

RESOLUTION NO. _____

A RESOLUTION APPROVING THE SALE OF THE REAL ESTATE DESCRIBED ON EXHIBIT “A” TO DON ANDRING.

WHEREAS, Independent School District No. 533 (“School District”) owns the real property (“the property”) described on Exhibit “A”, attached hereto.

WHEREAS, the School District has determined that the property is no longer necessary for school purposes, and it is in the best interest of the School District to sell the property.

WHEREAS, the School District has a written purchase agreement from Don Andring, or assigns, to purchase the property for \$236,000.00.

NOW THEREFORE, BE IT RESOLVED BY THE SCHOOL BOARD OF INDEPENDENT SCHOOL DISTRICT NO. 533, STATE OF MINNESOTA, AS FOLLOWS:

The sale of of the property to Don Andring, or assigns, is approved and the School District shall sell the property according to the terms of the aforementioned purchase agreement.

Superintendent Jeremy W. Frie is authorized to execute the purchase agreement with Don Andring, or assigns, and to execute all other written instruments and documentation necessary to complete the sale.

Passed by the School Board of Independent School District No. 533, State of Minnesota this ____ day of _____, 2024.

James Johnson, Chair

Attested:

By: _____

Its: _____

Exhibit “A” – Olmsted County

Parcel 1

Commencing at the southwest corner of the Northeast Quarter of the Northeast Quarter of Section 21, Township 106, Range 11; thence East 60 feet; thence North 80 feet; thence East 60 feet; thence North to the south line of land owned by Greenway Coop; thence southwesterly along said south line to the west line of the Northeast Quarter of the Northeast Quarter; thence South 189 feet to the place of beginning.

Containing 0.45 acres and is subject to any easements, covenants, and restrictions of title. **Parcel No. 61.21.11.028006**

Parcel 2

That part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 106 North, Range 11 West, Olmsted County, Minnesota, described as follows:

Commencing at a point on the west line of Sheeks Street, distant 50 feet southerly from, as measured at right angles to, the centerline of the main track (now removed) of the Winona and Southwestern Railway Company (later the Wisconsin, Minnesota and Pacific Railroad Company, the Chicago Great Western Railway Company), as said main track centerline was originally located and established across said Section 21; thence South 01 degree 35 minutes 39 seconds East, assumed bearing, along the West line of said Sheeks Street, 60.00 feet; thence South 88 degrees 25 minutes 59 seconds West, parallel with the north line of Eyota Street, 180.00 feet; thence North 01 degree 34 minutes 01 second West, as measured perpendicular to the last described line, 16.85 feet to a point on a line 200.00 feet northerly of, as measured perpendicular to and parallel with, said north line of Eyota Street; thence South 88 degrees 25 minutes 59 seconds West, parallel with said north line of Eyota Street, 10.75 feet for the point of beginning; thence continue South 88 degrees 25 minutes 59 seconds West, along said parallel line, 215.57 feet to a point distant 50.00 feet southeasterly from, as measured at right angles to, said centerline of the main track; thence southwesterly 160.93 feet along a line parallel with said centerline of the main track and nontangential curve, concave southeast, radius of 1859.86 feet, central angle of 04 degrees 57 minutes 28 seconds, and a chord which bears South 73 degrees 35 minutes 19 seconds West, 160.88 feet to the west line of said Northeast Quarter of the Northeast Quarter; thence North 01 degree 26 minutes 47 seconds West, not tangent to said curve, along said west line, 34.56 feet to a point distant 17.00 feet southerly of, as measured at right angles to, said centerline of the main track; thence northeasterly 157.02 feet along a line parallel with said centerline and nontangential curve, concave southeasterly, central angle of 04 degrees 45 minutes 10 seconds, radius of 1892.86 feet and a chord which bears North 73 degrees 47 minutes 59 seconds East, 156.97 feet to a point

where said curve intersects a line 233.00 feet north of, as measured perpendicular to and parallel with, the north line of said Eyota Street; thence North 88 degrees 25 minutes 59 seconds East, parallel with said north line, 219.20 feet; thence South 01 degree 26 minutes 47 seconds East, 33.00 feet to the point of beginning.

Containing 0.29 acres, more or less.

Parcel No. 61.21.11.083792

Parcel 3

Commencing at a point 181.7 feet East of the Southwest corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Twenty-one (21), Township One Hundred Six (106) North, Range Eleven (11) West; running thence North 233 feet, more or less, to land conveyed to Winona and Southwestern Improvement Company by deed recorded in Book 68, Page 213, running thence West and Southwesterly along the South line of the land above referred to, to a point 120 feet East of the West line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 21; thence South to the South line of said Northeast Quarter of Northeast Quarter (NE 1/4 NE 1/4) of said Section 21; thence East 61.7 feet, more or less, to the place of beginning.

