

TO: Ms. Christine Scotillo, Esq.
Executive Director
Municipal Boundary Adjustments, Department of Administration
State of Minnesota

IN THE MATTER OF THE PETITION BY PROPERTY OWNER,
BRYAN M. HANSEN, FOR THE CONCURRENT DETACHMENT
AND ANNEXATION OF CERTAIN LAND PURSUANT TO
MINNESOTA STATUTES, SECTION 414.061

The undersigned, being sole owner of property legally described by "addendum A" attached hereto and made part hereof, hereby requests that the office of Municipal Boundary Adjustments order detachment of such property from the City of Gem Lake for concurrent annexation to the City of Vadnais Heights, pursuant to Minnesota Statutes, section 414.061.

In bringing such petition, petitioner states that:

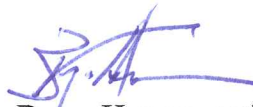
1. As sole property owner, petitioner has executed such petition below;
2. The property is presently in the City of Gem Lake and abuts the City of Vadnais Heights on the property's entire road front;
3. The "property" slightly exceeds 19 acres, consisting of about 17.87 acres held by petitioner in fee title, plus a 1.2 acre driveway formerly held in fee title later, then donated to a neighbor with petitioner reserving a use easement upon such driveway for access to such 17.87 acres;
4. Boundary adjustment is requested due to Gem Lake's governmental bodies being substantially unable or unwilling to serve such parcel, including as contemplated by the governing statutes above. The City of Vadnais Heights is able and willing to so serve the property;
5. In recognition of facts referenced in section number 4 above, the County unit of government, Ramsey, now has re-classified the property due to Gem Lake's restrictions, in order to lower the property taxes to a figure more compatible with those restrictions, and to remain so lowered until the property ultimately is served and used in some way contemplated by the statutory language above. Until then, Ramsey County's government has lowered the property taxes by eighty-five (85) percent, from over \$79,000 to about \$12,000;
6. Concurrently, Ramsey County has allowed for further re-classification of the property down to a "Green Acres" status, for further property tax reduction

via a vegetable growing program which was commenced in the summer of 2004 by tenant families now coming to work the land;

7. The City of Vadnais Heights, by unanimous City Council vote, has resolved to annex such 17.87 acres held by petitioner in fee, following the order of detachment here requested.

Dated:

JANUARY 13, 2005



Bryan Hansen, petitioner
P.O. Box 10843
White Bear, Minnesota 55110
651 775 8903

That part of the Southwest Quarter (SW 1/4) of Section Twenty-seven (27), Township Thirty (30), Range Twenty-two (22), Ramsey County, Minnesota, described as follows: Beginning at a point on the south line of said Southwest Quarter (SW 1/4), a distant 874.07 feet west of the Southeast corner of said Southwest Quarter (SW 1/4);

thence North 0° 03' 30" East 1139.59 feet more or less to the southerly line of premises described in deed recorded in the office of the Register of Deeds of Ramsey County, Minnesota in Book "1453" of Deeds, Page 152, thence westerly along the southerly line of premises described in Book "1453" of Deeds, Page 152, and said line extended to the easterly line of premises described in Deed recorded in the office of the Register of Deeds of Ramsey County, Minnesota, in Book "1454" of Deeds, Page 213; thence south 50° 50' west, a distance of 46.61 feet; thence south 68° 31' west, a distance of 85 feet; thence north 72° 03' west, a distance of 52 feet; thence south 26° 21' west, a distance of 210.5 feet; thence south at right angles to the south line of said Southwest Quarter (SW 1/4) a distance of 886 feet to the south line of said Southwest Quarter (SW 1/4), thence east along the south line of said Southwest Quarter (SW 1/4) a distance of 816.28 feet, more or less, to the point of beginning. Excepting therefrom a 40 foot wide road easement, the westerly and northerly line of which is described as follows: Beginning at a point on the south line of said Southwest Quarter (SW 1/4) of said Section Twenty-seven (27), a distant 935 feet east of the Southwest corner of said Section Twenty-seven (27); thence north at right angles to said south line 886 feet; thence north 26° 20' east, 210.5 feet; thence south 72° 03' east 52 feet; thence north 68° 31' east 85 feet; thence north 50° 50' east to the extended south line of premises described in said Book "1453" Deeds, Page 152. Together with an easement for road purposes, in common with others, over and across the last above-described 40 foot road easement.

