curvature of a circular curve to the left; thence easterly, along a 533.00 foot radius curve, central angle = 06 degrees 43 minutes 30 seconds, an arc distance of 62.56 feet to the point of tangency of said curve; thence South 85 degrees 52 minutes 14 seconds East, along the tangent of said curve, 243.80 feet to the point of curvature of a circular curve to the right; thence southeasterly, along a 287.00 foot radius curve, central angle = 40 degrees 15 minutes 03 seconds, an arc distance of 201.62 feet to the point of compound curve; thence southeasterly and southerly, along a 92.00 foot radius curve, central angle = 55 degrees 57 minutes 17 seconds, an arc distance of 89.85 feet to the point of tangency of said curve; thence South 10 degrees 20 minutes 06 seconds West, along the tangent of said curve, 121.52 feet to the point of curvature of a circular curve to the right; thence southwesterly, along a 902.00 foot radius curve, central angle = 16 degrees 46 minutes 11 seconds, an arc distance of 264.00 feet to the point of reverse curve; thence southwesterly and southerly, along a 533.00 foot radius curve, central angle = 27 degrees 28



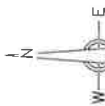
minutes 21 seconds, an arc distance of 255.57 feet to the point of tangency of said curve; thence South 00 degrees 22 minutes 04 seconds East, along the tangent of said curve, 1212.18 feet to a point on the south line of the Northwest Quarter of the Northwest Quarter of Section 1, Township 108 North Range 27 West; thence North 88 degrees 25 minutes 24 seconds East, along said south line, 33.01 feet to the point of beginning.

Said parcels contain 109 acres, subject to any and all easements of record.









Know all men by these present that edw. John F. Holtmeier and Mary P. Holtmeier, husband and wife,

One of the following described property to wit:

The East 501.00 feet of the northwest quarter of the Northeast Quarter of Section 2 Township 106 North Range 27 West, Lincoln County, Minnesota EXCEPT the North 1182.00 feet. Containing 6.32 acres.

We hereby declare that we have described the above described property to be surveyed and plat recorded to be "set" out. We have noted said plat and one A-134-A (15/10/20), and that, we dedicate to the public the street and easements shown plotted on said Exhibit A and declared to be the North Main Street of the City of North Aitkin, Minnesota, and that said A-134-A is dedicated to the City of North Aitkin for use as a public street and for other public purposes.

WITNESSED and DECLARED before me this 15th day of April, 2010.

\_\_\_\_\_  
Mayor

John F. Molinger

## State of Minnesota ) ss.

On this the \_\_\_\_ day of \_\_\_\_\_, 2000, before me a Notary Public within and for said County, personally appeared John F. Holmlinger and Mary P. Holmlinger, husband and wife, known by me to be the persons named in the foregoing instrument and who did acknowledge said instrument to be their free act and deed.

I, Bradley C. Evans, Licensed Land Surveyor, State of Minnesota, do hereby certify that

correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated other than as shown defined in MS 505 02, Subd. 2.

Panel C

On this the \_\_\_\_ day of \_\_\_\_\_, 2000, before me a Notary Public in and for said County, appeared Bradley C. Evens, and being duly sworn did say that he has executed the foregoing instrument

Be it known that on this the \_\_\_\_ day of \_\_\_\_\_, 2000, the Planning Commission of the City of \_\_\_\_\_

1

Be it known that on this the \_\_\_\_\_ day of \_\_\_\_\_, 2000, the City Council of the City of Norfolk

titre	critère
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100	100

E. J. A. Gide, General Attorney, State of Minnesota, do hereby certify that the owners as indicated, represent all interests claimed in the land mentioned in the plat.

I hereby certify that there are no delinquent taxes and/or delinquent special assessments

---

I hereby certify that the current year's taxes have been paid this \_\_\_\_ day of \_\_\_\_\_

County: 

I hereby certify that this instrument was filed in my office for record on this, the

Age Group	Percentage of Respondents
18-29	85%
30-49	80%
50-69	75%
70+	70%

6

THIS PLAY WAS PREPARED BY SURVEY SERVICES, INC.

ALPHA SUBDIVISION





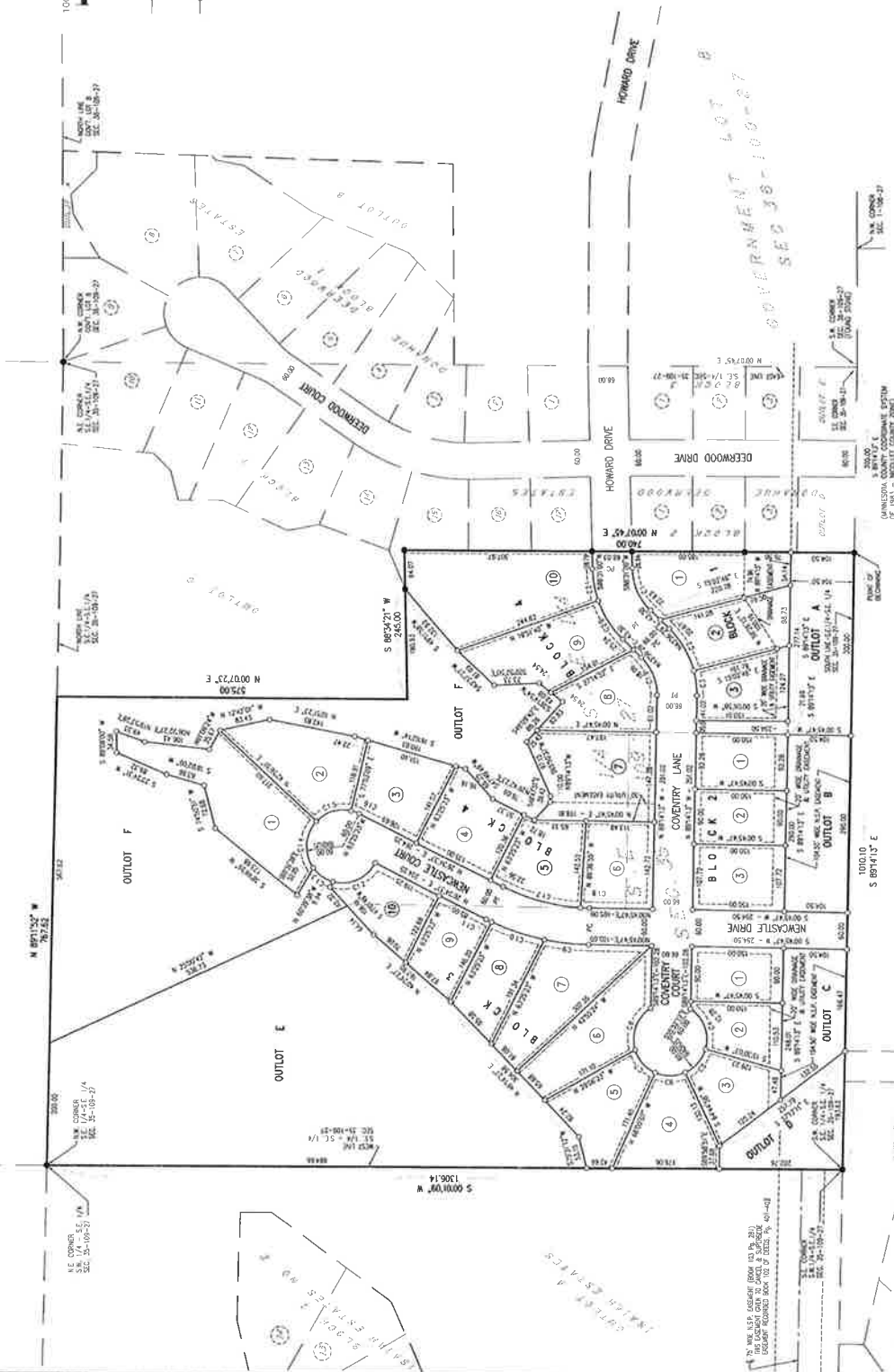


CITY OF NORTH MANKATO  
NICOLLET COUNTY, MINNESOTA

[illegible]

