



Resolution No. 19 (2021)
RESOLUTION APPROVING ALTERATION OF SUPERVISORY
DISTRICT BOUNDARY - CITY OF HUDSON (HUDSON PHYSICIANS)

COVER MEMO

TO: County Board of Supervisors

FROM: Ken Witt, County Administrator
Cindy Campbell, County Clerk, County Clerk

DATE: May 4, 2021

AGENDA ITEM: Resolution Approving Alteration of Supervisory District Boundary - City of Hudson (Hudson Physicians)

SDO44

RECEIVED

May 7, 2021

Municipal Boundary Review
Wisconsin Dept. of Admin.

BACKGROUND INFORMATION

In March 2021 the City of Hudson enacted an ordinance to annex approximately 16.76 acres to the City of Hudson from the Town of Hudson. The property was temporarily zoned as AR-Agricultural Residential. The proposed future use is to rezone the property to B2 General Business for a medical facility. The annexed property from the Town of Hudson was part of Ward 10, County Supervisor District 8. The City of Hudson requests the parcels be made part of Ward 8, County Supervisor District 6.

The City of Hudson requests the St. Croix County Board of Supervisors exercise its redistricting powers under Wis. Stat. 59.10(3)(c) (below).

Per Wisconsin State Statute 59.10(3)(c), "*Changes during decade*. After the enactment of a plan of supervisory districts under par. (B), a municipal incorporation, annexation, detachment or consolidation may serve as a basis for altering between federal decennial censuses the boundaries of supervisory districts, in the discretion of the board. . . ."

This resolution alters the supervisory district boundary by moving the annexed parcels of land from County Supervisor Districts 8 to County Supervisor District 6, consisting of Ward 8 in the City of Hudson. The population of the annexed parcels is zero.

Additional information:

DETERMINING IF THE CREATION OF A NEW WARD IS NECESSARY

The establishment of wards for purposes of elections and representation is provided in Section 5.15, Wis. Stats. Under that statute, the municipality annexing the territory may add the annexed territory to an existing, contiguous ward (or wards) only if the annexed territory is in the same county supervisory, assembly and congressional districts* as the ward to which it is added. If the supervisory, assembly or congressional districts in the annexed territory are different from the districts in the ward to which the territory is contiguous, a new ward must be created for the annexed territory unless the county board adopts a re-districting ordinance (moving the annexed territory into the same supervisory district as the territory to which it is annexed), because a single ward may not be located in two or more supervisory districts. Note-only a county has the authority to redraw its county supervisory district boundaries between decennial redistricting to move residents of one county supervisory district to another.

*If the annexed territory is in an assembly district or congressional district different from the assembly or congressional districts in which the existing ward is located, a new ward must be created. No exceptions.



Resolution No. 19 (2021)
RESOLUTION APPROVING ALTERATION OF SUPERVISORY
DISTRICT BOUNDARY - CITY OF HUDSON (HUDSON PHYSICIANS)

1 **WHEREAS**, in 2011 the St. Croix County Board of Supervisors adopted a 10-year
2 supervisory district plan creating county supervisory districts, municipal aldermanic
3 districts and election wards following the 2010 Census; and
4

5 **WHEREAS**, Wisconsin Statutes § 59.10(3)(c) allows a county board, in its
6 discretion, to alter the boundaries of supervisory districts based on annexations which
7 occur after the adoption of the 10-year supervisory district plan, as long as the number
8 of supervisory districts is not changed; and
9

10 **WHEREAS**, the City of Hudson completed an annexation in March 2021 of
11 parcels described on the attached ordinance consisting of 16.76 acres; and
12

13 **WHEREAS**, maps of the annexed parcels, along with a copy of the annexation
14 ordinance has been filed with the St. Croix County Clerk and are attached; and
15

16 **WHEREAS**, the parcels annexed by the City of Hudson is part of County
17 Supervisor District 8, consisting of Ward 10, in the Town of Hudson; and
18

19 **WHEREAS**, it is appropriate to move the annexed parcels into County Supervisor
20 District 6 in Ward 8, City of Hudson; and
21

22 **WHEREAS**, the parcels annexed by the City of Hudson and made part of Ward 8
23 do not cross an assembly district or congressional district line; and
24

25 **WHEREAS**, the population of the annexed parcel is zero; and
26

27 **WHEREAS**, this resolution does not change the number of supervisory districts.
28


29 **NOW, THEREFORE, BE IT RESOLVED** by the St. Croix County Board of
30 Supervisors that the supervisory district boundaries are hereby altered by moving the
31 annexed parcels of land from County Supervisor District 8 to County Supervisor District
32 6 consisting of Ward 8 in the City of Hudson as shown on the attached.
33


34 **BE IT FURTHER RESOLVED** that the St. Croix County Clerk is hereby directed to
35 forward all notices required under Wisconsin Statutes, Chapter 59, to the Secretary of
36 State for the purpose of advising that office of said supervisory district boundary
37 changes.

