

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066



Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
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TO: Goodhue County Board of Commissioners
FROM: Lisa M. Hanni, LUM Director / County Surveyor / County Recorder
DATE: February 7, 2023 County Board meeting
RE: Old Highway 19 road parcel to be sold

Summary:

The County has received a request to sell a strip of land that was acquired in 1920 to the adjacent land owner.

Background:

In May 1920, the County purchase 1.21 acres from a landowner adjacent to what was then designated at CSAH 6, in Section 32, T113N, R15W. In 1933 MnDot took this road over for Trunk Highway 100, which turned into Trunk Highway 19. In 1950, MnDot released that portion of the road when TH19 was re-aligned.

It appears that this strip of land has been farmed at least since the 1980's by the adjacent landowner. The original purchase by the County in 1920 was by warranty deed, therefore we need to relinquish it by deed. Neither Goodhue County nor the City of Red Wing have a road purpose interest to keep this strip of land.

We feel that the statute that best represents a course of action is MS 161.44, Subd 3 which would allow the County to re-convey this to the adjacent landowner.

Recommendation:

Staff recommends the County Board approve the attached resolution.

Board of County Commissioners Goodhue County, Minnesota

Date: _____

WHEREAS, in May 1920 Goodhue County purchased a strip of land adjacent to the public highway designated as CSAH 6 from C.A. Meline (Document number 66117); and

WHEREAS, in December 1933 MnDOT took over this road for TH100 (now TH19); and

WHEREAS, in February 1950 MnDOT released a portion of TH19 back to the County when TH19 was relocated and opened (Release Number 53); and

WHEREAS, the Goodhue County Public Works has determined that this strip of land (adjacent to now Old Highway 19) is no longer needed; and

WHEREAS, the current land owner of the parcel from which the strip was acquired has petitioned the County to purchase said strip; and

WHEREAS, the County received an appraisal showing the current market value of said strip of land to be \$5,000.00; and

WHEREAS, the County Board may, according to Minnesota Statute 161.44, Subd 3, re-convey such portion of highway to the person owning the remaining tract.

NOW, THEREFORE, BE IT RESOLVED,

1. That the Goodhue County Board directs that this resolution shall be served on the adjacent land owner of the parcel of land from which the strip was acquired; and
2. That the said adjacent land owner has 60 days from the date of mailing of this resolution to accept and tender to the County Auditor the required sum of \$5,000.00; and
3. That the County will execute a deed for said strip of land to the adjacent land owner after receiving the required sum and the recording fee of \$46.00 is paid.