A=100.00°	INDICATES	ARC DISTANCE
R=100.00"	INDICATES	RADIUS LENGTH
C=89.00/00"	INDICATES	CENTRAL ANGLE
PC	INDICATES	POINT OF CURVATURE
PT	INDICATES	POINT OF TANGENCY

CURVE TABLE				
NAME	AGE	DATE	CHD. 18 MO.	FEEDS
1	JAN	10	47.5	56.0
2	FEB	10	47.5	56.0
3	MAR	10	47.5	56.0
4	APR	10	47.5	56.0
5	MAY	10	47.5	56.0
6	JUN	10	47.5	56.0
7	JUL	10	47.5	56.0
8	AUG	10	47.5	56.0
9	SEP	10	47.5	56.0
10	OCT	10	47.5	56.0
11	NOV	10	47.5	56.0
12	DEC	10	47.5	56.0
13	JAN	11	47.5	56.0
14	FEB	11	47.5	56.0
15	MAR	11	47.5	56.0
16	APR	11	47.5	56.0
17	MAY	11	47.5	56.0
18	JUN	11	47.5	56.0
19	JUL	11	47.5	56.0
20	AUG	11	47.5	56.0
21	SEP	11	47.5	56.0
22	OCT	11	47.5	56.0
23	NOV	11	47.5	56.0
24	DEC	11	47.5	56.0
25	JAN	12	47.5	56.0
26	FEB	12	47.5	56.0
27	MAR	12	47.5	56.0
28	APR	12	47.5	56.0
29	MAY	12	47.5	56.0
30	JUN	12	47.5	56.0
31	JUL	12	47.5	56.0
32	AUG	12	47.5	56.0
33	SEP	12	47.5	56.0
34	OCT	12	47.5	56.0
35	NOV	12	47.5	56.0
36	DEC	12	47.5	56.0
37	JAN	13	47.5	56.0
38	FEB	13	47.5	56.0
39	MAR	13	47.5	56.0
40	APR	13	47.5	56.0
41	MAY	13	47.5	56.0
42	JUN	13	47.5	56.0
43	JUL	13	47.5	56.0
44	AUG	13	47.5	56.0
45	SEP	13	47.5	56.0
46	OCT	13	47.5	56.0
47	NOV	13	47.5	56.0
48	DEC	13	47.5	56.0
49	JAN	14	47.5	56.0
50	FEB	14	47.5	56.0
51	MAR	14	47.5	56.0
52	APR	14	47.5	56.0
53	MAY	14	47.5	56.0
54	JUN	14	47.5	56.0
55	JUL	14	47.5	56.0
56	AUG	14	47.5	56.0
57	SEP	14	47.5	56.0
58	OCT	14	47.5	56.0
59	NOV	14	47.5	56.0
60	DEC	14	47.5	56.0
61	JAN	15	47.5	56.0
62	FEB	15	47.5	56.0
63	MAR	15	47.5	56.0
64	APR	15	47.5	56.0
65	MAY	15	47.5	56.0
66	JUN	15	47.5	56.0
67	JUL	15	47.5	56.0
68	AUG	15	47.5	56.0
69	SEP	15	47.5	56.0
70	OCT	15	47.5	56.0
71	NOV	15	47.5	56.0
72	DEC	15	47.5	56.0
73	JAN	16	47.5	56.0
74	FEB	16	47.5	56.0
75	MAR	16	47.5	56.0
76	APR	16	47.5	56.0
77	MAY	16	47.5	56.0
78	JUN	16	47.5	56.0
79	JUL	16	47.5	56.0
80	AUG	16	47.5	56.0
81	SEP	16	47.5	56.0
82	OCT	16	47.5	56.0
83	NOV	16	47.5	56.0
84	DEC	16	47.5	56.0
85	JAN	17	47.5	56.0
86	FEB	17	47.5	56.0
87	MAR	17	47.5	56.0
88	APR	17	47.5	56.0
89	MAY	17	47.5	56.0
90	JUN	17	47.5	56.0
91	JUL	17	47.5	56.0
92	AUG	17	47.5	56.0
93	SEP	17	47.5	56.0
94	OCT	17	47.5	56.0
95	NOV	17	47.5	56.0
96	DEC	17	47.5	56.0
97	JAN	18	47.5	56.0
98	FEB	18	47.5	56.0
99	MAR	18	47.5	56.0
100	APR	18	47.5	56.0





# COUNTRYSIDE VIEW SUBDIVISION NO. 3

CITY OF NORTH MANKATO  
NICOLLET COUNTY, MINNESOTA

## INSTRUMENT OF DEDICATION

Know all men by these presents, that we, Randy M. Hoehn and Dawn M. Hoehn, husband and wife, owners of the following described property to wit:

Lots 1, 2 and 3, Block 1, Countryside View Subdivision No. 2, according to the plat thereof on file and of record with the Nicollet County Recorder, containing 1.01 acres, do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area COUNTRYSIDE VIEW SUBDIVISION NO. 3, and that we dedicate to the public use the easements shown hereon.

STONED:

Notary Public  
Randy M. Hoehn  
State of Minnesota ) ss  
County of Nicollet )  
Dawn M. Hoehn

On this the \_\_\_\_ day of \_\_\_\_\_, 2003, before me a Notary Public within and for said County, personally appeared Randy M. Hoehn and Dawn M. Hoehn, husband and wife, known by me to be the persons named in the foregoing instrument and who did acknowledge said instrument to be their free act and deed.

## SURVEYOR'S CERTIFICATE

I, Bradley C. Evans, Licensed Land Surveyor, State of Minnesota, do hereby certify that I have surveyed and plotted the property described on this plat of COUNTRYSIDE VIEW SUBDIVISION NO. 3, that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as indicated on the plat; that all easements, rights of way, and public highways shown on the plat are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

Bradley C. Evans  
Minnesota License No. 13,114

On this the \_\_\_\_ day of \_\_\_\_\_, 2003, before me a Notary Public in and for said County, appeared Bradley C. Evans, and being duly sworn did say that he has executed the foregoing instrument.

## APPROVALS

Be it known that on this the \_\_\_\_ day of \_\_\_\_\_, 2003, the Planning Commission of the City of North Mankato did duly review this plat of COUNTRYSIDE VIEW SUBDIVISION NO. 3.

Chairman  
Secretary

Be it known that on this the \_\_\_\_ day of \_\_\_\_\_, 2003, the City Council of the City of North Mankato did duly approve this plat of COUNTRYSIDE VIEW SUBDIVISION NO. 3.

Mayor  
Clerk

I, David A. Salisbury, licensed attorney-at-law, State of Minnesota, do hereby certify that the owners as indicated hereon, represent all ownership interest in the land encompassed by this plat.

## COUNTY AUDITOR

I hereby certify that there are no delinquent taxes and/or delinquent special assessments and that the transfer has been entered on the land records herein on the \_\_\_\_ day of \_\_\_\_\_, 2003.

County Auditor

## COUNTY TREASURER

I hereby certify that the current year's taxes have been paid this \_\_\_\_ day of \_\_\_\_\_, 2003.

