

**AMENDED
PROPERTY OWNER PETITION FOR ANNEXATION BY ORDINANCE**

IN THE MATTER OF THE PETITION OF CERTAIN PERSONS FOR THE ANNEXATION
OF CERTAIN LAND TO THE CITY OF ROCKVILLE, MINNESOTA
PURSUANT TO MINNESOTA STATUTES § 414.033, SUBD. 5

TO: Council of the City of Rockville, Minnesota

AND

Office of Administrative Hearings
Municipal Boundary Adjustment Unit
P. O. Box 64620
St. Paul, MN 55164-0620

PETITIONER(S) STATE: The property owner or a majority of the property owners in number are required to commence a proceeding under Minnesota Statutes § 414.033, Subd. 5.

It is hereby requested by:

Mark A. Yanta, a single adult, and Martin N. Harstad, as President of Creative Capital Holdings, LP, all of the property owners of the area proposed for annexation to annex certain property described herein lying in the Town of St. Joseph to the City of Rockville, County of Stearns, Minnesota. This Petition is an amendment to individual petitions previously submitted on October 18, 2017 and October 25, 2017.

The area proposed for annexation is described as follows:

Harstad (Creative Capital Holdings, LP):

That part of the South Half of the Northwest Quarter (S ½ NW ¼) of Section 35, Township 124 North, Range 29 West, Stearns County, Minnesota, described as follows:

Commencing at the south quarter corner of said Section 35; thence North 00 degrees 15 minutes 45 seconds East, assumed bearing along the north-south quarter line of said Section 35, a distance of 2697.25 feet to the southeast corner of said South Half of the Northwest Quarter (S ½ NW ¼), said point being the beginning of the land to be described; thence continuing North 00 degrees 15 minutes 45 second East, along said north-south quarter line 870.90 feet to the south line of STATE HIGHWAY RIGHT OF WAY PLAT NO. 73-14, according to the recorded plat thereof; thence South 64 degrees 35 minutes 39 seconds West, along said south line of STATE HIGHWAY RIGHT OF WAY PLAT NO. 73-14, a distance of 1341.38 feet to the easterly corner of Parcel 214 of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 73-54, according to the recorded plat thereof; thence South 50 degrees 01 minutes 12 seconds West, along the southeast line of said Parcel 214, a distance of 169.49 feet; thence South 64 degrees 35 minutes 39 seconds West, along said southeast line of Parcel 214, a distance of 535.01 feet to the south line of said South Half of the Northwest Quarter (S ½ NW ¼); thence North 88 degrees 38 minutes 46 seconds East, along said south line of the South Half of the Northwest Quarter (S ½ NW ¼), a distance of 1821.31 feet to the point of beginning.
and

That part of the Northeast Quarter of Section 35, Township 124, Range 29, which lies southerly of STATE HIGHWAY RIGHT OF WAY PLAT No. 73-15, Stearns County, Minnesota.

Except the south 2 rods of the east 2 rods of said Northeast Quarter.

and

That part of the Northwest Quarter of the Northeast Quarter of Section 35, Township 124, Range 29, which lies northerly and westerly of STATE HIGHWAY RIGHT OF WAY PLAT No. 73-15, Stearns County, Minnesota.

The tract contains 130.29 acres more or less.

Mark A. Yanta

The South 33 feet of the East 33 feet of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-five (35) and that part of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Thirty-six (36), all in Township One Hundred Twenty-four (124) North, Range Twenty-nine (29) West, lying Southwesterly of the right of way of Interstate Highway No. 94 as shown on State highway Right of Way Plat No. 73-15, a duly recorded plat.

Together with an easement for ingress and egress over the East Two rods of the North 327.00 feet of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section 35.

This Tract contains 17.48 acres more or less

1. There are 2 property owners in the area proposed for annexation. (If a property owner owns more than one parcel in the area proposed for annexation, he/she is only counted once as an owner - the number of parcels owned by a petitioner is not counted.)
2. The property owners have signed this petition. (If the land is owned by both husband and wife, both must sign the petition to represent all owners.)
3. Said property is unincorporated, abuts on the city's North boundary(ies), and is not included within any other municipality.
4. The area of land proposed for annexation, in acres, is:
147.77 +/- Unplatted ___O___ Platted 147.77 +/- Total
5. The reason for the requested annexation is to foster urban and commercial development, including the potential for the extension of public services.
6. The area proposed for annexation will be zoned a mix of commercial and residential.

