

RURAL AND URBAN TAXING DISTRICTS
 (ADOPTED 12/08/2010)

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1500.01: TAXING DISTRICTS ESTABLISHED. The City of Big Lake is hereby divided into an Urban Service District and a Rural Service District pursuant to Minnesota Statute Section 272.67 for the purpose of all municipal property taxes, except those levied for the payment of bonds and judgments and interest thereon.

1500.02 URBAN SERVICE DISTRICT. The urban service district shall include all property within the limits of the City of Big Lake, except those set forth by ordinance as part of the rural service district.

1500.03 RURAL SERVICE DISTRICT DESIGNATED. The rural service district shall include the following unplatted lands, identified by their legal descriptions, which are not developed for commercial, industrial, or urban residential purposes, and for these reasons are not benefited to the same degree as other lands by municipal services financed by general taxation:

- (A) The South Half of the Southwest Quarter of the Southeast Quarter of Section 14, Township 33, Range 28, Sherburne County, Minnesota.
- (B) That part of the Northwest Quarter of the Northeast Quarter of Section 23, said Township 33, Range 28, lying Northeasterly of the following described line: Commencing at the North Quarter corner of said Section 23, thence South 00 degrees 16 minutes 20 seconds East (assumed bearing) along the West line of said Northwest Quarter of the Northeast Quarter a distances of 915.65 feet to the point of beginning of the line to be described; thence 771.75 feet along a non-tangential curve concave to the southwest, having a radius of 2736.00 feet, a central angle of 16 degrees 09 minutes 42 seconds, and a chord bearing of South 57 degrees 42 minutes 02 seconds East to the South line of said Northwest Quarter of the Northeast Quarter and there terminating.
- (C) The East Half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 26, Township 33, Range 27, Sherburne County, Minnesota.

(D) The West Half of the West Half of the Northwest Quarter of Section 26, Township 33, Range 27, Sherburne County, Minnesota, lying north of the railroad, EXCEPT the East Half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 26.

(E) That part of the East Half of the Northwest Quarter of Section 26, Township 33, Range 27, Sherburne County, Minnesota, described as follows:

Beginning at the intersection of the North-South quarter section line in said Section 26 and the north railroad right of way line; thence north along said North-South quarter section line, distant 550.00 feet, more or less, to the centerline of driveway as now laid out and traveled; thence west, parallel with the north line of Southeast Quarter of the Northwest Quarter of said Section 26, distant 660.00 feet; thence south, parallel with said North-South quarter section line, to an intersection with the northerly railroad right of way line; thence southeasterly along said northerly railroad right of way line to the point of beginning.

(F) The Northwest Quarter of Section 26, Township 33, Range 27, Sherburne County, Minnesota, lying north of the railroad right of way, EXCEPT therefrom the following described tracts:

The North 210 feet of the East 250 feet of the Northeast Quarter of the Northwest Quarter of Section 26, Township 33, Range 27, Sherburne County, Minnesota.

And

The West Half of the West Half of the Northwest Quarter of Section 26, Township 33, Range 27, Sherburne County, Minnesota, lying north of the railroad.

And

That part of the East Half of the Northwest Quarter of Section 26, Township 33, Range 27, Sherburne County, Minnesota, described as follows:

Beginning at the intersection of the North-South quarter section line in said Section 26 and the north railroad right of way line; thence north along said North-South quarter section line, distant 550.00 feet, more or less, to the centerline of driveway as now laid out and traveled; thence west, parallel with the north line of Southeast Quarter of the Northwest Quarter of said Section 26, distant 660.00 feet; thence south, parallel with said North-South quarter section line, to an intersection with the northerly railroad right of way line; thence southeasterly along said northerly railroad right of way line to the point of beginning.

(G) The North Half of the Southwest Quarter of the Southeast Quarter of Section 14, Township 33, Range 28, Sherburne County, Minnesota.

And

The Northwest Quarter of the Southeast Quarter of said Section 14.

Subject to County Road easement at the Northeast corner of the subject property.
Subject to any other easements of record.

Contains 59.82 acres, more or less.

- (H) The Northeast Quarter of the Southwest Quarter of Section 14, Township 33, Range 28, Sherburne County, Minnesota, lying Easterly of the West 665.75 feet of said Northeast Quarter of the Southwest Quarter of Section 14, as measured at right angles to the West line thereof.

And

The Southeast Quarter of the Southwest Quarter of said Section 14, lying Easterly of the West 665.75 feet of said Southeast Quarter of the Southwest Quarter of Section 14, as measured at right angles to the West line thereof.

Subject to any easements of record.
Contains 39.15 acres, more or less.

That part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 33, Range 28, Sherburne County Minnesota, lying Northeasterly of the following described line:

- (I) Commencing at the North Quarter corner of said Section 23; thence South 00 degrees 16 minutes 20 seconds East (assumed bearing) along the East line of said Northeast Quarter of the Northwest Quarter a distance of 915.65 feet to the point of beginning of the line to be described; thence 462.59 feet along a non-tangential curve concave to the southwest, having a radius of 2736.00 feet, a central angle of 09 degrees 41 minutes 14 seconds, and a chord bearing of North 70 degrees 37 minutes 29 seconds West; thence North 75 degrees 28 minutes 05 seconds West, tangent to the last described curve, a distance of 910.60 feet to the West line of said Northeast Quarter of the Northwest Quarter and said line there terminating.

Subject to any easements of record.
Contains 21.74 acres, more or less.

1500.04 BENEFITS TAX RATIO. The City determines the ratio between the benefits resulting from tax-supported municipal services to parcels of land of like market value, situated in the rural service district and in the urban service district, respectively, is 2.5:100.

1500.05 MODIFICATION OF DISTRICTS AND BENEFITS TAX RATIO. By amendment of this ordinance, land may be added to or removed from the rural service district and the benefits tax ratio may be changed.

1500.06 TERMINATION OF DISTRICT. Whenever any parcel of land, owned one person or by two or more persons jointly or in common at the time of its inclusion in the rural service district is platted, in whole or in part, and whenever application is made for a permit for the construction of a commercial, industrial, or residential development or improvement to be situated on such parcel or any part thereof, the commission or officer approving such plat or building permit shall report this to the City Council, which shall make and enter an order transferring such parcel from the rural service district to the urban service district.