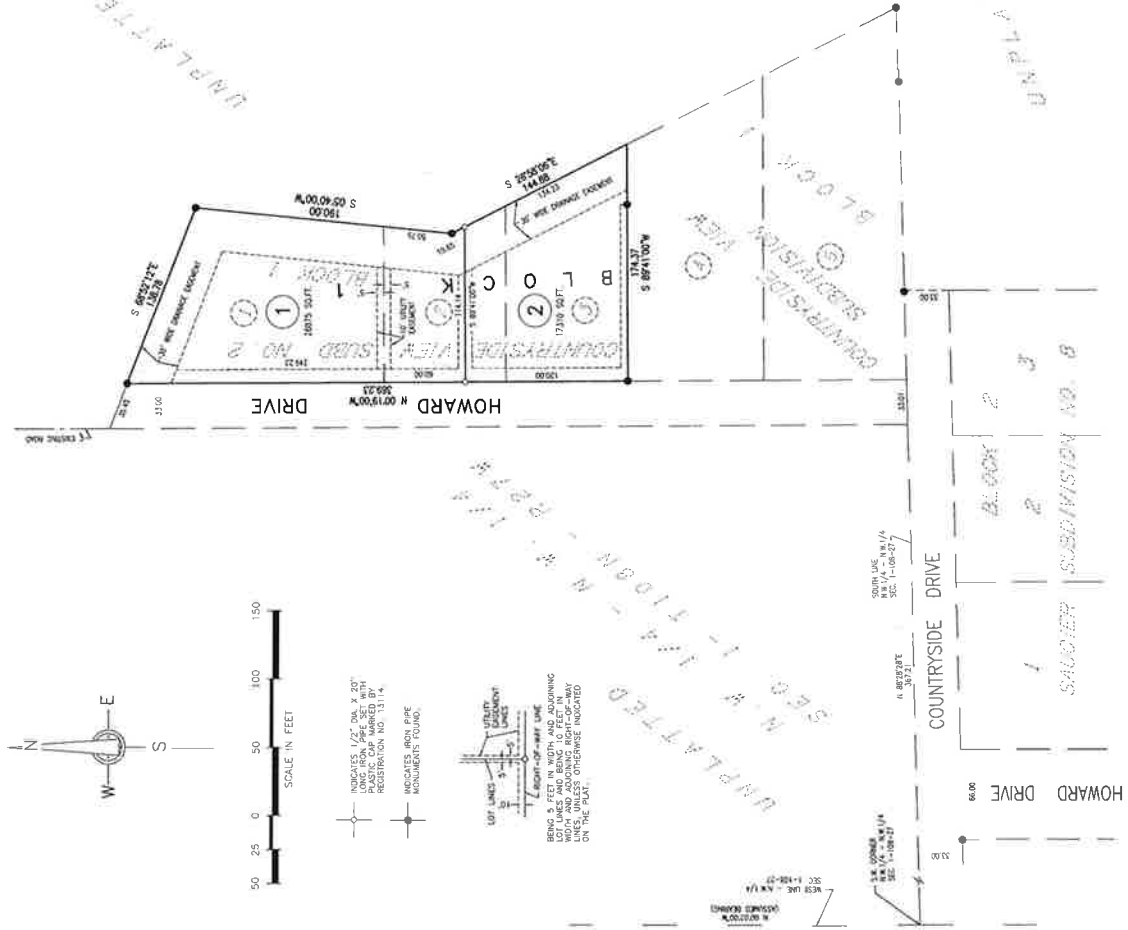
County Treasurer

## COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the \_\_\_\_ day of \_\_\_\_\_, 2003, at \_\_\_\_ o'clock, \_\_\_\_ M., and that it was duly recorded on \_\_\_\_ Plots.

County Recorder

THIS PLAT WAS PREPARED BY SURVEY SERVICES, INC.





# COUNTRYSIDE VIEW SUBDIVISION NO. 2

CITY OF NORTH MANKATO  
NICOLLET COUNTY, MINNESOTA

## INSTRUMENT OF DEDICATION

Know all men by these presents that we, Randy M. Hoehn and Dawn M. Hoehn, husband and wife, owners of the following described property to wit:

Lots 1, 2 and 3, Block 1, Countryside View Subdivision, according to the plat thereof on file and of record with the Nicollet County Recorder.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area COUNTRYSIDE VIEW SUBDIVISION NO. 2, and that we dedicate to the public use the easements shown hereon.

### STONES:

Randy M. Hoehn \_\_\_\_\_ Dawn M. Hoehn \_\_\_\_\_

### NOTARY CERTIFICATES

State of Minnesota ) ss  
County of Nicollet )

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2000, before me a Notary Public within and for said County, personally appeared Randy M. Hoehn and Dawn M. Hoehn, husband and wife, known by me to be the persons named in the foregoing instrument and who did acknowledge said instrument to be their free act and deed.

### SURVEYOR'S CERTIFICATE

I, Bradley C. Evans, Licensed Land Surveyor, State of Minnesota, do hereby certify that I have surveyed and platted the property described on this plat of COUNTRYSIDE VIEW SUBDIVISION NO. 2, that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 562.02, 5606, 1, or public highways to be designated other than as shown.

Bradley C. Evans  
Minnesota License No. 13,114

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2000, before me a Notary Public in and for said County, appeared Bradley C. Evans, and being duly sworn did say that he has executed the foregoing instrument.

### APPROVALS

Be it known that on this the \_\_\_\_\_ day of \_\_\_\_\_, 2000, the Planning Commission of the City of North Mankato did duly review this plat of COUNTRYSIDE VIEW SUBDIVISION NO. 2.

### Chairman

Be it known that on this the \_\_\_\_\_ day of \_\_\_\_\_, 2000, the City Council of the City of North Mankato did duly approve this plat of COUNTRYSIDE VIEW SUBDIVISION NO. 2.

### Mayor

I, David A. Salsbery, Licensed Attorney, State of Minnesota, do hereby certify that the owners as indicated hereon, represent all ownership interest in the land encompassed by this plat.

### County Auditor

I hereby certify that there are no delinquent taxes and/or delinquent special assessments and that the transfer has been entered on the land described herein on the \_\_\_\_\_ day of \_\_\_\_\_, 2000.

### County Treasurer

I hereby certify that the current year's taxes have been paid this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

### County Recorder

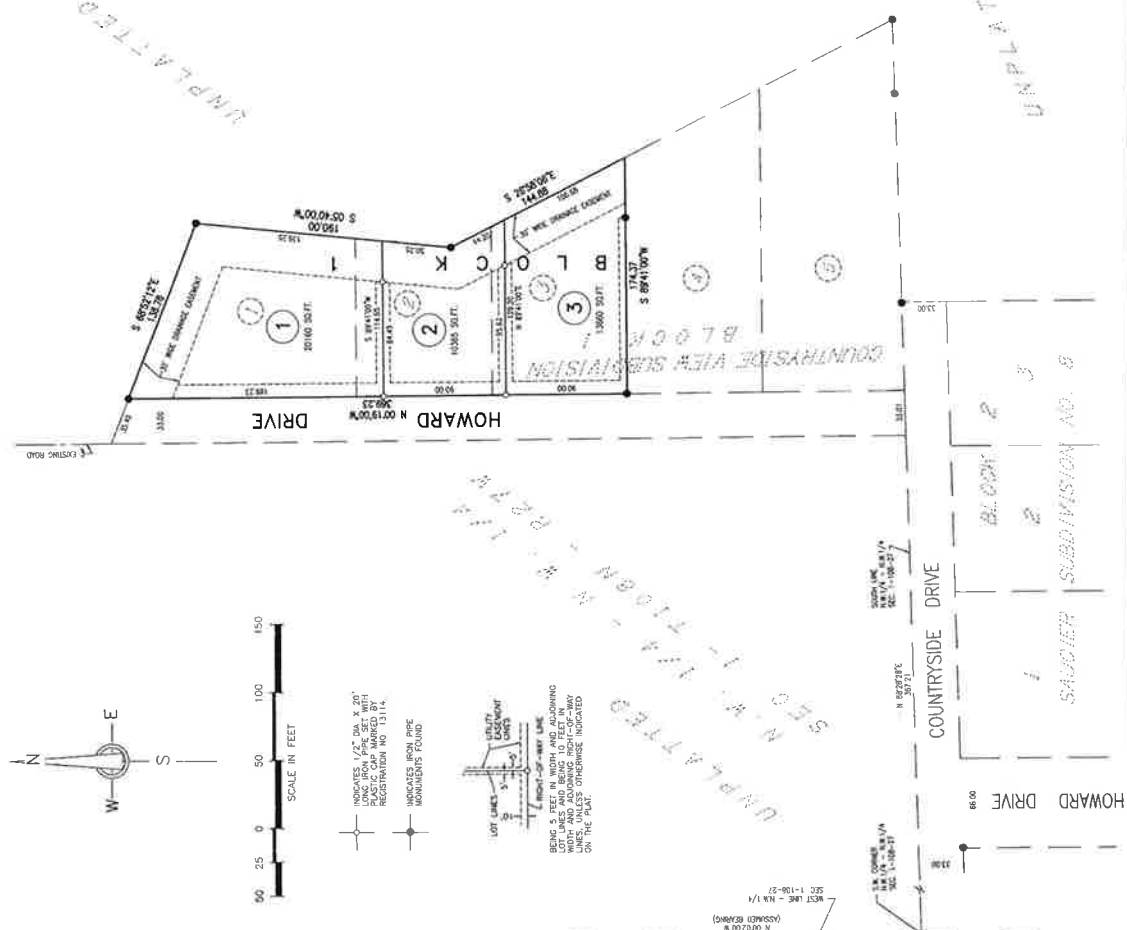
I hereby certify that this instrument was filed in my office for record on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2000, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., and that it was duly recorded on \_\_\_\_\_ Plats.