7. All of the area proposed for annexation is or is about to become urban or suburban in character.
8. The area proposed for annexation is not included in any area that has already been designated for orderly annexation pursuant to Minnesota Statutes § 414.0325, nor in any other boundary adjustment proceeding pending before the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings.

PETITIONERS REQUEST: That pursuant to Minnesota Statutes § 414.033, the property described herein be annexed to and included within the City of Rockville, Minnesota.

Dated: 1/29/18

Signatures: 

Mark A. Yanta

Dated: 1/22/18

Signatures: 

Martin N. Harstad, President

Creative Capital Holdings, LP

NOTE: Pursuant to Minnesota Statutes § 414.033 and Minnesota Rules 6000.0800, the petition to the Office of Administrative Hearings must be accompanied by a certification showing that a copy of the petition was filed within ten (10) days after service on the annexing city to the affected township(s), county, and any other abutting municipality(ies).

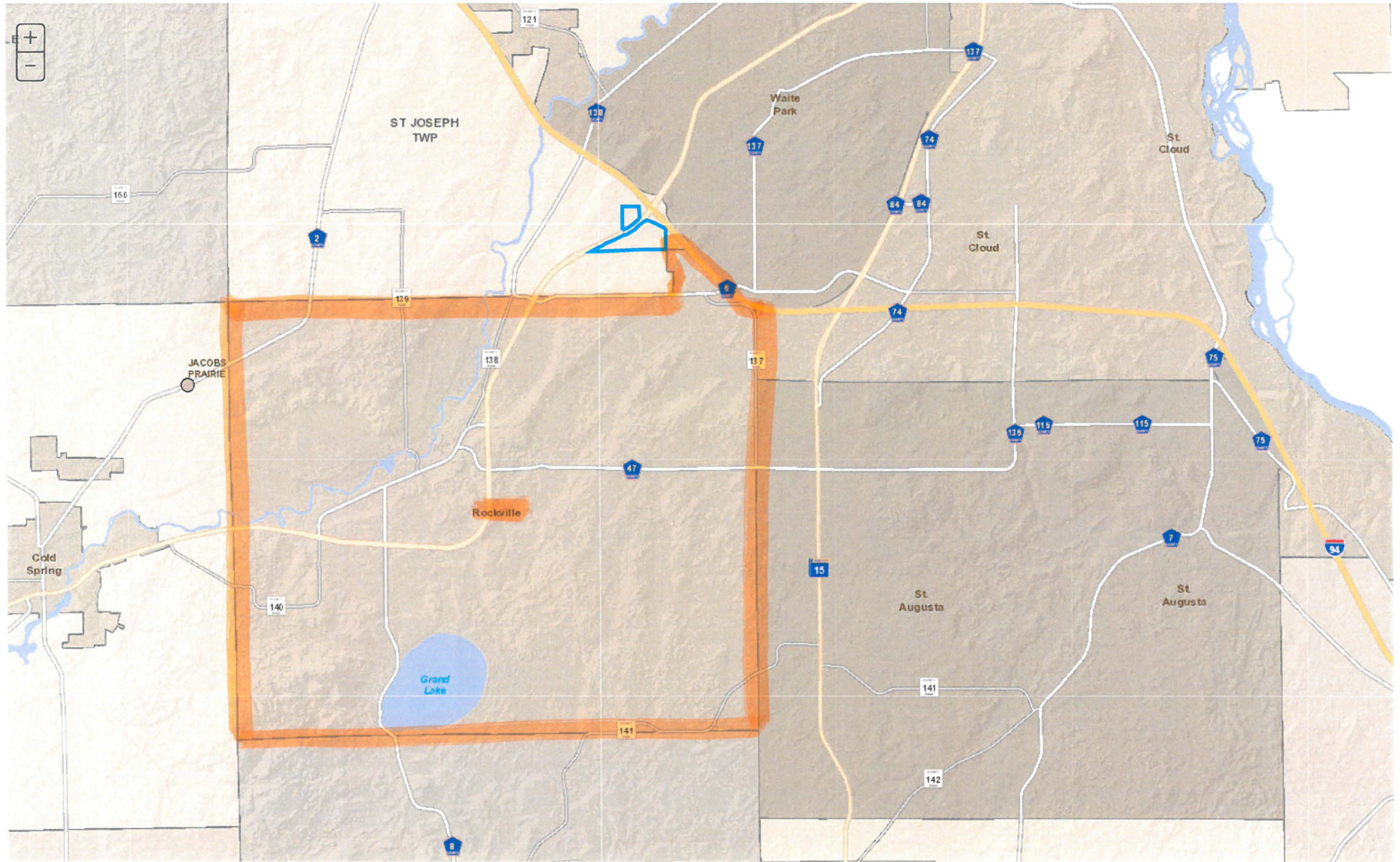
NOTE: Under Minnesota Statutes § 414.033, Subd. 5, if the petition is not signed by all of the property owners of the land proposed for annexation, the ordinance shall not be enacted until the municipal council has held a hearing on the proposed annexation after at least 30 days mailed notice to all property owners within the area to be annexed.