Legal – Fiscal – Administrative Approvals:

Legal Note:

Fiscal Impact: None.


Scott L. Cox, Corporation Counsel 4/15/2021


Leah Sirington, Finance Director 4/15/2021


Ken Witt, County Administrator 4/15/2021

04/20/21 Administration Committee RECOMMENDED

RESULT: RECOMMENDED [UNANIMOUS]
MOVER: Scottie Ard, Vice Chair
SECONDER: Carah Koch, Supervisor
AYES: Long, Koch, Ard, Peterson, Peavey

Vote Confirmation.


Bob Long Administration, Chairman 4/22/2021

St. Croix County Board of Supervisors Action:

Roll Call - Vote Requirement –

RESULT: ADOPTED BY CONSENT VOTE [UNANIMOUS]
MOVER: Bob Long, Supervisor
SECONDER: Dave Ostness, Supervisor
AYES: Schachtner, Anderson, Long, Leaf, Koch, Hall, Berning, Ottino, Feidler, Ostness, Counter, Hansen, Ard, Telljohn, Peterson, Anderson, Tomtschik, Peavey
EXCUSED: Judy Achterhof

This Resolution was Adopted by the St. Croix County Board of Supervisors on May 4, 2021

Cindy Campbell, County Clerk

Cindy Campbell

From: Emily Boles <eboles@hudsonwi.gov>
Sent: Tuesday, March 30, 2021 9:15 AM
To: mds@wi.gov; wimunicipalboundaryreview@wi.gov
Cc: Becky Eggen; Mike Johnson; Tiffany Weiss; Kip Peters; Krissy Collins; Jace Holzemer; Deb Andrews; Mike Mroz; Kevin Soltis; Scott St. Martin; gwillems@hudsonwi.gov; Aaron Reeves; Cathy Munkittrick; Beth Pabst; Steve Schoenecker; Laurie Henn; steve.decker@witc.edu; lara.frasier@witc.edu; Nick Ouellette; Town of Hudson; Andrew Dols; John T Zavoral; Kim Shannon; Cindy Campbell; Ken Schick; Andrea Jorgenson; brian.t.elwood@excelenergy.com; Jon Muller (jon.t.muller@lakeview.org); Justin March (justin.march@allina.com); Mike Perucca; Rhett Borner; Don Jordan; Elizabeth Moline
Subject: MBR#14330 Annexation Ordinance 09-21, City of Hudson, WI
Attachments: MBR#14330 ANNEXATION ORDINANCE 09-21 - CITY OF HUDSON WI 3-15-2021.pdf; MBR#14330 ANNEXATION COVER LETTER - CITY OF HUDSON WI 3-30-2021.pdf

This email originated from an external source. Verify the legitimacy before clicking links or opening attachments.

Good morning,

Please be notified of the recent annexation of 16.76 acres to the City of Hudson from the Town of Hudson. The recorded annexation ordinance and cover letter are attached. If you have any questions, please reach out to City of Hudson City Clerk, Becky Eggen, at 715-716-5748 or cityclerk@hudsonwi.gov.

Best Regards,

Emily Boles

Executive Assistant | City of Hudson, WI

(715) 386-4776 ext 116

505 3rd St, Hudson, WI, 54016



Due to concerns related to transmission of COVID-19, the City of Hudson is limiting in person contact with customers and visitors. If you have City business that is essential to conduct in person, please contact our office to make arrangements for a specific time when someone can be available. This policy will continue until further notice. This decision is made in consideration of our community and an effort to keep you, our staff/employees and their families safe. Thank you for your understanding and cooperation.