### County Recorder

Number \_\_\_\_\_

THIS PLAT WAS PREPARED BY SURVEY SERVICES, INC.

Copyrighted Year 2000

















# EAGLE RIDGE

CITY OF NORTH MANKATO  
NICOLLET COUNTY, MINNESOTA



LEGEND  
INDICATES  
A-100.00'  
B-200.00'  
C-300.00'  
D-400.00'  
E-500.00'  
F-600.00'  
G-700.00'  
H-800.00'  
I-900.00'  
J-1000.00'

INDICATES  
K-1100.00'  
L-1200.00'  
M-1300.00'  
N-1400.00'  
O-1500.00'

INDICATES  
P-1600.00'  
Q-1700.00'  
R-1800.00'  
S-1900.00'

INDICATES  
T-2000.00'

INDICATES  
U-2100.00'

INDICATES  
V-2200.00'

INDICATES  
W-2300.00'

INDICATES  
X-2400.00'

INDICATES  
Y-2500.00'

INDICATES  
Z-2600.00'

INDICATES  
AA-2700.00'

INDICATES  
AB-2800.00'

INDICATES  
AC-2900.00'

INDICATES  
AD-3000.00'

INDICATES  
AE-3100.00'

INDICATES  
AF-3200.00'

INDICATES  
AG-3300.00'

INDICATES  
AH-3400.00'

INDICATES  
AI-3500.00'

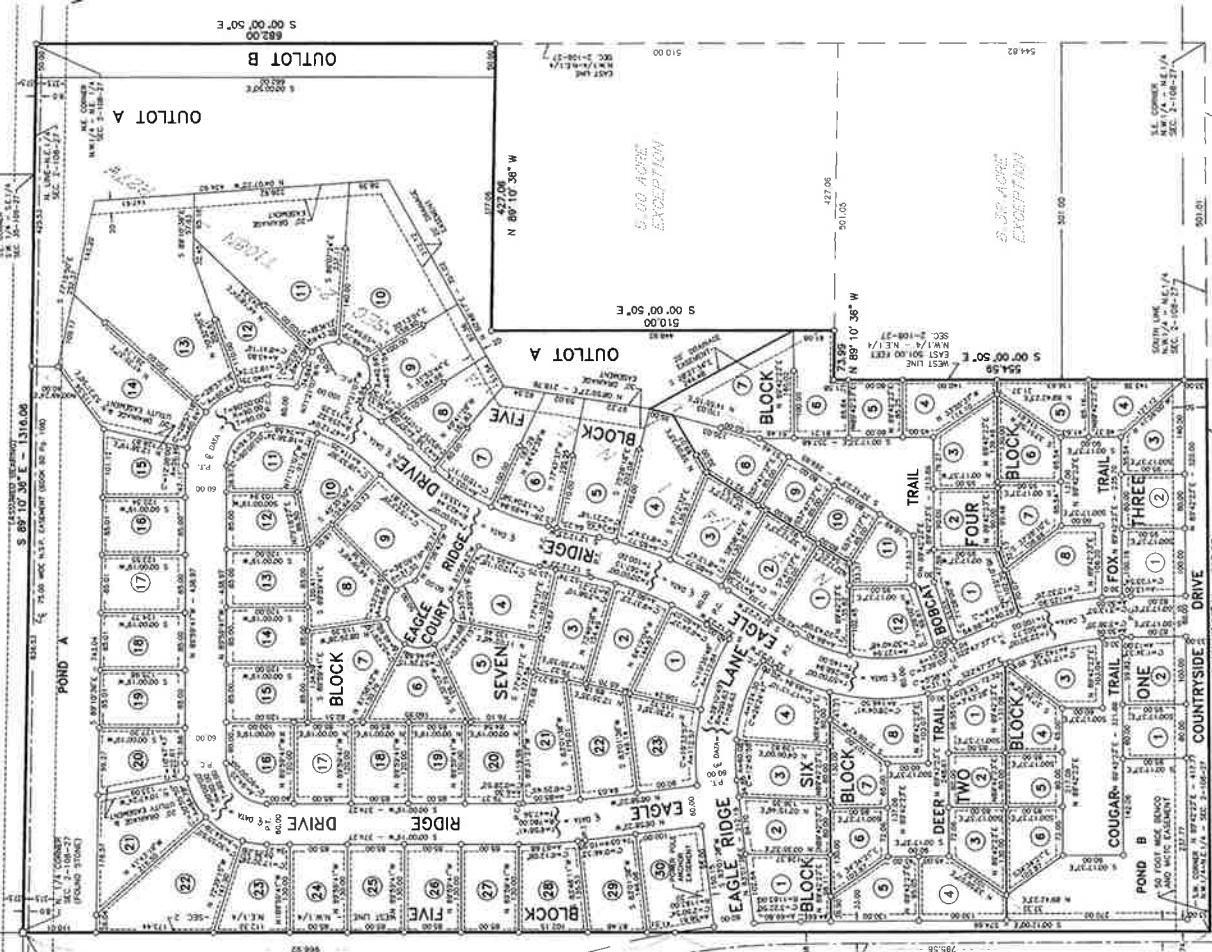
INDICATES  
AJ-3600.00'

INDICATES  
AK-3700.00'

INDICATES  
AL-3800.00'

INDICATES  
AM-3900.00'

INDICATES  
AN-4000.00'



LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
1	12456	11	11795	21	11050
2	12457	12	11796	22	11051
3	12458	13	11797	23	11052
4	12459	14	11798	24	11053
5	12460	15	11799	25	11054
6	12461	16	11800	26	11055
7	12462	17	11801	27	11056
8	12463	18	11802	28	11057
9	12464	19	11803	29	11058
10	12465	20	11804	30	11059
11	12466	21	11805	31	11060
12	12467	22	11806	32	11061
13	12468	23	11807	33	11062
14	12469	24	11808	34	11063
15	12470	25	11809	35	11064
16	12471	26	11810	36	11065
17	12472	27	11811	37	11066
18	12473	28	11812	38	11067
19	12474	29	11813	39	11068
20	12475	30	11814	40	11069
21	12476	31	11815	41	11070
22	12477	32	11816	42	11071
23	12478	33	11817	43	11072
24	12479	34	11818	44	11073
25	12480	35	11819	45	11074
26	12481	36	11820	46	11075
27	12482	37	11821	47	11076
28	12483	38	11822	48	11077
29	12484	39	11823	49	11078
30	12485	40	11824	50	11079
31	12486	41	11825	51	11080
32	12487	42	11826	52	11081
33	12488	43	11827	53	11082
34	12489	44	11828	54	11083
35	12490	45	11829	55	11084
36	12491	46	11830	56	11085
37	12492	47	11831	57	11086
38	12493	48	11832	58	11087
39	12494	49	11833	59	11088
40	12495	50	11834	60	11089
41	12496	51	11835	61	11090
42	12497	52	11836	62	11091
43	12498	53	11837	63	11092
44	12499	54	11838	64	11093
45	12500	55	11839	65	11094
46	12501	56	11840	66	11095
47	12502	57	11841	67	11096
48	12503	58	11842	68	11097
49	12504	59	11843	69	11098
50	12505	60	11844	70	11099
51	12506	61	11845	71	11100
52	12507	62	11846	72	11101
53	12508	63	11847	73	11102
54	12509	64	11848	74	11103
55	12510	65	11849	75	11104
56	12511	66	11850	76	11105
57	12512	67	11851	77	11106
58	12513	68	11852	78	11107
59	12514	69	11853	79	11108
60	12515	70	11854	80	11109
61	12516	71	11855	81	11110
62	12517	72	11856	82	11111
63	12518	73	11857	83	11112
64	12519	74	11858	84	11113
65	12520	75	11859	85	11114
66	12521	76	11860	86	11115
67	12522	77	11861	87	11116
68	12523	78	11862	88	11117
69	12524	79	11863	89	11118
70	12525	80	11864	90	11119
71	12526	81	11865	91	11120
72	12527	82	11866	92	11121
73	12528	83	11867	93	11122
74	12529	84	11868	94	11123
75	12530	85	11869	95	11124
76	12531	86	11870	96	11125
77	12532	87	11871	97	11126
78	12533	88	11872	98	11127
79	12534	89	11873	99	11128
80	12535	90	11874	100	11129
81	12536	91	11875	101	11130
82	12537	92	11876	102	11131
83	12538	93	11877	103	11132
84	12539	94	11878	104	11133
85	12540	95	11879	105	11134
86	12541	96	11880	106	11135
87	12542	97	11881	107	11136
88	12543	98	11882	108	11137
89	12544	99	11883	109	11138
90	12545	100	11884	110	11139
91	12546	101	11885	111	11140
92	12547	102	11886	112	11141
93	12548	103	11887	113	11142
94	12549	104	11888	114	11143
95	12550	105	11889	115	11144
96	12551	106	11890	116	11145
97	12552	107	11891	117	11146
98	12553	108	11892	118	11147
99	12554	109	11893	119	11148
100	12555	110	11894	120	11149
101	12556	111	11895	121	11150
102	12557	112	11896	122	11151
103	12558	113	11897	123	11152
104	12559	114	11898	124	11153
105	12560	115	11899	125	11154
106	12561	116	11900	126	11155
107	12562	117	11901	127	11156
108	12563	118	11902	128	11157
109	12564	119	11903	129	11158
110	12565	120	11904	130	11159
111	12566	121	11905	131	11160
112	12567	122	11906	132	11161
113	12568	123	11907	133	11162
114	12569	124	11908	134	11163
115	12570	125	11909	135	11164
116	12571	126	11910	136	11165
117	12572	127	11911	137	11166
118	12573	128	11912	138	11167
119	12574	129	11913	139	11168
120	12575	130	11914	140	11169
121	12576	131	11915	141	11170
122	12577	132	11916	142	11171
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126	12581	136	11920	146	11175
127	12582	137	11921	147	11176
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129	12584	139	11923	149	11178
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133	12588	143	11927	153	11182
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135	12590	145	11929	155	11184
136	12591	146	11930	156	11185
137	12592	147	11931	157	11186
138	12593	148	11932	158	11187
139	12594	149	11933	159	11188
140	12595	150	11934	160	11189
141	12596	151	11935	161	11190
142	12597	152	11936	162	11191
143	12598	153	11937	163	11192
144	12599	154	11938	164	11193
145	12600	155	11939	165	11194
146	12601	156	11940	166	11195
147	12602	157	11941	167	11196
148	12603	158	11942	168	11197
149	12604	159	11943	169	11198
150	12605	160	11944	170	11199
151	12606	161	11945	171	11200
152	12607	162	11946	172	11201
153	12608	163	11947	173	11202
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155	12610	165	11949	175	11204
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160	12615	170	11954	180	11209
161	12616	171	11955	181	11210
162	12617	172	11956	182	11211
163	12618	173	11957	183	11212
164	12619	174	11958	184	11213
165	12620	175	11959	185	11214
166	12621	176	11960	186	11215
167	12622	177	11961	187	11216
168	12623	178	11962	188	11217
169	12624	179	11963	189	11218
170	12625	180	11964	190	11219
171	12626	181	11965	191	11220
172	12627	182	11966	192	11221
173	12628	183	11967	193	11222
174	12629	184	11968	194	11223
175	12630	185	11969	195	11224
176	12631	186	11970	196	11225
177	12632	187	11971	197	11226
178	12633	188	11972	198	11227
179	12634	189	11973	199	11228
180	12635	190	11974	200	11229
181	12636	191	11975	201	11230
182	12637	192	11976	202	11231
183	12638	193	11977	203	11232
184	12639	194	11978	204	11233
185	12640	195	11979	205	11234
186	12641	196	11980	206	11235
187	12642	197	11981	207	11236
188	12643	198	11982	208	11237
189	12644	199	11983	209	11238
190	12645	200	11984	210	11239



## INSTRUMENT OF DEDICATION

Known to men by these present (hol I, Harley L. Erickson, a single person, owner of the following described property to wit:

That part of the Southwest Quarter of the Northwest Quarter of Section 1 Township 108 North Range 27 West, Nicollet County, Minnesota described as:

[illegible]

SIGNED:

---

Harley L. Erickson

State of Minnesota ) ss  
County of Nicollet )

On this the \_\_\_\_ day of \_\_\_\_\_, 1998, before me a Notary Public within and for said County, personally appeared Harley L. Erickson, a single person, known by me to be the person named in the foregoing instrument and who did acknowledge the same to be his free act and deed.

Notary Public

SURVEYOR'S CERTIFICATE

1. Bradley C. Evans, Licensed Surveyor, State of Minnesota, do hereby certify that I have personally examined the above described plat and find that this plat is correct and complete. The plat is a correct representation of the survey; that all distances are correctly shown; that all monuments have been correctly placed in the ground as shown; that the corners and boundaries of the tract are correctly designated on the plat; and that there are no wet lands as defined in Minn. Sols. 02, Subd. 1, or public highways to be designated other than as shown.

Bradley C Evans License No. 13114

On this the \_\_\_\_ day of \_\_\_\_\_, 1998, before me a Notary Public in and for said County, appeared Bradley C. Evans, and being duly sworn did say that he has executed the foregoing instrument.

## APPROVALS

Be it known that on this the \_\_\_\_ day of \_\_\_\_\_, 1998, the Planning Commission of the City of North Mankato did duly review this plat of HARLEY ERICKSON SUBDIVISION

---

Chin (continued)

**Secretary**

Do I know that on this the \_\_\_\_\_ day of \_\_\_\_\_, 1988, the City Council of the City of North  
Mankato did duly approve this plat of HARLEY ERICKSON SUBDIVISION

---

May 1998

Clock

$$Z$$

**TITLE OPINION**

I, David P. Lamm, licensed attorney, State of Minnesota, do hereby certify that the owners as indicated herein, represent all ownership interest in the land encompassed within a plat.

I hereby certify that there are no delinquent taxes and/or delinquent special assessments and that the transfer has been entered on the land described herein on the \_\_\_\_ day of \_\_\_\_\_, 1998.

County Auditor \_\_\_\_\_  
COUNTY TREASURER \_\_\_\_\_  
I hereby certify that the current year's taxes have been paid this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

COUNTY RECORDS

I hereby certify that this instrument was filed in my office for record on this, the \_\_\_\_ day of \_\_\_\_\_, 1997, at \_\_\_\_ o'clock, \_\_\_\_ M., and that it was duly recorded on \_\_\_\_\_ Plate, number \_\_\_\_\_.