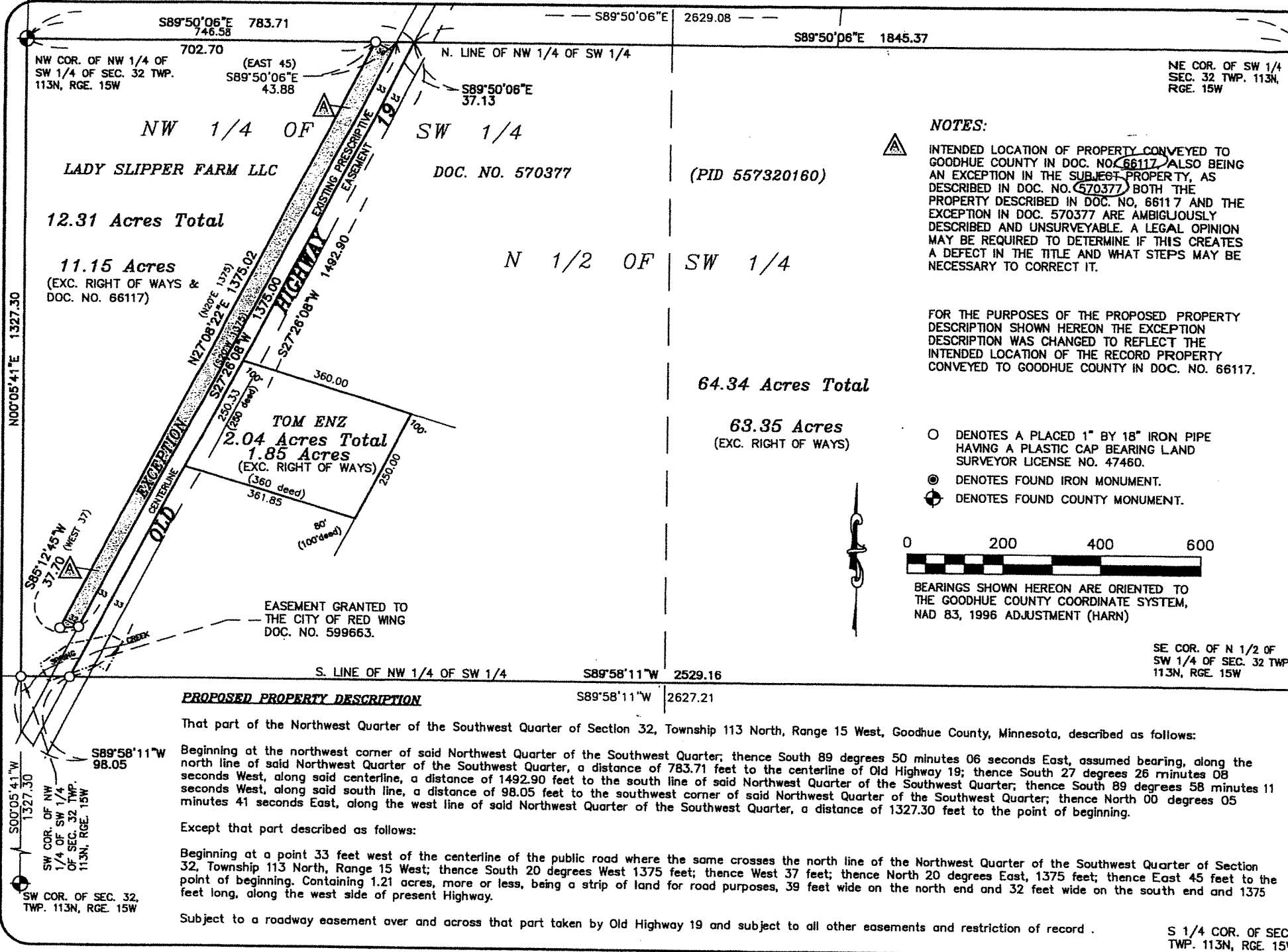
State of Minnesota
County of Goodhue

Commissioner Flanders	Yes _____	No _____
Commissioner Majerus	Yes _____	No _____
Commissioner Greseth	Yes _____	No _____
Commissioner Anderson	Yes _____	No _____
Commissioner Betcher	Yes _____	No _____

I, Scott Arneson, duly appointed, qualified and County Administrator of the County of Goodhue, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Goodhue County, Minnesota at their session held on the ____ day of _____, 2023, now on file in my office, and have found the same to be a true and correct copy thereof.

Witness my hand and official seal at Red Wing, Minnesota, this ____ day of _____ 2023.

Scott Arneson, County Administrator



NW COR. OF NW 1/4 OF SW 1/4 OF SEC. 32 TWP. 113N, RGE. 15W

NW 1/4 OF
LADY SLIPPER FARM LLC

12.31 Acres Total

11.15 Acres
(EXC. RIGHT OF WAYS & DOC. NO. 66117)

DOC. NO. 570377

(PID 557320160)

N 1/2 OF SW 1/4

64.34 Acres Total

63.35 Acres
(EXC. RIGHT OF WAYS)

TOM ENZ
2.04 Acres Total
1.85 Acres
(EXC. RIGHT OF WAYS)

EASEMENT GRANTED TO THE CITY OF RED WING DOC. NO. 599663.

NOTES:

INTENDED LOCATION OF PROPERTY CONVEYED TO GOODHUE COUNTY IN DOC. NO. 66117 ALSO BEING AN EXCEPTION IN THE SUBJECT PROPERTY, AS DESCRIBED IN DOC. NO. 570377 BOTH THE PROPERTY DESCRIBED IN DOC. NO. 66117 AND THE EXCEPTION IN DOC. 570377 ARE AMBIGUOUSLY DESCRIBED AND UNSURVEYABLE. A LEGAL OPINION MAY BE REQUIRED TO DETERMINE IF THIS CREATES A DEFECT IN THE TITLE AND WHAT STEPS MAY BE NECESSARY TO CORRECT IT.

FOR THE PURPOSES OF THE PROPOSED PROPERTY DESCRIPTION SHOWN HEREON THE EXCEPTION DESCRIPTION WAS CHANGED TO REFLECT THE INTENDED LOCATION OF THE RECORD PROPERTY CONVEYED TO GOODHUE COUNTY IN DOC. NO. 66117.

