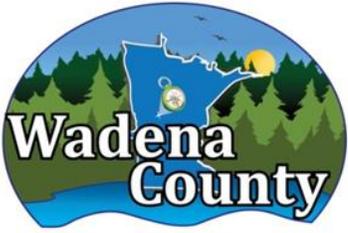


Wadena County, MN Board Action Form



Action Requested	
<input type="checkbox"/> Action/Motion	<input type="checkbox"/> Report
<input checked="" type="checkbox"/> Discussion	<input type="checkbox"/> Resolution
<input type="checkbox"/> Information Item	<input type="checkbox"/> Other
<input type="checkbox"/> Consent Agenda Item	

Update on Nimrod Road Discussion

Date of Meeting: 1/13/26	Total time requested: 10 minutes
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Department Requesting Action: Highway Department

Presenting Board Action/Discussion at Meeting: Anthony Maule, P.E. , County Engineer

Background Supporting Documentation enclosed

On June 16th, 2025 at its regular board meeting, the Board of Commissioners held a discussion with the City of Nimrod mayor regarding the City’s interest in a County Right-of-Way parcel located within the City at the intersection of CSAH 12/26. The City had recently approved an adjacent plat and was looking to establish a street connection to CSAH 12. Consensus of the Board at that time was to continue to work with Nimrod Mayor Keith Frame on the process to sell the parcel to the City of Nimrod minus the 50' easement on either side of the road(s).

Over the next few months the County Engineer met with the City, Developer, and adjacent landowner to the South of this parcel to understand access concerns and needs and the location for a proposed street connection was identified. The Developer proceeded to request authorization of the Highway Department to construct an access and the access was constructed.

On November 25th, 2025 at the County Board of Commissioners meeting, discussion of access needs was had with the County Board, Developer, and City along with the desire of the City for conveyance of Right-of-Way to the City of Nimrod. The Board requested that the property and access road to the Sleepy Hollow Plat be surveyed.

Since that time Bensen & Associates, hired by the Developer, has completed a survey of the County Right-of-Way parcel and provided descriptions of the various portions of the property needed for the access needs of the various parties. (Refer to attached markup of Survey Exhibit).

Next steps are for the County Board to review the attached exhibit, provide any comments or consideration for changes, to discuss what portions of the property the County would intend to retain/convey to the City, and to engage an attorney to draft legal documents.

Options Supporting Documentation enclosed

Recommendation The Wadena County Board of Commissioners approves the following by Motion:

Financial Implications:	Comments
Funding Source: Road & Bridge	
Budgeted: <input type="checkbox"/> Yes <input type="checkbox"/> No	

Action	Voting in Favor	Voting Against
Motion:	<input type="checkbox"/> Noon	<input type="checkbox"/> Noon
Second:	<input type="checkbox"/> Winkels	<input type="checkbox"/> Winkels
<input type="checkbox"/> Passed	<input type="checkbox"/> Stearns	<input type="checkbox"/> Stearns
<input type="checkbox"/> Failed	<input type="checkbox"/> Kreklau	<input type="checkbox"/> Kreklau
<input type="checkbox"/> Tabled	<input type="checkbox"/> Kangas	<input type="checkbox"/> Kangas

Signatures

STATE OF MINNESOTA}
COUNTY OF Wadena}

I, Heather Olson, County Auditor/Treasurer, Wadena County, Minnesota hereby certify that I have compared the foregoing copy of the proceedings of the County Board of said County with the original record thereof on file in the Administration Office of Wadena County in Wadena, Minnesota as stated in the minutes of the proceedings of said board and that the same is a true and correct copy of said original record and of the whole thereof, and that said motion was duly passed by said board at said meeting. Witness my hand and seal:

LEGAL DESCRIPTION

Tract "A"