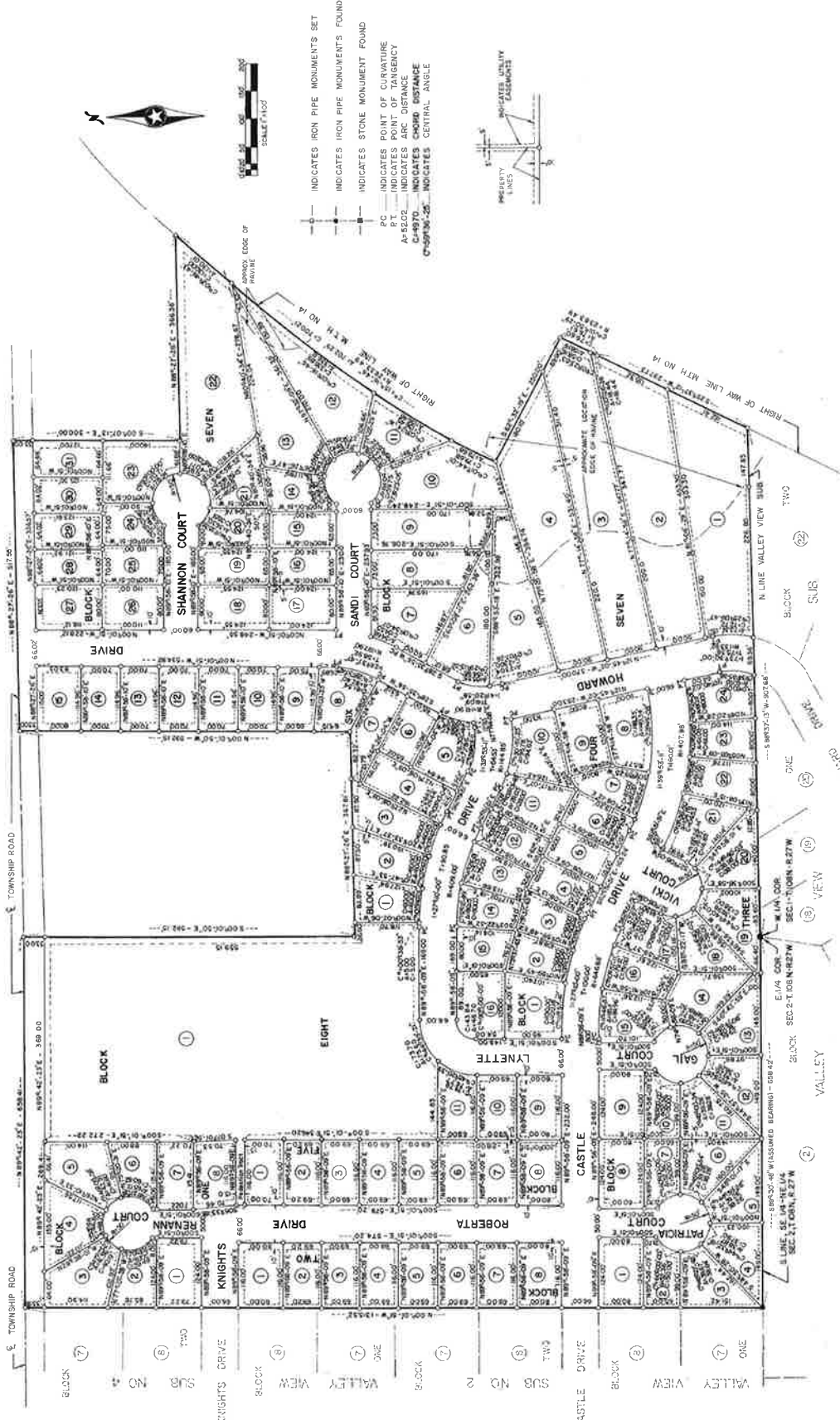
County Recorder

THIS PLAT WAS PREPARED BY SURVEY SERVICES, INC.

Uzayr Fomcani Suen



## SAUCIER ADDITION





# INSTRUMENT OF DEDICATION

Do declare that we have caused the above described property to be surveyed and platted as Saucier Addition, and do hereby donate and dedicate to the public, the streets, roads, and easements as shown on the plat.

NOTARY'S CERTIFICATE

State of Minnesota } ss  
County of \_\_\_\_\_ }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by Richard A. Saucier, President, Saucier Company, Inc.

Notary Public \_\_\_\_\_ County, Minnesota

SUPERVISORS' CERTIFICATE

I hereby certify that I have surveyed and plotted the property described on this plat as saucer addition, that this is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat and that there are no wetlands or public highways to be designated other than as shown.

Q. A. Maher, Land Surveyor, III Registration No. 1110

NOTARY'S CERTIFICATE

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by W. A. Maher, Minnesota Registration No. 9640.

Notary Public, \_\_\_\_\_ County, Minnesota.  
 \_\_\_\_\_

Reviewed by the Planning Commission of the City of North Mankato, Minnesota, at a regular meeting thereof held this  
day of \_\_\_\_\_, 19\_\_\_\_.

1

We do hereby certify that on this, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, the City Council of the City of North Mankato, Minnesota, has approved this plat.

— *Scorpaenidae*

COUNTY AUDITOR

I hereby certify that the current year's taxes have been paid and that there are no delinquent special assessments on the land described herein, and the transfer of taxes and special assessments has been made in accordance thereto this day of           , 1983.

Collector County Auditor

COUNTY RECORDER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this, the \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., and was duly recorded in Book \_\_\_\_\_ of \_\_\_\_\_ on page \_\_\_\_\_.

County Recorder, Nicollet County, Minnesota

COUNTY TREASURER

hereby certify that, on this the \_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_, the current taxes have been paid on the land described herein.

County Treasurer, Nicollet County

REGISTRAR OF TITLES

heraby certify that this instrument was filed in the office of the Registrar of Titles for record on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ o'Clock \_\_\_\_\_, and recorded in Book \_\_\_\_\_ of \_\_\_\_\_ on Page \_\_\_\_\_

Minister of Trade, Agriculture and Consumer Services

## MORTGAGEE'S CONSENT

Michael P. Ramey, of Mankato, Minnesota, approve of this plat insofar as my interest is concerned.

Michael P. Ramo

orwest Bank of Mankato, Minnesota, N.A., approves of this plat insofar as its interest is concerned.

John C. Young, Vice President

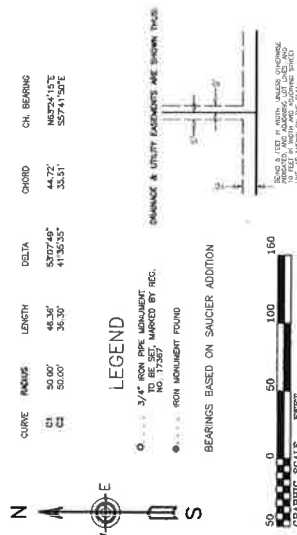
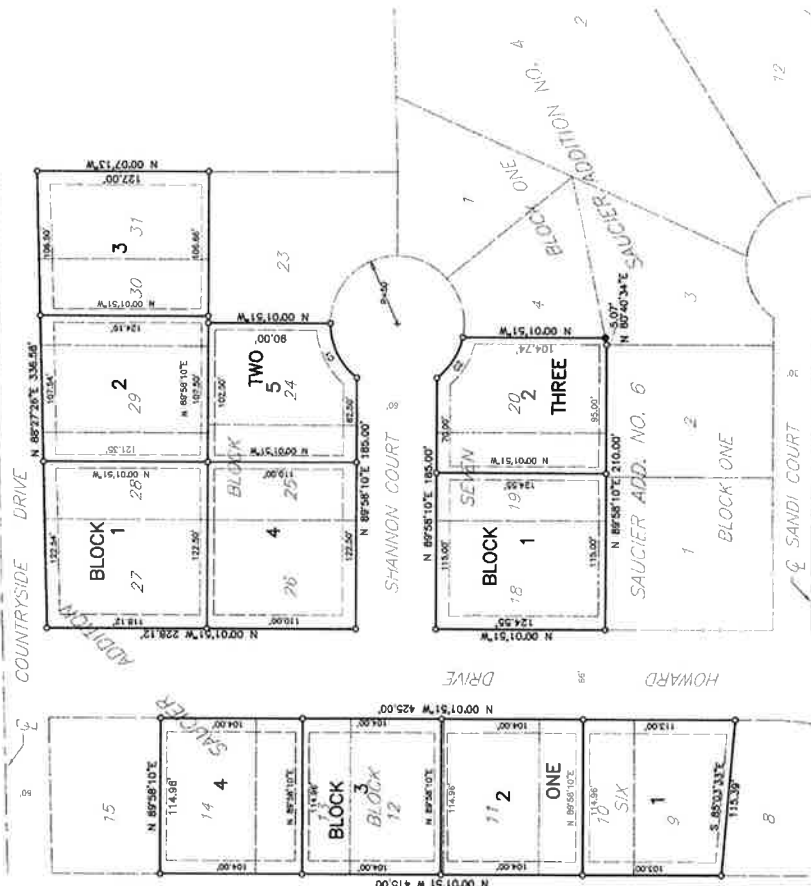
TITLE OPTION

        , licensed attorney, State of Minnesota, do hereby certify that the owners as indicated herein, represent all ownership interest in the land encompassed by this plat.