Municipal Boundary Adjustment Unit Contacts

Star Holman star.holman@state.mn.us 651-361-7909

Katie Lin katie.lin@state.mn.us 651-361-7911

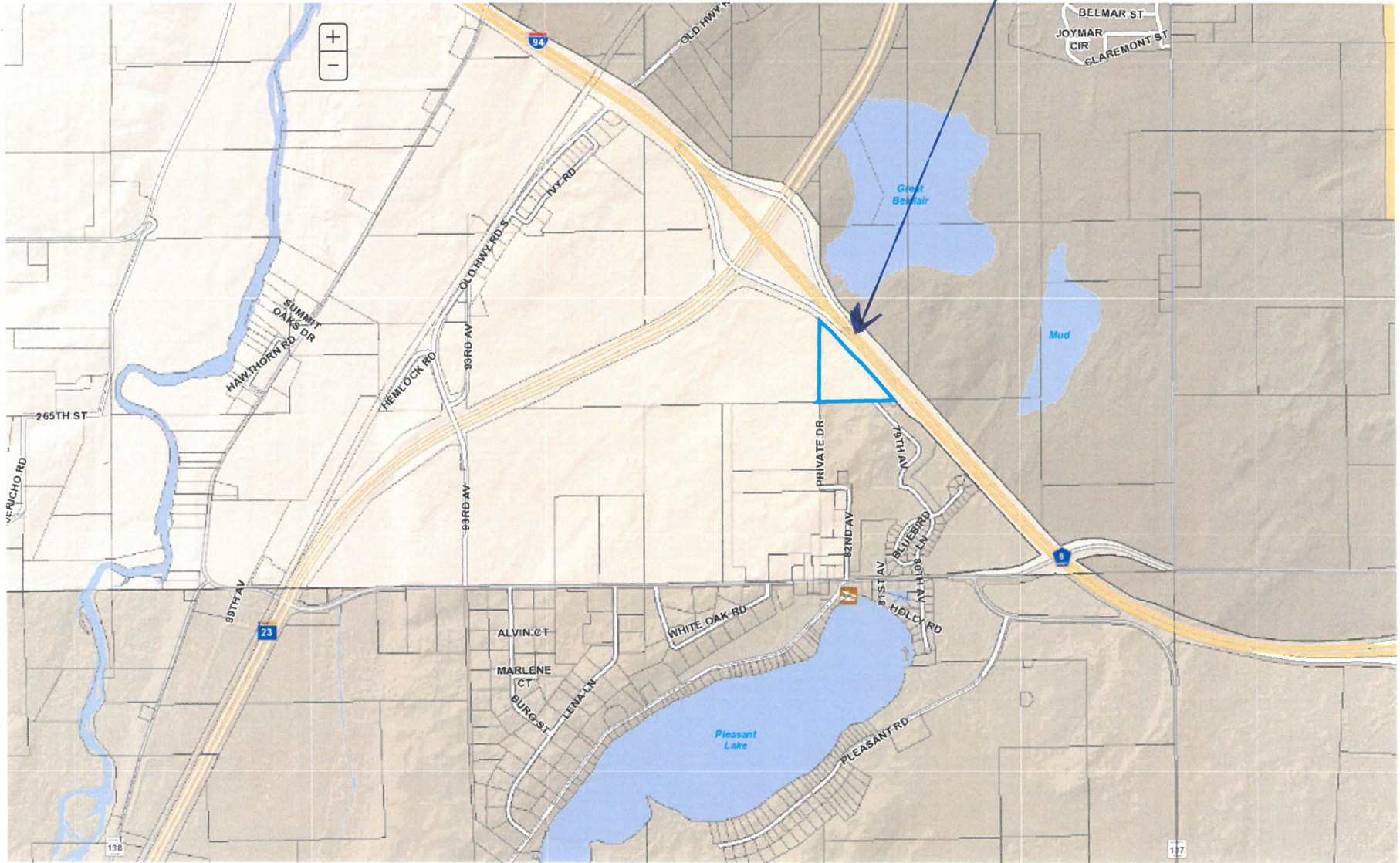
(August 2017)