Also commencing at a point 181.7 feet East of the Southwest corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Twenty-one (21), Township One Hundred Six (106) North, Range Eleven (11) West; running thence North 233 feet, thence East 187 feet, thence South 233 feet to the South line of said Northeast Quarter of Northeast Quarter (NE 1/4 NE 1/4) of Section Twenty-one (21) aforesaid, thence West on said line to place of beginning, excepting the South One Hundred Eighty-three (183) feet of the East Fifty (50) feet thereof. **Parcel No. 61.21.11.028003**

Parcel 4

That part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 106 North, Range 11 West, City of Dover, Olmsted County, Minnesota, described as follows:

BEGINNING at the southwest corner of the Northeast Quarter of said Northeast Quarter, thence North 00 degrees 40 minutes 43 seconds West (Note: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996) along the west line of said Northeast Quarter of the Northeast Quarter, 222.17 feet to a point 17.00 feet southerly of the center line of the original main track (now removed) of the Winona and Southwestern Railway (later the Wisconsin, Minnesota and Pacific Railroad Company, the Chicago Great Western Railway Company), as said main track centerline was originally located across said Section 21; thence Northeasterly, 17.00 feet southerly of and parallel with said original main track centerline, 157.02 feet along a non tangential curve to a point where said curve intersects a line 233.00 feet north of, measured at right angles to, the north line of Eyota Street, said curve is concave to the southeast, has a radius of 1892.86 feet and a central angle of 04 degrees 45 minutes 10 seconds, chord of said

curve bears North 74 degrees 33 minutes 49 seconds East; thence North 89 degrees 12 minutes 03 seconds East, parallel to the north line of Eyota Street 219.20 feet; thence North 00 degrees 40 minutes 43 seconds West, 419.06 feet to the south line of PARK CIRCLE SUBDIVISION; thence North 89 degrees 17 minutes 27 seconds East, along said south line and its easterly extension which is also the centerline of Park Avenue, 254.90 feet; thence South 00 degrees 57 minutes 42 seconds East, parallel with Pleasant Street, 133.00 feet; thence North 89 degrees 17 minutes 27 seconds East, 150.00 feet; thence South 00 degrees 57 minutes 42 seconds East, parallel with said Pleasant Street, 150.16 feet to the north line of Center Street, said point being 216.00 feet west of the southwest corner of Lot One (1), School Addition to the City of Dover, Minnesota; thence South 89 degrees 12 minutes 03 seconds West, along the North line of said Center Street, 216.00 feet to the west line of Sheek Street; thence South 00 degrees 49 minutes 35 seconds East, along said west line of Sheek Street, 185.11 feet; thence South 89 degrees 12 minutes 03 seconds West, parallel with the north line of Eyota Street, 180.00 feet; thence North 00 degrees 47 minutes 57 seconds West, 16.85 feet; thence South 89 degrees 12 minutes 03 seconds West, parallel with said north line, 13.04 feet; thence South 00 degrees 40 minutes 43 seconds East, 46.86 feet; thence South 89 degrees 21 minutes 34 seconds West, 50.00 feet; thence South 00 degrees 40 minutes 43 seconds East, 183.00 feet to the South line of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 21 minutes 34 seconds West, along said south line, 318.70 feet to the POINT OF BEGINNING.

EXCEPTING:

Commencing at the southwest corner of the Northeast Quarter of the Northeast Quarter of Section 21, Township 106, Range 11; thence East 60 feet; thence North 80 feet; thence East 60 feet; thence North to the south line of land owned by Greenway Coop; thence southwesterly along said south line to the west line of the Northeast Quarter of the Northeast Quarter; thence South 189 feet to the place of beginning.

Containing 0.45 acres and is subject to any easements, covenants, and restrictions of title.