505 Third Street
Hudson, Wisconsin 54016-1694
FAX: (715)386-3385
www.ci.hudson.wi.us

Becky Eggen
City Clerk
cityclerk@hudsonwi.gov
(715)716-5748

March 30, 2021

Department of Administration
Municipal Boundary Review
P.O. Box 1645
Madison, WI 53701-1645

To Whom It May Concern:

Enclosed please find a copy of the Certificate of Annexation, Ordinance No. 09-21 and a map of the area approximately 16.76 acres m/l being annexed into the City. The MBR number is 14330.

At the meeting of the Common Council held on Monday, March 15, 2021 this annexation was approved to the City from the Town of Hudson in St. Croix County.

I hereby certify that the attached is a true and correct copy of Ordinance No. 09-21.

Sincerely,

City of Hudson


Becky Eggen
City Clerk

Enclosures

Cc: St. Croix County Register of Deeds
WI Indianhead Technical College
Hudson School District
Town of Hudson
St. Croix EMS
Comcast
Advanced Disposal Services
St. Croix County Clerk

AT&T
Hudson Water Utility
Xcel Energy
Public Works Department
Hudson Fire Department
Hudson Police Department
Community Development
Bowmar Appraisal

CERTIFICATE OF ANNEXATION

Document Number

Document Title

Becky Eggen
Clerk of the City of Hudson

-to-

The Public



8 7 6 9 2 6 3

Tx:4660229

1126050

BETH PABST

REGISTER OF DEEDS

ST. CROIX CO., WI

RECEIVED FOR RECORD

03/22/2021 03:25 PM

EXEMPT #:

REC FEE

30.00

PAGES: 12

Recording Area

Name and Return Address and Drafted by:

Emily Boles
City of Hudson
505 Third Street
Hudson, WI 54016

020-1084-00-000 020-1404-14-000
020-1083-90-000

Parcel Identification Number (PIN)

12

MUNICIPAL BOUNDARY REVIEW (MBR) #14330

I, Becky Eggen, City Clerk of the City of Hudson, Wisconsin, do hereby certify that the following described territory was detached from the Town of Hudson, in St. Croix County, and was annexed to the said City of Hudson pursuant to 66.0217 (2) of the Wisconsin Statutes, by Ordinance No. 9-21 adopted by the Common Council of the City of Hudson, at a regular meeting held the 15th day of March, 2021.

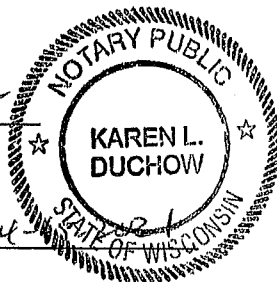
(Legal description set forth on Ordinance No. 9-21 attached hereto)

Dated this 15 day of March, 2021.

Becky Eggen
Becky Eggen
City Clerk
City of Hudson, Wisconsin

Subscribed and sworn to before me
this 15 day of March, 2021.

Karen L. Duchow
Karen L. Duchow
Notary Public, State of Wisconsin
County of St. Croix
My commission is permanent/expires 4-1-2021



THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

ORDINANCE 09-21

**AN ORDINANCE ANNEXING LAND
FROM THE TOWN OF HUDSON, WISCONSIN TO THE CITY OF HUDSON,
WISCONSIN**

WHEREAS, the City of Hudson received a petition for direct annexation of land in the Town of Hudson from Hudson Physicians (herein Petition) dated July 30, 2020; and,

WHEREAS, the Petition has been reviewed by the City of Hudson Plan Commission at its meeting on March 2, 2021, and the Plan Commission has made recommendations for temporarily zoning of the territory included in the petition to the AR-Agricultural Residential District; and

WHEREAS, the Petition meets the requirements of §66.0217(2), Wisconsin Statutes; and,

WHEREAS, the Petition was reviewed by the Municipal Boundary Review Division of the Wisconsin Department of Administration and found to be in the public interest; and,

WHEREAS, the Common Council has determined that it is in the best interest of the City of Hudson to annex the territory described in the Petition.

NOW THEREFORE, the Common Council of the City of Hudson hereby enacts the following ordinance:

SECTION 1: Territory Annexed.

The City Clerk received a Petition for direct annexation on the 30th day of July 2020, signed by all of the electors residing in the territory and the owners of all of the real property in the territory. That the territory described in the legal description and survey map which is attached to this ordinance as Exhibit A and incorporated as if fully set forth herein is hereby annexed to the City of Hudson in accordance with sec. 66.0217(2) of Wisconsin Statutes. The original Petition is attached to this ordinance as Exhibit B.