OFFICIAL COPY

# SAUCIER ADDITION NO. 8



## INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Michael T. Romy and Laurie L. Romy, husband and wife, owners of the following described property to wit:  
Lots 5, 10, 11, 12, 13 & 14, Block Six and Lots 15, 16, 20, 24, 25, 26, 27, 28, 29, 30 & 31, Block Seven, Saucier Addition, North Mankato, Mankato County, Minnesota.  
Have caused the same to be surveyed and plotted as SAUCIER ADDITION NO. 8 and do hereby dedicate the same as shown on this plat for utility purposes only.

In WITNESS WHEREOF said Michael T. Romy and Laurie L. Romy, have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

## NOTARY'S CERTIFICATE

I, \_\_\_\_\_, Notary Public, State of Minnesota, do hereby certify that the foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by Michael T. Romy and Laurie L. Romy, husband and wife.  
Notary Public: \_\_\_\_\_ County, MN

## SAUCIER'S CERTIFICATE

I, Peter M. Bauman, Registered Land Surveyor, certify that I have surveyed and plotted the property described in this plat as SAUCIER ADDITION NO. 8, and that the plat is a correct and true representation of the same as shown on the ground. I have also caused the same to be surveyed and plotted as SAUCIER ADDITION NO. 8, and do hereby dedicate the same as shown on this plat for utility purposes only.

Signed: Peter M. Bauman, Land Surveyor  
Minnesota License No. 17357

## NOTARY'S CERTIFICATE

I, \_\_\_\_\_, Notary Public, State of Minnesota, do hereby certify that the owners as indicated herein, represent all ownership interest in the land encompassed by the plat.  
Notary Public, Blue Earth County, MN

## MORTGAGEE'S CONSENT

Norman Bank Minnesota South Central, N.A., a Subsidiary of Minnesota Corporation, approves of this plat insofar as its interest is concerned.

## TITLE CURATOR

I, \_\_\_\_\_, Title Curator, State of Minnesota, do hereby certify that the owners as indicated herein, represent all ownership interest in the land encompassed by the plat.

## PLANNING COMMISSION

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, the North Mankato Planning Commission, did duly review this plat of SAUCIER ADDITION NO. 8.

## CITY COUNCIL

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, the City Council of the City of North Mankato did duly approve this plat of SAUCIER ADDITION NO. 8.

## COUNTY AUDITOR

I hereby certify that there are no delinquent taxes and transfer has been made on the land described herein on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

## COUNTY TREASURER

I hereby certify that there are no delinquent taxes and transfer has been made on the land described herein on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

## COUNTY REGISTER OF TITLES

Document Number \_\_\_\_\_ for this instrument was filed in the office of the County Register of Titles for record on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.



## TONNESON SUBDIVISION NO. 2



\_\_\_\_\_, Homestead, Ramsey, State of Minnesota, do hereby certify that the owners as indicated herein, represent all ownership interest in the land encompassed by this

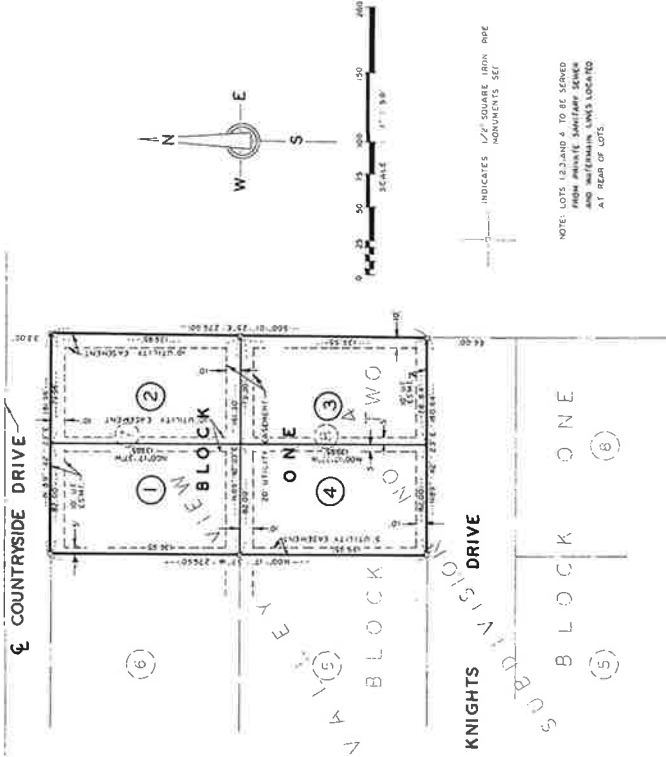
\_\_\_\_\_  
Attest:  
\_\_\_\_\_  
Notary

Document Number \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded as Document No. \_\_\_\_\_.

THIS PLANT ESTABLISHED BY BOLLIGER & WILSON, INC. JULY 1945



VALLEY VIEW SUBDIVISION NO. 5  
CITY OF NORTH MANKATO  
NICOLLET COUNTY, MINNESOTA



INSTRUMENT OF DEDICATION  
Know all men by these presents that we, Arthur J. Pettie and P. Jane Pettie, husband and wife, owners of the following described property to-wit:

Lots 7 and 8, Block Two, Valley View Subdivision No. 4, according to the plat thereof on file and of record with the Nicollet County Recorder.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set and that we have named said platted area VALLEY VIEW SUBDIVISION NO. 5, and that we dedicate to the public use the streets and easements shown hereon.

Signed:

Arthur J. Pettie

P. Jane Pettie

MORTGAGE CERTIFICATE

State of Minnesota }  
County of \_\_\_\_\_ }

On this the \_\_\_\_\_ day of \_\_\_\_\_, 1986, before me a Notary Public within and for said County, personally appeared the above named Arthur J. Pettie and P. Jane Pettie, husband and wife, known by me to be the persons who executed this instrument and who did acknowledge the same to be their free act and deed.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, Bradley C. Evans, Registered Land Surveyor, State of Minnesota, do hereby certify that this survey was made at the request of the owners of the property platted, that all measurements including dimensions are correct as shown thereon, that all monuments are true and correct, that the survey was made in accordance with the laws of the State of Minnesota, and that there are no marshlands or public highways within the platted area, except as shown thereon.

Reg. No. 15,118

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 1986, before me a Notary Public in and for said County, appeared Bradley C. Evans, who being duly sworn did say that he executed the foregoing instrument.

TITLE OPINION

I, Jack Ragon, Licensed Attorney, State of Minnesota, do hereby certify that the owner and contract purchaser, as indicated hereon, represent all ownership interests in the land encompassed by this plat.

APPROVAL

Approved by the Planning Commission of the City of North Mankato this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

SECRETARY

ATTEST: SECRETARY

Approved by the City Council of the City of North Mankato, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

SECRETARY

ATTEST: City Clerk

COUNTY AUDITOR

NICOLLET COUNTY, MN

I hereby certify that there are no delinquent taxes or delinquent special assessments on the land described herein, and the transfer of same and special assessments has been made in accordance therewith this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

COUNTY CLERK

NICOLLET COUNTY, MINNESOTA

COUNTY TREASURER

NICOLLET COUNTY, MN

I hereby certify that the current year's taxes have been paid this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

COUNTY TREASURER

NICOLLET COUNTY, MN

COUNTY RECORDER

NICOLLET COUNTY, MN

I hereby certify that this instrument was filed in my office for record on this, the \_\_\_\_\_ day of \_\_\_\_\_, 1986, at \_\_\_\_\_ o'clock \_\_\_\_\_ PM, and it was duly recorded on \_\_\_\_\_ day of \_\_\_\_\_, 1986, in \_\_\_\_\_

COUNTY RECORDER

NICOLLET COUNTY, MINNESOTA

MORTGAGEES' CONSENT

The Bank of Commerce approves this plat in so far as their interest is concerned



# VALLEY VIEW SUBDIVISION NO. 4 CITY OF NORTH MANKATO NICOLLET COUNTY, MINNESOTA

## INDEPENDENT OF DEDICATION

Know all men by these presents that we, Arthur J. Pettie and P. Jane Pettie, husband and wife, owners of the following described property to wit:

The Northwest Quarter of the Southeast Quarter of the Northwest Quarter (NW 1/4 of SE 1/4 of NW 1/4) of section 10 (2), Township One Hundred and One North, Range Twenty-seven (27) West.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set and that we have named said platted area "VALLEY VIEW SUBDIVISION NO. 4", and that we dedicate to the public use the streets and easements shown herein.