ALSO EXCEPTING:

That part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 106 North, Range 11 West, Olmsted County, Minnesota, described as follows:

Commencing at a point on the west line of Sheeks Street, distant 50 feet southerly from, as measured at right angles to, the centerline of the main track (now removed) of the Winona and Southwestern Railway Company (later the Wisconsin, Minnesota and Pacific Railroad Company, the Chicago Great Western Railway Company), as said main track centerline was originally located and established across said Section 21; thence South 01 degree 35 minutes 39 seconds East, assumed bearing, along the West line of said Sheeks Street, 60.00 feet; thence South 88 degrees 25 minutes 59 seconds West, parallel with the north line of Eyota Street, 180.00 feet; thence North 01 degree 34 minutes 01 second West, as measured perpendicular to the last described line, 16.85 feet to a point on a line 200.00 feet northerly of, as measured perpendicular to and parallel with, said north line of Eyota Street; thence South 88 degrees 25 minutes 59 seconds West, parallel with said north line of Eyota Street, 10.75 feet for the point of beginning; thence continue South 88 degrees 25 minutes 59 seconds West, along said parallel line, 215.57 feet to a

point distant 50.00 feet southeasterly from, as measured at right angles to, said centerline of the main track; thence southwesterly 160.93 feet along a line parallel with said centerline of the main track and nontangential curve, concave southeast, radius of 1859.86 feet, central angle of 04 degrees 57 minutes 28 seconds, and a chord which bears South 73 degrees 35 minutes 19 seconds West, 160.88 feet to the west line of said Northeast Quarter of the Northeast Quarter; thence North 01 degree 26 minutes 47 seconds West, not tangent to said curve, along said west line, 34.56 feet to a point distant 17.00 feet southerly of, as measured at right angles to, said centerline of the main track; thence northeasterly 157.02 feet along a line parallel with said centerline and nontangential curve, concave southeasterly, central angle of 04 degrees 45 minutes 10 seconds, radius of 1892.86 feet and a chord which bears North 73 degrees 47 minutes 59 seconds East, 156.97 feet to a point where said curve intersects a line 233.00 feet north of, as measured perpendicular to and parallel with, the north line of said Eyota Street; thence North 88 degrees 25 minutes 59 seconds East, parallel with said north line, 219.20 feet; thence South 01 degree 26 minutes 47 seconds East, 33.00 feet to the point of beginning.

Containing 0.29 acres, more or less.

ALSO EXCEPTING:

Commencing at a point 181.7 feet East of the Southwest corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Twenty-one (21), Township One Hundred Six (106) North, Range Eleven (11) West; running thence North 233 feet, more or less, to land conveyed to Winona and Southwestern Improvement Company by deed recorded in Book 68, Page 213, running thence West and Southwesterly along the South line of the land above referred to, to a point 120 feet East of the West line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 21; thence South to the South line of said Northeast Quarter of Northeast Quarter (NE 1/4 NE 1/4) of said Section 21; thence East 61.7 feet, more or less, to the place of beginning.

Also commencing at a point 181.7 feet East of the Southwest corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Twenty-one (21), Township One Hundred Six (106) North, Range Eleven (11) West; running thence North 233 feet, thence East 187 feet, thence South 233 feet to the South line of said Northeast Quarter of Northeast Quarter (NE 1/4 NE 1/4) of Section Twenty-one (21) aforesaid, thence West on said line to place of beginning, excepting the South One Hundred Eighty-three (183) feet of the East Fifty (50) feet thereof.

ALSO EXCEPTING:

Commencing at a point 216 feet west of the southwest corner of Lot 1 in School Addition to Dover Center, now Village of Dover; thence North 150 feet; thence West 150 feet; thence North 133 feet; thence West 250 feet; thence South to a point 16 feet north of the north line of the right-of-way of the Chicago Great Western Railroad Company, formerly the right-of-way of the Wisconsin, Minnesota and Pacific Railroad Company; thence Easterly on a line 16 feet north of the north line of the right-of-way of the said Chicago Great Western Railroad Company to west line of Sheeks Street; thence North on west line of Sheeks Street to the north line of Center Street, if produced westerly; thence East on said north line of Center Street produced westerly, a distance of 216 feet to the place of beginning, being a part of the NE 1/4 of the NE 1/4 of Section 21, Township 106 North, Range 11 West.