SECTION 2: Effect of Annexation.

From and after the date of this ordinance the territory described in Section 1 shall be part of the City of Hudson for any and all purposes provided by law and all persons doing or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Hudson.

SECTION 3: Temporary Zoning.

Upon recommendation of the City of Hudson Plan Commission, the territory annexed to the City of Hudson by this ordinance is temporarily zoned as AR-Agricultural Residential,

pursuant to sec. 66.0217(8)(a) of the Wisconsin Statutes and Sec. 255-12B of the City of Hudson Zoning Ordinance.

SECTION 4: Designations.

The territory described in Section 1 of this ordinance is hereby made part of Hudson Ward 8 and Aldermanic District 4 of the City of Hudson.

SECTION 5: Payment to Town as required by Statute.

The City agrees to pay annually to the Town of Hudson, for 5 years, an amount equal to the amount of property taxes that the town levied on the annexed territory, as shown by the real estate property tax bill for 2020 tax roll, under §70.65, Stats., pursuant to §66.0217(14)a1., Stats.

SECTION 6: Severability.

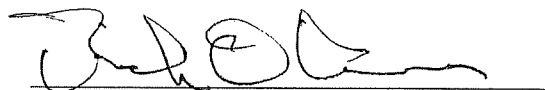
The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinance whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 7: Effective Date.

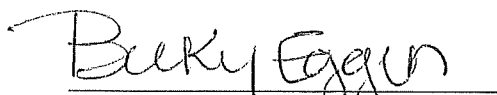
This ordinance is effective upon enactment pursuant to §66.0217(8)(c), Stats.

Adopted by the Common Council of the City of Hudson, Wisconsin on this 15 day of March 2021 on a roll call vote: 6 Ayes 0 Nays

CITY OF HUDSON


Rich O'Connor, Mayor

ATTEST:


Becky Eggen, City Clerk

ANNEXATION DESCRIPTION

That part of the Northwest Quarter of the Southwest Quarter of Section 29, Township 29 North, Range 19 West and Outlot 1, WALDEN WOODS, St. Croix County, Wisconsin described as follows:

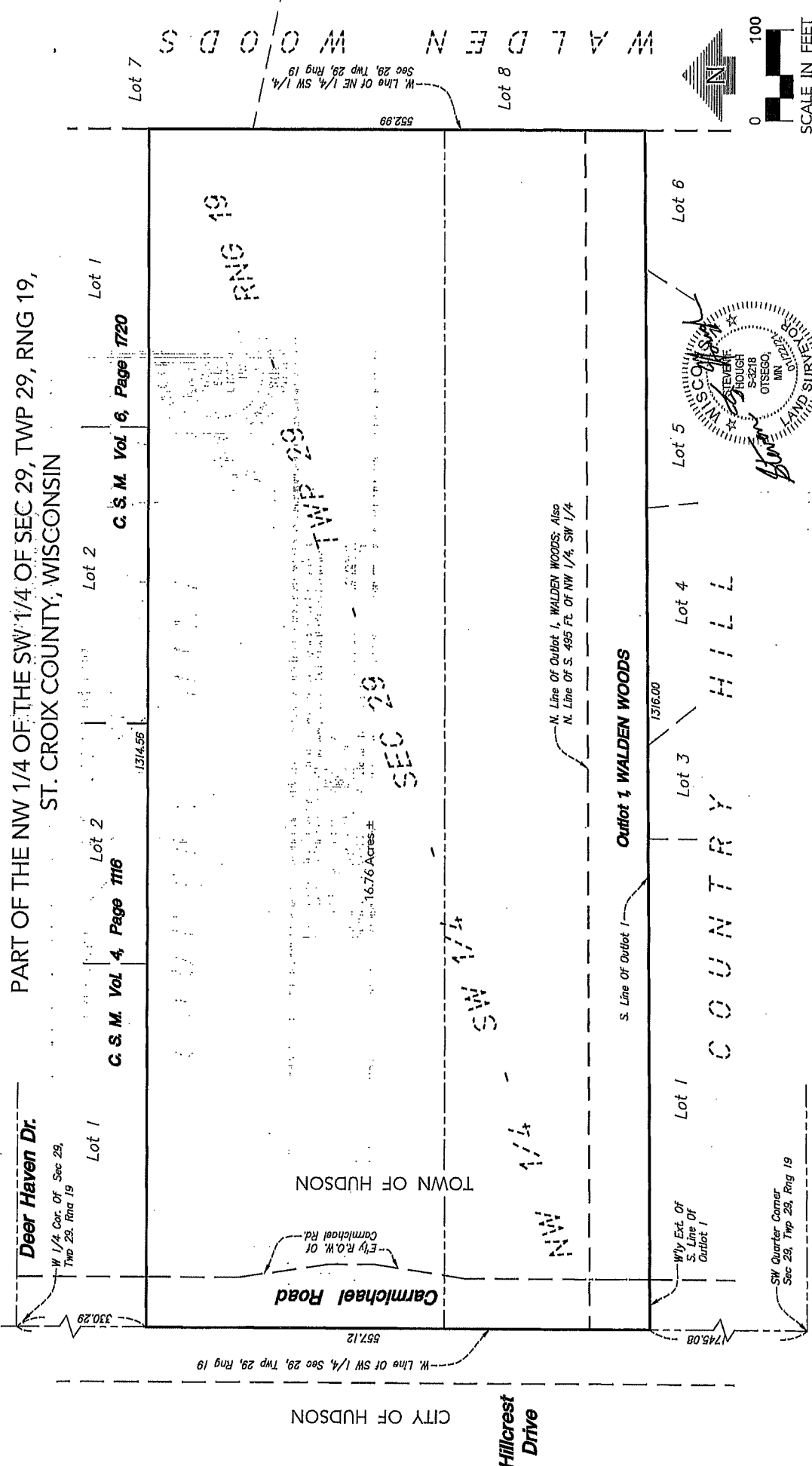
Commencing at the West Quarter corner of said Section 29; thence South along the West line of said Section 29, a distance of 330.29 feet to the point of beginning; thence continue South along said West line of Section 29, a distance of 557.12 feet to the westerly extension of the South line of Outlot 1, WALDEN WOODS; thence East along said westerly extension and the South line of said Outlot 1, a distance of 1316.00 feet to the West line of Northeast Quarter of Southwest Quarter of said Section 29; thence North 552.99 feet along said West line of the Northeast Quarter of the Southwest Quarter of Section 29; thence West 1314.56 feet to the point of beginning.