- [Search](#)
- [Layers](#)
- [Draw/Measure](#)
- [Legend](#)

[Login](#)

MARK YANTA



- [Search](#)
- [Layers](#)
- [Draw/Measure](#)
- [Legend](#)

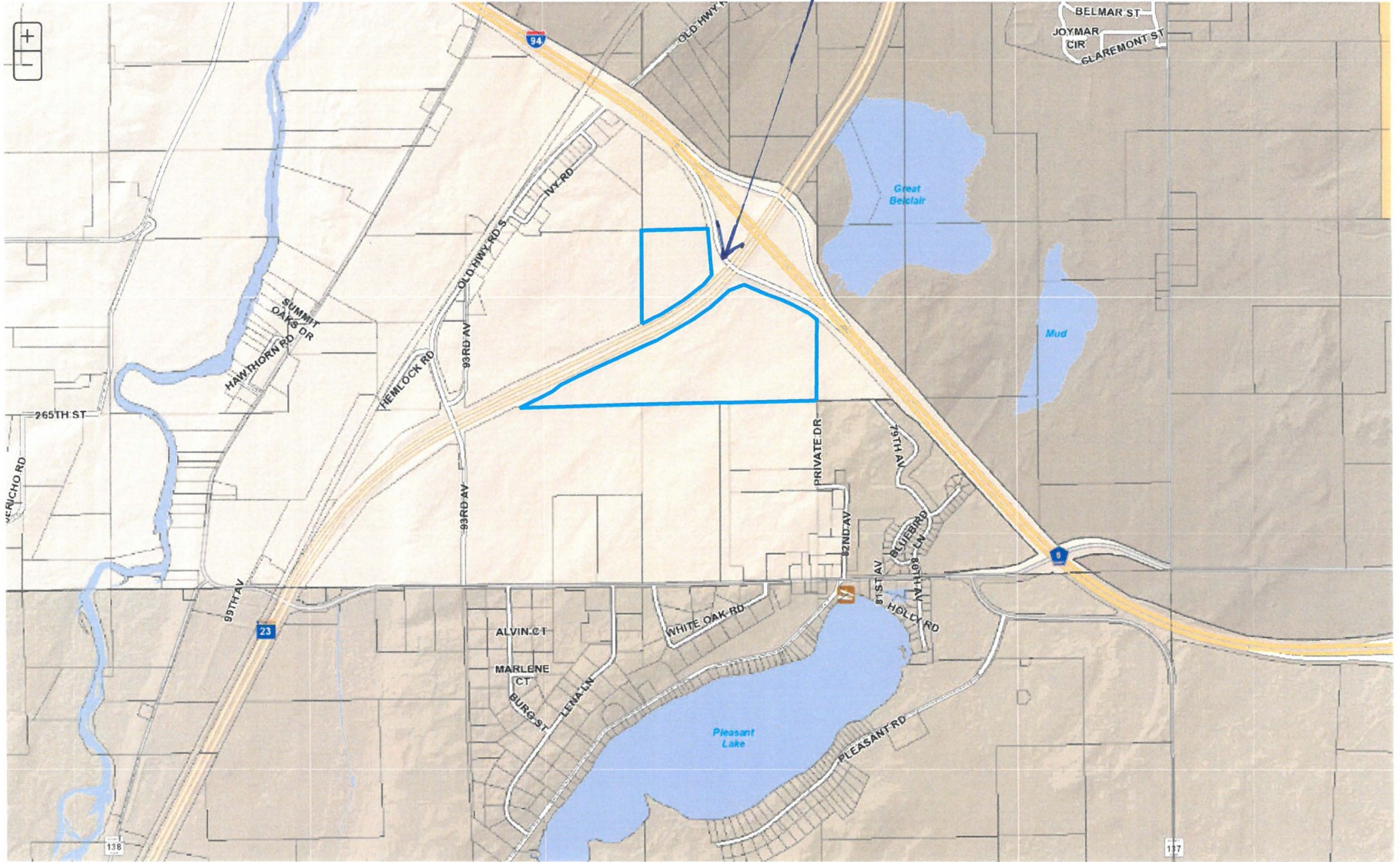
[Login](#)