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.
- DENOTES FOUND IRON MONUMENT.
- ⊕ DENOTES FOUND COUNTY MONUMENT.



BEARINGS SHOWN HEREON ARE ORIENTED TO THE GOODHUE COUNTY COORDINATE SYSTEM, NAD 83, 1996 ADJUSTMENT (HARN)

NE COR. OF SW 1/4 OF SEC. 32 TWP. 113N, RGE. 15W

SE COR. OF N 1/2 OF SW 1/4 OF SEC. 32 TWP. 113N, RGE. 15W

PROPOSED PROPERTY DESCRIPTION

That part of the Northwest Quarter of the Southwest Quarter of Section 32, Township 113 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Beginning at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence South 89 degrees 50 minutes 06 seconds East, assumed bearing, along the north line of said Northwest Quarter of the Southwest Quarter, a distance of 783.71 feet to the centerline of Old Highway 19; thence South 27 degrees 26 minutes 08 seconds West, along said centerline, a distance of 1492.90 feet to the south line of said Northwest Quarter of the Southwest Quarter; thence South 89 degrees 58 minutes 11 seconds East, along the west line of said Northwest Quarter of the Southwest Quarter, a distance of 1327.30 feet to the point of beginning.

Except that part described as follows:

Beginning at a point 33 feet west of the centerline of the public road where the same crosses the north line of the Northwest Quarter of the Southwest Quarter of Section 32, Township 113 North, Range 15 West; thence South 20 degrees West 1375 feet; thence West 37 feet; thence North 20 degrees East, 1375 feet; thence East 45 feet to the point of beginning. Containing 1.21 acres, more or less, being a strip of land for road purposes, 39 feet wide on the north end and 32 feet wide on the south end and 1375 feet long, along the west side of present Highway.

Subject to a roadway easement over and across that part taken by Old Highway 19 and subject to all other easements and restriction of record .

S 1/4 COR. OF SEC TWP. 113N, RGE. 15W

WARRANTY DEED

No. 66117

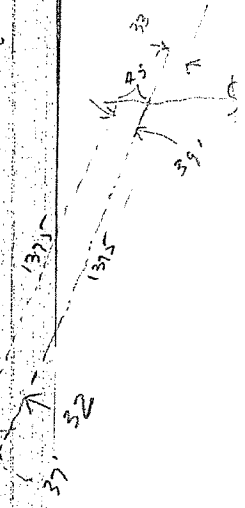
This Indenture, Made this 5th day of May, in the year of our Lord one thousand nine hundred and Ninety between C. A. Melin, a bachelor,

part of the first part, and Goodhue County, Minnesota,

part of the second part; WITNESSETH, That the said part of the first part, in consideration of the sum of Five Hundred and Ninety DOLLARS to him in hand paid by the said part of the second part, the receipt whereof is hereby acknowledged, does by these presents GRANT, BARGAIN, SELL and CONVEY to the said part of the second part, heirs and assigns, FOREVER, all that tract or parcel of land, lying and being in the County of Goodhue and State of Minnesota, described as follows, to-wit:

Commencing at a point 33ft West of the center of Public road where the same crosses the north line of the NW 1/4 of the S 21 1/4 of sec. 32 T. 113. R. 15; thence N. 20° E. 137.5ft, thence West 37ft; thence N. 20° E. 137.5ft; thence East 45ft to the point of beginning containing 1.21 acres more or less, being a strip of land for road purposes, 39ft wide at north end and 32ft wide at South end and 137.5ft long, along the West side of present Highway.

RECORD STAMPS
to the amount of
3.50
affixed and cancelled



TO HAVE AND TO HOLD THE SAME, Together with all the hereditaments and appurtenances thereunto in anywise appertaining and the said C. A. Melin, a bachelor

part of the first part, do covenant with the said part of the second part, heirs and assigns, as follows: FIRST, That he is lawfully seized of said premises as an Estate in fee simple; SECOND, that he has good right to convey the same; THIRD, that the same are free from all incumbrances

and FOURTH, that the said part of the second part, heirs and assigns, shall quietly enjoy and possess the same; and that he with WARRANT AND DEFEND the title to the same against all lawful claims.

IN TESTIMONY WHEREOF, The said part of the first part hereunto set his hand and seal the day and the year first above written.

Signed, Sealed and Delivered in Presence of
Arthur E. Arntsen
P. A. Peterson.