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Wisconsin.

Steven F. Hough
Steven F. Hough - PLS License No. S-3218 01/22/21 Date

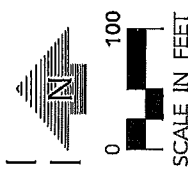




I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Wisconsin.

Steven F. Hough
Steven F. Hough - PLS License No. S-3218 01/22/21 Data

ANNEXATION MAP
Loucks Project No. 19-946A
Sheet 2 of 2 Sheets



Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Exhibit B

Petitioner Information

Name: **HUDSON PHYSICIANS**

Address: **403 STAGELINE ROAD**

Hudson, WI 54016

Email: **MBRANDT@HUDSONPHYSICIANS.COM**

Office use only:

RECEIVED

July 30, 2020

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: **HUDSON TOWNSHIP**

2. Petitioned City or Village: **CITY OF HUDSON**

3. County where property is located: **ST. CROIX COUNTY**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **15**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **020108400000**
AND 020108390000

Petitioners phone:

715.531.6800

Town clerk's phone:

715-386-4263

City/Village clerk's phone:

715-716-5748

Contact Information if different than petitioner:

Representative's Name and Address:

STEVE DORGAN

CRESA MINNEAPOLIS

Phone: **612.501.4160**

E-mail: **sdorgan@cresa.com**

Surveyor or Engineering Firm's Name & Address:

HENERY NELSON

LOUCKS ASSOCIATES

**7200 HEMLOCK LANE, SUITE 300 MAPLE
GROVE, MN 55369**

Phone: **763.424.5505**

E-mail: **HNELSON@LOUCKSINC.COM**

Required Items to be provided with submission (to be completed by petitioner):

1. ☒ Legal Description meeting the requirements of s. 66.0217 (1) (c) [see attached annexation guide]
2. ☒ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. ☒ Signed Petition or Notice of Intent to Circulate is included
4. Indicate Statutory annexation method used:
 - ☒ Unanimous per s. 66.0217 (2), or,
 - OR
 - ☐ Direct by one-half approval per s. 66.0217 (3)
5. ☒ Check or money order covering review fee [see next page for fee calculation]

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$350 Initial Filing Fee (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

\$800 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)

\$200 – 2 acres or less

\$600 – 2.01 to 10 acres

\$800 – 10.01 to 50 acres

\$1,000 – 50.01 to 100 acres

\$1,400 – 100.01 to 200 acres

\$2,000 – 200.01 to 500 acres

\$4,000 – Over 500 acres

\$1150 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Attach check or money order here, payable to: **Department of Administration**

THE DEPARTMENT WILL NOT PROCESS
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.

THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE

Shaded Area for Office Use Only

Date fee received: 7-28-2020

Payee: Steven G Dorgan

Check Number: 5837

Check Date: 7-23-20

Amount: \$1,150.00

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- ☒ State the purpose of the petition:
- Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- ☒ Petition must be signed by:
- All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.
- ☒ State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexe (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

☐ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

☐ The land may NOT be described only by:

- Aliquot part;
- Reference to any other document (plat of survey, deed, etc.);
- Exception or Inclusion;
- Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

☒ The map shall be an **accurate reflection** of the legal description of the parcel being annexed. As such, it must show:

- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
- Bearings and distances along all parcel boundaries as described.
- All adjoiners as referenced in the description.

☒ The map must include a **graphic scale**.

☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

☐ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).

☒ If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]



July 24, 2020

Erich Schmidtke
Municipal Boundary Review - DOA
101 East Wilson Street
PO Box 1645, Madison, WI 53701
erich.schmidtke@wisconsin.gov

Re: Hudson Physiologists Request for Annexation

Dear Mr. Schmidtke,

On behalf of Hudson Physiologists, enclosed please find the application, petition and check payment for the request for annexation. I have emailed you the necessary documents as part of the application. If there is any additional information you need, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "SD", written over a horizontal line.

Steve Dorgan
Managing Principal, Cresa Minneapolis
612.501.4160
sdorgan@cresa.com

Petition for Annexation

Hudson Physicians SC Rock Island Land Company

City of Hudson
May 28, 2020

REQUEST:

Hudson Physicians SC (Developer) currently is working with the Rock Island Land Company (Owner) to develop the Property located at the NE corner of Hillforest Drive and Carmichael Road. This along with the State required documentation is to serve as our official petition for annexation to the City of Hudson.

The specific parcels included in the annexation petition are:

- 020108400000
- 020108390000
- 020140414000

The annexation area totals 16.00 acres and is located to the east of Hudson city limits, in the Town of Hudson, along Carmichael Road. There are no structures on the subject properties.

LEGAL DESCRIPTION OF PROPERTY:

Part of the Northwest Quarter of the Southwest Quarter of Section 29, Township 29 North, Range 19 West, Town of Hudson, St. Croix County, Wisconsin being parcels of land described in Volume 424, Page 199, Volume 424, Page 201, and Outlot 1 of WALDEN WOODS a County plat recorded at the St. Croix County Register of Deeds.

Property being further described as:

Commence at the West Quarter corner of Section 29, Township 29 North, Range 19 West; thence South 00 degrees 15 minutes 33 seconds West along the west line of the Southwest Quarter 330.00 feet; thence north 89 degrees 42 minutes 21 seconds East 55.00 feet to a found iron pipe and the point of beginning; thence South 00 degrees 15 minutes 33 seconds West along the easterly right-of-way of Carmichael Road 102.87 feet to a found iron pipe; thence South 08 degrees 16 minutes 18 seconds East along the easterly right-of-way of Carmichael Road 101.12 feet to a found iron pipe; thence South 00 degrees 15 minutes 33 seconds West along the easterly right-of-way of Carmichael Road 50.00 feet to a found iron pipe; thence South 08 degrees 47 minutes 24 seconds West along the right-of-way of Carmichael Road 101.12 feet to a found iron pipe; thence South 00 degrees 15 minutes 33 seconds West along the right-of-way of Carmichael Road 142.13 feet to a found iron pipe; thence South 00 degrees 15 minutes 33 seconds West 62.66 feet to a found iron pipe on the south line of Outlot 1 of the plat of WALDEN WOODS; thence North 89 degrees 31 minutes 28 seconds East along the south line of

said Outlot 1, 1260.90 feet to a found Iron pipe; thence North 00 degrees 06 minutes 39 seconds East along the west line of the Northeast Quarter of the Southwest Quarter of said Section 29, 553.65 feet to a found Iron pipe; thence South 89 degrees 42 minutes 21 seconds West 1259.42 feet to the point of beginning.