That part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 137, Range 33, Wadena County, Minnesota, shown as Boulevard on the Auditor's Plat of Nimrod Townsite, as of public record, Wadena County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 32; thence on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 1249.13 feet to its intersection with an arc that is 60.00 feet southeasterly of and parallel with the centerline of C.S.A.H. No. 12, said point being the point of beginning of the tract herein described; thence continue on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 268.47 feet to its intersection with an arc that is 50.00 feet southwesterly of and parallel with the centerline of C.S.A.H. No. 26; thence northwesterly, 68.01 feet along last said arc, having a radius of 250.24 feet, a central angle of 15°34'16" and a chord bearing and distance of N 26°51'42" W, 67.80 feet; thence on a bearing of N 34°38'50" W, tangent to last said curve and 50.00 feet southwesterly of and parallel with the centerline of C.S.A.H. No. 26, a distance of 50.80 feet to the intersection with an arc that is 60.00 feet southeasterly of and parallel with the centerline of C.S.A.H. No. 12; thence southwesterly, 232.34 feet along last said arc, having a radius of 1014.93 feet, a central angle of 13°06'58" and a chord bearing and distance of S 64°19'41" W, 231.83 feet to the point of beginning.

Tract "B"

That part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 137, Range 33, Wadena County, Minnesota, shown as Boulevard on the Auditor's Plat of Nimrod Townsite, as of public record, Wadena County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 32; thence on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 1621.83 feet to its intersection with an arc that is 50.00 feet northeasterly of and parallel with the centerline of C.S.A.H. No. 26, said point being the point of beginning of the tract herein described; thence continue on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 76.95 feet to the West line of Nimrod Avenue (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite); thence on a bearing of N 09°38'14" E along last said line, 415.74 feet to its intersection with an arc that is 60.00 feet southeasterly of and parallel with the centerline of C.S.A.H. No. 12; thence southwesterly, 339.43 feet along last said arc, having a radius of 1014.93 feet, a central angle of 19°09'43" and a chord bearing and distance of S 42°32'29" W, 337.85 feet to its intersection with a line that is 50.00 feet northeasterly of and parallel with the centerline of C.S.A.H. No. 26; thence on a bearing of S 34°38'50" E, along last said line, 51.51 feet; thence southeasterly along last said line, 129.99 feet along a tangent curve, concave to the southwest, having a radius of 350.24 feet, a central angle of 21°15'51" and a chord bearing and distance of S 24°00'56" E, 129.24 feet to the point of beginning.

Nimrod Avenue Description

That part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 137, Range 33, Wadena County, Minnesota, shown as State Aid Road No. 2 on the Auditor's Plat of Nimrod Townsite, as of public record, Wadena County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 32; thence on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 1698.78 feet to West line of Nimrod Avenue (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite), said point being the point of beginning of the tract herein described; thence continue on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 66.87 feet to the West line of SLEEPY HOLLOW as of public record, Wadena County, Minnesota; thence on a bearing of N 09°38'14" E along last said line and along the West line of Reserve Lot C as shown on said Auditor's Plat of Nimrod Townsite, 622.20 feet to its intersection with an arc that is 60.00 feet southeasterly of and parallel with the centerline of C.S.A.H. No. 12; thence southwesterly, 227.48 feet along last said arc, having a radius of 1014.93 feet, a central angle of 12°50'32" and a chord bearing and distance of S 26°32'22" W, 227.01 feet to its intersection with the West line of Nimrod Avenue (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite); thence on a bearing of S 09°38'14" W along last said line, 415.74 feet to the point of beginning.

Access Need Markup

County ROW Needs Retained from Parcel 23 of Quit Claim Deed Doc #243347 from State of Minnesota to Wadena County