Signed:

Arthur J. Pettie \_\_\_\_\_  
P. Jane Pettie \_\_\_\_\_  
COUNTY CLERK

State of Minnesota )  
County of Nicollet ) ss

On this the \_\_\_\_\_ day of \_\_\_\_\_, 1992, before me a Notary Public within and for said County, personally appeared the above named Arthur J. Pettie and P. Jane Pettie, husband and wife, known by me to be the persons who executed this instrument and who did acknowledge the same to be their free act and deed.

Notary Public

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary Public

**SURVEYOR'S CERTIFICATE**

I, Bradley G. Evans, Registered Land Surveyor, State of Minnesota, do hereby certify that this survey was made at the request of the owner of the property platted, that all measurements including dimensions are correct as shown thereon, that all monuments have been set and that the boundaries of future streets, and that there are no monuments or public highways within the platted area, except as shown thereon.

\_\_\_\_\_  
Bradley G. Evans, Registered Land Surveyor, State of Minnesota

On this the \_\_\_\_\_ day of \_\_\_\_\_, 1992, before me a Notary Public in and for said County, appeared Bradley G. Evans, who being duly sworn did say that he executed the foregoing instrument.

\_\_\_\_\_  
Notary Public

**TITLE OPINION**

I, Jack Rogers, Licensed Attorney, State of Minnesota, do hereby certify that the owner and contents purchaser, as indicated herein, represent all ownership interests in the land encompassed by this plat.

\_\_\_\_\_  
Jack Rogers, Licensed Attorney, State of Minnesota

Approved by the Planning Commission of the City of North Mankato this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

\_\_\_\_\_  
APPROVAL

\_\_\_\_\_  
ATTEST: Secretary

\_\_\_\_\_  
APPROVAL

Approved by the City Council of the City of North Mankato, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

\_\_\_\_\_  
SIGNED: Mayor

\_\_\_\_\_  
ATTEST: City Clerk

\_\_\_\_\_  
COUNTY ABSTON

\_\_\_\_\_  
NICOLLET COUNTY, MN

I hereby certify that there are no delinquent taxes or delinquent special assessments on the land described herein, and the transfer of taxes and special assessments has been made in accordance hereto this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

\_\_\_\_\_  
County Auditor

\_\_\_\_\_  
Nicoll County, Minnesota

I hereby certify that this instrument was filed in my office for record on this, the \_\_\_\_\_ day of \_\_\_\_\_, 1992, at \_\_\_\_\_ o'clock \_\_\_\_\_, and it was duly recorded on \_\_\_\_\_ day of \_\_\_\_\_, 1992.

\_\_\_\_\_  
County Recorder

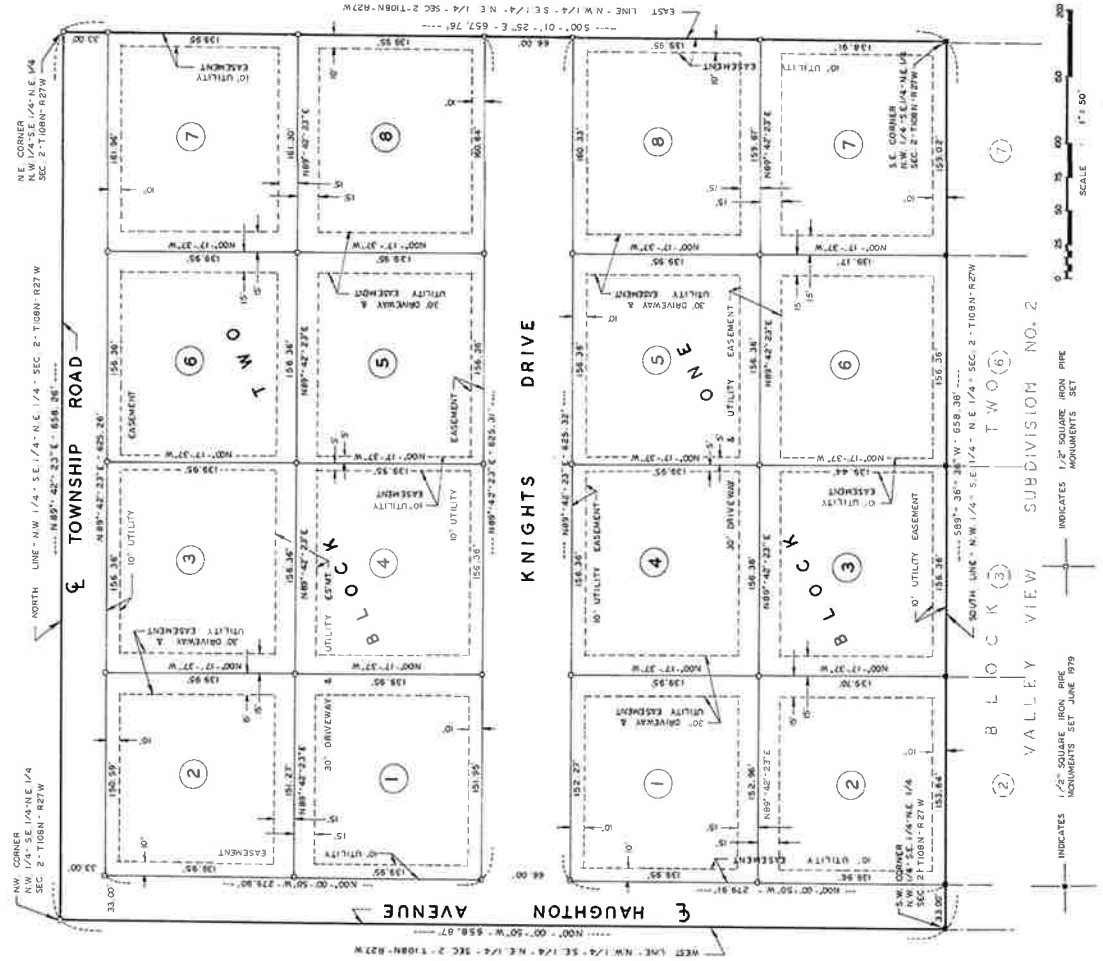
\_\_\_\_\_  
NICOLLET COUNTY, MN

The National Bank of Commerce of Mankato, Minnesota, approves this plat insofar as their interest is concerned.

\_\_\_\_\_  
MORTGAGEES' CONSENT

\_\_\_\_\_  
County Recorder

\_\_\_\_\_  
NICOLLET COUNTY, MINNESOTA





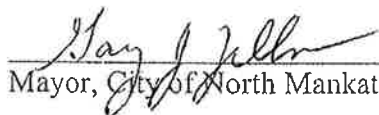
# EXHIBIT C

## ANNEXATION REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF NORTH MANKATO AND BELGRADE TOWNSHIP

Pursuant to Minn. Stat. Sec. 414.036:

Unless otherwise agreed to by the annexing municipality and the affected town, when an order or other approval under this chapter annexes part of a town to a municipality the order or other approval must provide a reimbursement from the municipality to the town for all or part of the taxable property annexed as part of the order. The reimbursement shall be completed in substantially equal payments over not less than two nor more than eight years from the time of annexation. The municipality must reimburse the township for all special assessments assigned by the townships to the annexed property and any portion of debt incurred by the town prior to the annexation and attributable to the property to be annexed but for which no special assessments are outstanding, in substantially equal payments over a period of not less than two or no more than eight years.

In accordance with this State Statute, the City of North Mankato will reimburse Belgrade Township an annual amount based on the property taxes collected by Belgrade Township in the last year it collected taxes on any land valued over \$50,000 which the City of North Mankato annexes into its City limits. There will be no reimbursement for land valued under \$50,000 which the City annexes. Any reimbursement shall be paid for a period of five years. The City reserves the right to pre-pay at any time.

  
\_\_\_\_\_  
Mayor, City of North Mankato

  
\_\_\_\_\_  
Belgrade Township Supervisor

1-16-07  
\_\_\_\_\_  
Date

1-9-2007  
\_\_\_\_\_  
Date