ALSO EXCEPTING:

That part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 106 North, Range 11 West of the Fifth Principal Meridian, bounded and described as follows:

Beginning at a point on the west line of Sheeks Street, distant 50 feet southerly, measured at right angles, from the centerline of the main track (now removed) of the Winona and Southwestern Railway Company (later the Wisconsin, Minnesota and Pacific Railroad Company, the Chicago Great Western Railway Company), as said main track centerline was originally located and established across said Section 21; thence on an assumed bearing of South 01 degree 35 minutes 39 seconds East along the west line of said Sheeks Street 60.00 feet; thence South 88 degrees 25 minutes 59 seconds West parallel with the north line of Eyota Street, 180.00 feet; thence North 01 degree 34 minutes 01 second West measured at a right angle to the last described line 16.85 feet to a point 200.00 feet northerly of, measured at right angles to said north line of Eyota Street; thence South 88 degrees 25 minutes 59 seconds West parallel to said north line of Eyota Street 226.32 feet to a point distant 50 feet southeasterly from, measured at right angles from, said original main track centerline; thence southwesterly 160.93 feet along a non tangential curve to the west line of said Northeast Quarter of the Northeast Quarter, said curve is concave to the southeast, has a radius of 1859.86 feet, a central angle of 04 degrees 57 minutes 28 seconds, the chord of said curve bears South 73 degrees 35 minutes 19 seconds West 160.88 feet; thence North 01 degree 26 minutes 47 seconds West, not tangent to said curve and along said west line of the Northeast Quarter of the Northeast Quarter, 34.56 feet to a point 17.00 feet southerly of, measured at right angles to said original main track; thence northeasterly, 17.00 feet southerly of and parallel to said original main track, 157.02 feet along a non tangential curve to a point where said curve would intersect a line 233.00 feet north of, measured at right angles to, the north line of Eyota Street, said curve is concave to the southeast, has a radius of 1892.86 feet and a central angle of 04 degrees 45 minutes 10 seconds, the chord of said curve bears North 73 degrees 47 minutes 59 seconds East 156.97 feet; thence North 88 degrees 25 minutes 59 seconds East, parallel to said north line of Eyota Street 219.20 feet; thence North 01 degree 26 minutes 47 seconds West 101.63 feet to a point 50 feet north of, measured at right angles to said original track centerline; thence easterly 181.68 feet along a non tangential curve, concave to the south, said curve has a radius of 1959.86 feet and a central angle of 05 degrees 18 minutes 41 seconds, the chord of said curve bears North 85 degrees 44 minutes 57 seconds East 181.61 feet; thence North 88 degrees 24 minutes 12 seconds East tangent to said curve 8.97 feet to the west line of Sheeks Street; thence South 01 degree 35 minutes 39 seconds East 100.00 feet to the point of beginning.

EXCEPT:

That part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 106 North, Range 11 West, Olmsted County, Minnesota, described as follows:

Commencing at a point on the west line of Sheeks Street, distant 50 feet southerly from, as measured at right angles to, the centerline of the main track (now removed) of the Winona and Southwestern Railway Company (later the Wisconsin, Minnesota and Pacific Railroad Company, the Chicago Great Western Railway Company), as said main track centerline was originally located and established across said Section 21; thence South 01 degree 35 minutes 39 seconds

East, assumed bearing, along the West line of said Sheeks Street, 60.00 feet; thence South 88 degrees 25 minutes 59 seconds West, parallel with the north line of Eyota Street, 180.00 feet; thence North 01 degree 34 minutes 01 second West, as measured at right angles to the last described line, 16.85 feet to a point 200.00 feet northerly of, measured at right angles to, said north line of Eyota Street; thence South 88 degrees 25 minutes 59 seconds West, parallel with said north line of Eyota Street, 10.75 feet for the point of beginning; thence continue South 88 degrees 25 minutes 59 seconds West, along said parallel line, 215.57 feet to a point distant 50.00 feet southeasterly from, as measured at right angles to, said centerline of the main track; thence southwesterly 160.93 feet along a line parallel with said centerline of the main track and nontangential curve, concave southeast, radius of 1859.86 feet, central angle of 04 degrees 57 minutes 28 seconds, and a chord which bears South 73 degrees 35 minutes 19 seconds West, 160.88 feet to the west line of said Northeast Quarter of the Northeast Quarter; thence North 01 degree 26 minutes 47 seconds West, not tangent to said curve, along said west line, 34.56 feet to a point distant 17.00 feet southerly of, as measured at right angles to, said centerline of the main track; thence northeasterly 157.02 feet along a line parallel with said centerline and nontangential curve, concave southeasterly, central angle of 04 degrees 45 minutes 10 seconds, radius of 1892.86 feet and a chord which bears North 73 degrees 47 minutes 59 seconds East, 156.97 feet to a point where said curve intersects a line 233.00 feet north of, as measured at right angles to, the north line of said Eyota Street; thence North 88 degrees 25 minutes 59 seconds East, parallel with said north line, 219.20 feet; thence South 01 degree 26 minutes 47 seconds East, 33.00 feet to the point of beginning.

Containing in all, 0.68 acres, more or less.

Parcel No. 61.21.11.028002