City ROW Needs

Access Needs for PID R060052020

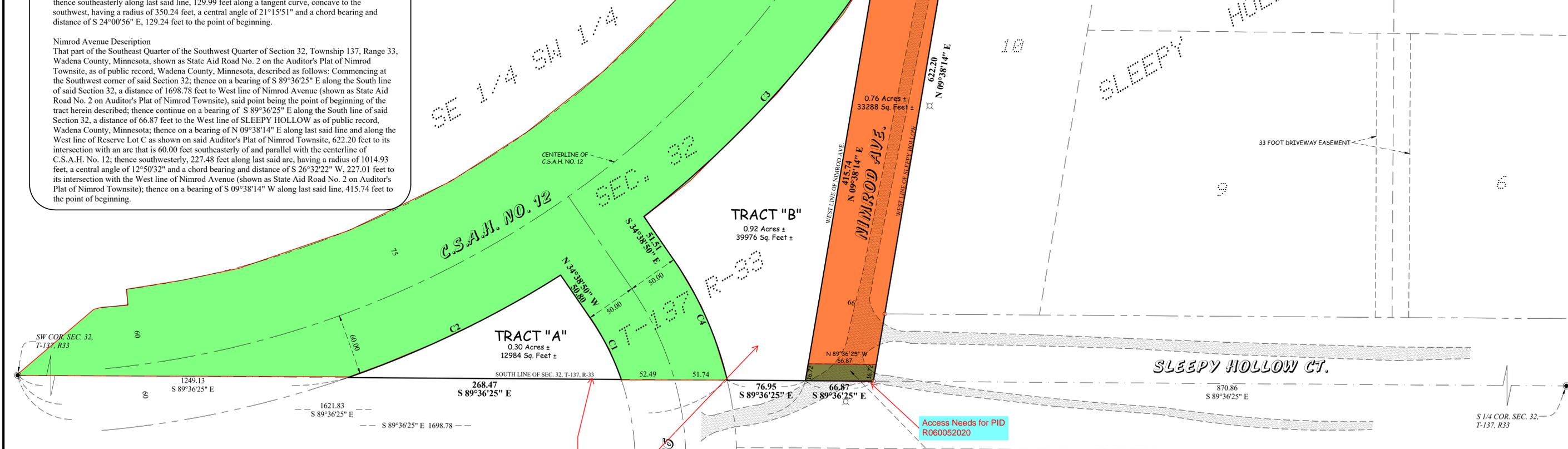
Remaining portion of Parcel 23 of Quit Claim Deed Doc #243347



Legend

- INDICATES IRON MONUMENT PLACED
- INDICATES IRON MONUMENT FOUND
- INDICATES P.L.S.S. IRON MONUMENT
- ▨ INDICATES GRAVEL SURFACE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	68.01	250.24	15°34'16"	67.80	N 26°51'42" W
C2	232.34	1014.93	13°06'58"	231.83	S 64°19'41" W
C3	339.43	1014.93	19°09'43"	337.85	S 42°32'29" W
C4	129.99	350.24	21°15'51"	129.24	S 24°00'56" E
C5	227.48	1014.93	12°50'32"	227.01	S 26°32'22" W



That part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 137, Range 33, Wadena County, Minnesota, shown as State Aid Road No. 2 on the Auditor's Plat of Nimrod Townsite, as of public record, Wadena County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 32; thence on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 1698.78 feet to West line of Nimrod Avenue (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite), said point being the point of beginning of the tract herein described; thence continue on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 66.87 feet to the West line of SLEEPY HOLLOW as of public record, Wadena County, Minnesota; thence on a bearing of N 09°38'14" E along last said line 16.72 feet; thence on a bearing of N 89°36'25" W, 66.87 feet to its intersection with the West line of Nimrod Avenue (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite); thence on a bearing of S 09°38'14" W along last said line, 16.72 feet to the point of beginning.

NO.	REVISION DESCRIPTION	DATE	BY

I hereby certify that this plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.
 Benjamin C. O'Malley
 Signed: *[Signature]*
 Date: 1/6/26 License No. 42300

Date 1/6/26
 Drawn By BCO
 Checked By BCO

 604 W. 1st STREET
 PO BOX 64
 PARK RAPIDS
 MN 56470
 218-732-3323

THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.

JEFF SCHINDELDECKER
 Prjct 2024-620A
 Sec32 T137N R33W
 Wadena County MN

Sheet No. 1 of 1 Sheets