"
ADDENDUM A"
TO PETITION

REC'D BY
MMB

JAN 14 2005

CITY OF GEM LAKE

RAMSEY COUNTY MINNESOTA

REC'D BY
M M B
JAN 14 2005

ZONING DISTRICTS

- ☐ RESIDENTIAL 1 (R1)
- ☐ RESIDENTIAL 2 (R2)
- ☐ RESIDENTIAL 3 (R3)
- ☐ RESIDENTIAL 4 (R4)
- ☐ GENERAL BUSINESS (GB)
- ☐ GENERAL BUSINESS II (GBII)
- ☐ RETAIL BUSINESS (RB)
- ☐ LOW DENSITY BUSINESS (LDB)

ADDENDUM B
TO PETITION

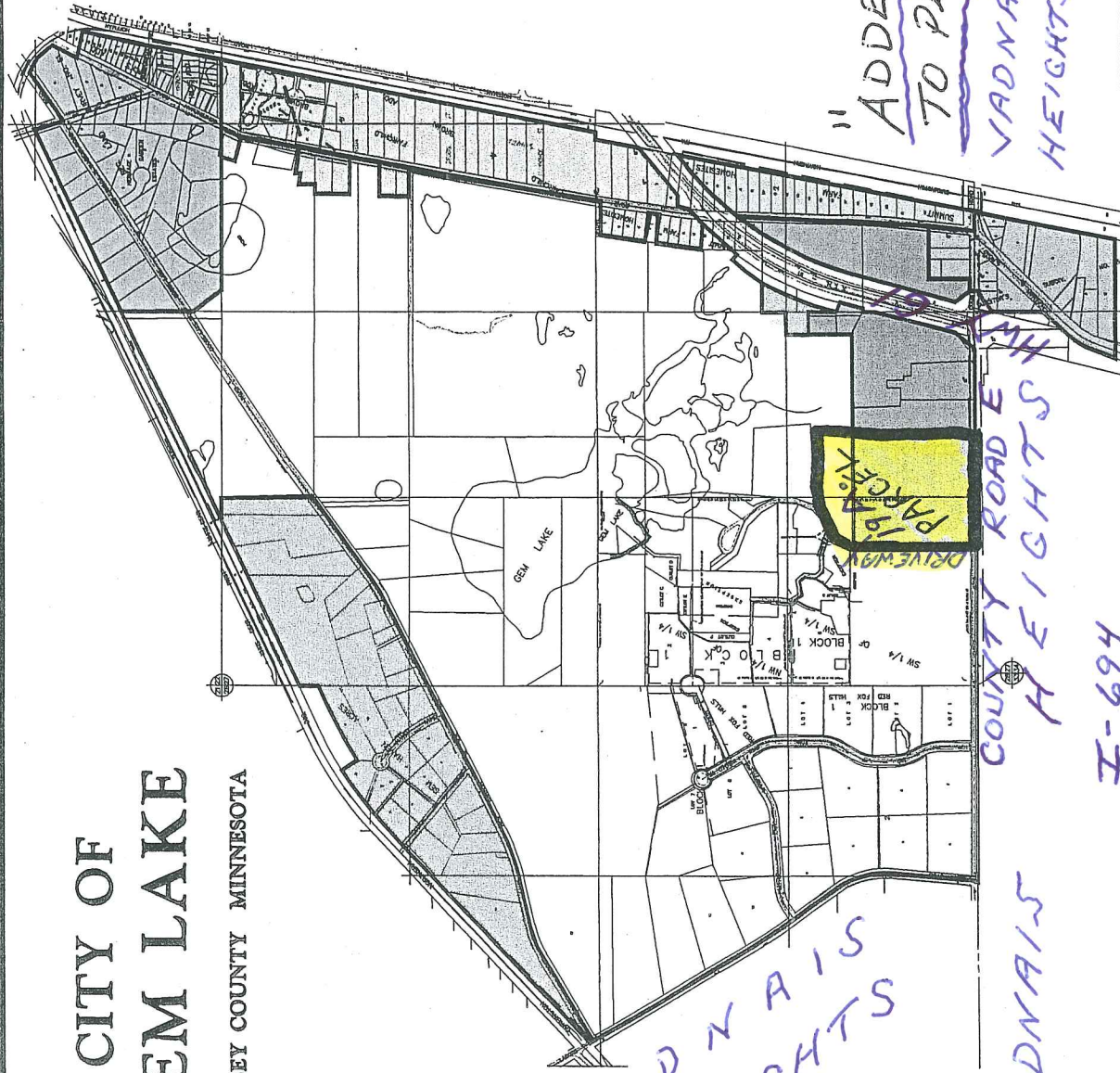
VADNAIS
HEIGHTS

COUNTY ROAD E
HEIGHTS

I-694

VADNAIS
HEIGHTS

I-35E



DATE OF LAST AMENDMENT
JANUARY 14, 2002

FIGURE 6

CITY OF GEM LAKE - ZONING MAP



REC'D BY
MMB

JAN 14 2005

PROOF OF SERVICE BY MAIL

I have this January 14, 2005 deposited in the United States mail, postage prepaid, to:

Thomas Newcome, City Attorney of Gem Lake, 100 South Fifth Street, Suite 2500,
Minneapolis, Minnesota, 55402, the following papers:

Letter of Bryan Hansen to Christine Scotillo, Esq., dated January 13, 2005, with all its
listed enclosures, and titled Petition By Property Owner Bryan Hansen For Concurrent
Detachment and Annexation of Land Pursuant to Minnesota Statutes, Section 414.061.

To such I so declare under penalty of perjury of the laws of Minnesota.



Bryan Hansen

PO Box 10843
White Bear, Mn 55110
6517758903