- [Search](#)
- [Layers](#)
- [Draw/Measure](#)
- [Legend](#)

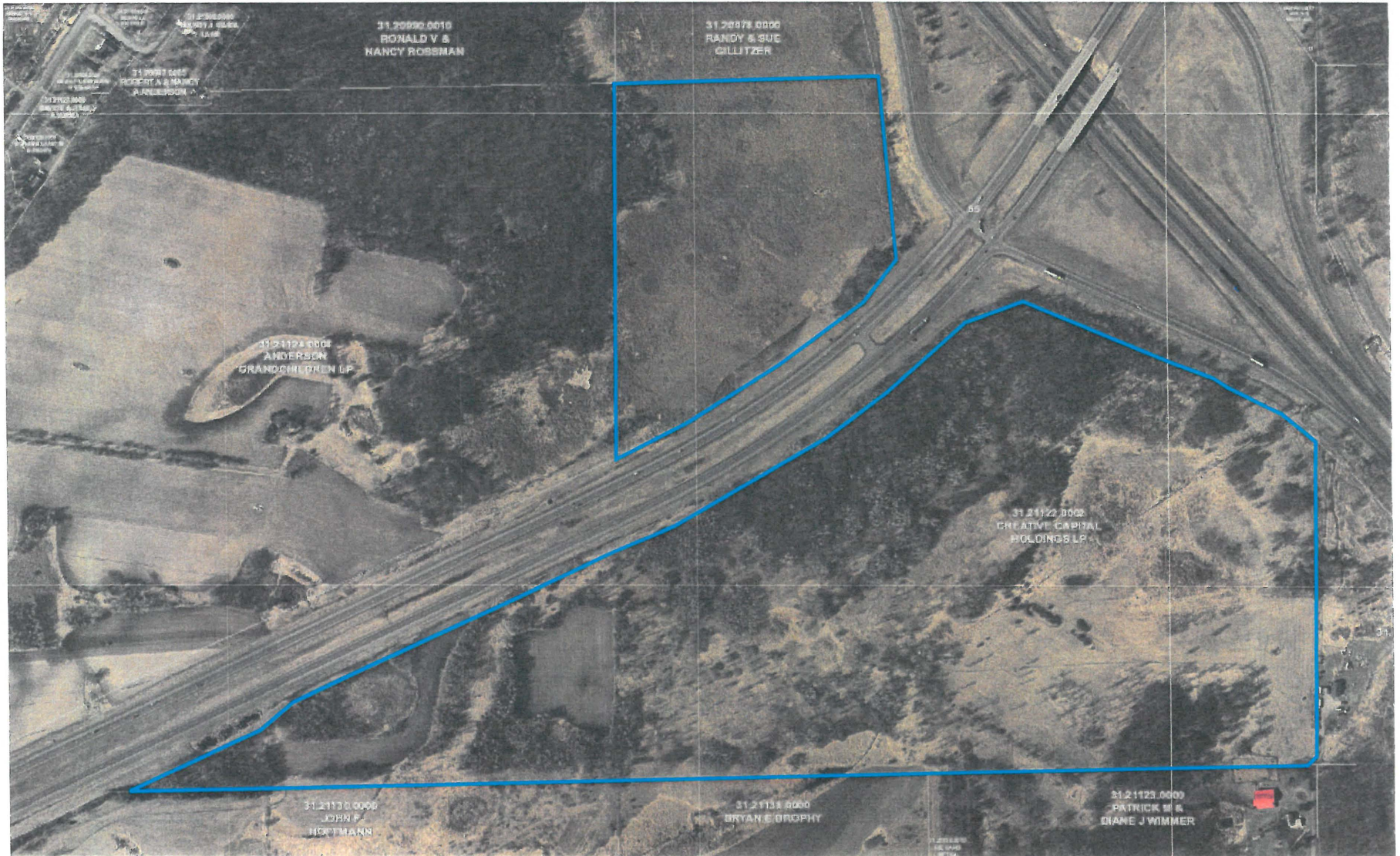
[Login](#)

MARTIN HARSTAD
Creative Capita Holdings



- [Search](#)
- [Layers](#)
- [Draw/Measure](#)
- [Legend](#)

[Login](#)



- [Search](#)
- [Layers](#)
- [Draw/Measure](#)
- [Legend](#)

[Login](#)