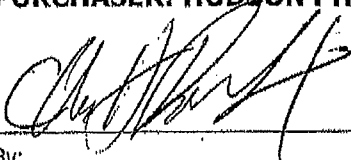
Said parcel contains 16.00 Total Acres

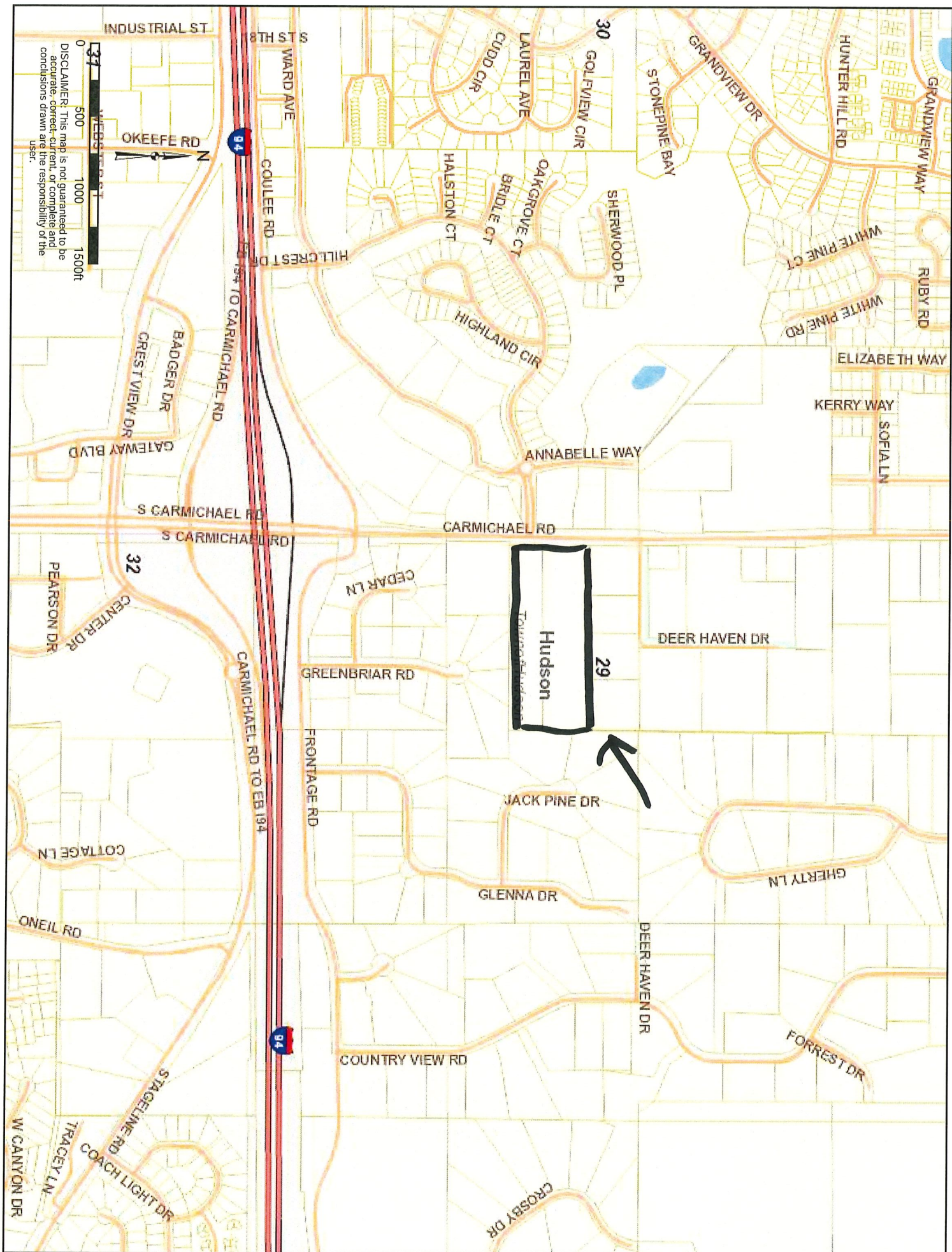
Please see EXHIBIT A, Boundary Survey

OWNER: ROCK ISLAND LAND COMPANY


By: CEO

PURCHASER: HUDSON PHYSICIANS


By: _____



Hudson

29