C. A. Melin
[Seal]
[Seal]
[Seal]
[Seal]

State of Minnesota
County of Goodhue

A. D. 1920, before me personally appeared C. A. Melin, a bachelor, On this 5th day of May,

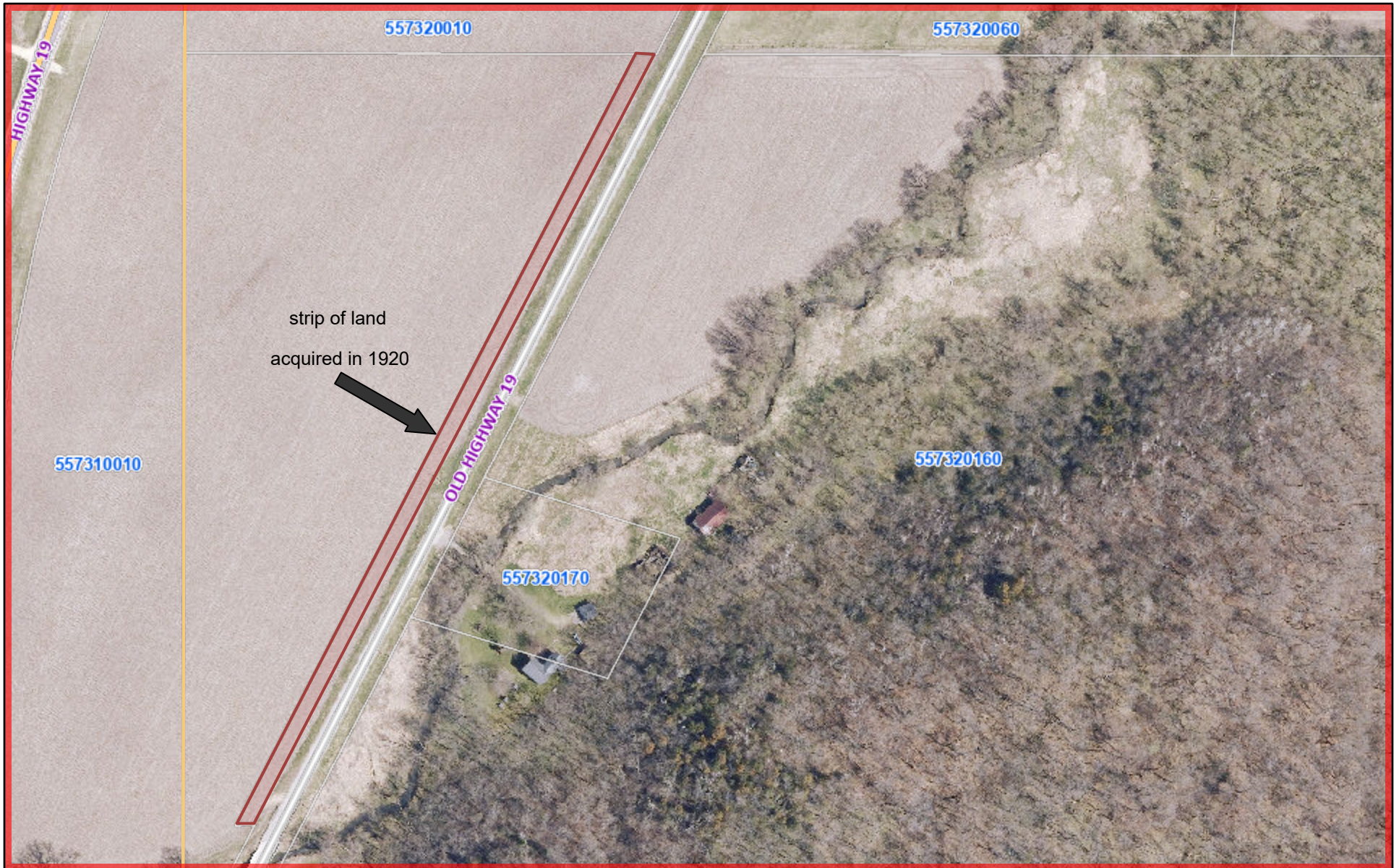
to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.



Arthur E. Arntsen
Notary Public, Goodhue County, Minnesota
My Commission Expires March 27th, 1926.

Filed for record the 22nd day of December, A. D. 1920, at 9:30 o'clock A. M.

Strip of Land



January 30, 2023

 Public Land Survey

PIN

 SHWY

 Parcels

Goodhue County Roads

 Municipal Boundary

 CEM; ; OCTY; OCRLN; CTRLN

