

IN THE MATTER OF THE PETITION FOR DETACHMENT OF
CERTAIN LAND FROM THE CITY OF Cosmos, MINNESOTA
PURSUANT TO MINNESOTA STATUTES § 414.06

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

REC'D BY
MBA

AUG 06 2012

Pursuant to the 2012 amendment to Minn. Stat. § 414.06, the petitioner(s) shall also provide a copy of this petition to:

- 1) the city from which the land may be detached;*
- 2) all property owners who have not signed this petition;*
- 3) the clerk of the town to which the property may be attached if granted;*
- 4) the clerk of any other abutting town or city; and*
- 5) the county recorder in the county in which the land is located.*

PETITIONERS STATE: The number of petitioners required by Minnesota Statutes § 414.06, Subd. 1, to commence this proceeding is: all of the property owners if the area is less than 40 acres; or 75% or more of the property owners in number if the area is more than 40 acres.

It is hereby requested by:

 all of the property owners, the area is less than 40 acres; or
 x 75% or more of the property owners, the area is more than 40 acres;
to detach certain properties described herein from the City of
 Cosmos and make a part of the Township of
 Cosmos .

1. There are 2 property owners in the area proposed for detachment.
2. 2 property owners have signed this petition. (If the land is owned by both the husband and wife, both must sign the petition to represent all owners.)
3. The property is situated within the City of Cosmos ,
abuts the municipal boundary, and is located in the County of
 Meeker .
The petitioned area abuts on the city's N S E W (circle one) boundary(ies).

4. The property proposed for detachment is rural in character and not developed for urban residential, commercial, or industrial purposes.

5. The reason detachment is requested is See Attached Form A

6. Summarize what efforts were taken prior to filing this petition to resolve the issues: Met with council asking them to form a rural Taxing District To Lower real estate Taxes in city Limits. They said no more discussion on Subject as Municipal Boundries Adjustment would not Side with me.

7. The number of acres in the property proposed for detachment is 64.14 and is described as follows:

**INSERT THE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.
DO NOT USE DESCRIPTIONS FROM PROPERTY TAX STATEMENTS.**

See Attached Description

8. The number and character of buildings on said property is: none

9. The number of residents in the area proposed for detachment is 0
(The number of residents is not necessarily the same as number of owners.)

10. Public improvements on said property are: none

Date: August 3, 2012

Randy Schir
Property Owner

Judy Schir
Property Owner

Donald Henry
County Auditor

by _____ Deputy

STATE DEED TAX DUE HEREON: \$ 74.80

Date: June 20, , 19 86

Office of COUNTY RECORDER,
Meeker County, Minnesota

I hereby certify that the within instrument was filed in
this office for record on the 20th day of June
A.D. 19 86 at 8 o'clock A. M. and was duly recorded in
book 544 of Deeds page 357-358
Mark P. Wood County Recorder

REC'D BY
MBA 'AUG 06 2012

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Marvin Schiro and Elaine Schiro, husband
and wife, Grantor(s),
(marital status)

hereby convey (x) and warrant (x) to Randy Schiro and Judy A. Schiro, husband and wife
Grantees as joint
tenants, real property in Meeker County, Minnesota, described as follows:

The South Half of the Northwest Quarter of the Northeast Quarter (S $\frac{1}{2}$ of
NW $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Twenty-two (22), Township One Hundred Seventeen
(117) North, Range Thirty-two (32) West, excepting therefrom the following
tract: Commencing at the south line thereof 178 feet East of the Southwest
corner thereof, thence West to the Southwest corner thereof, thence North
134 feet, thence Southeasterly to the point of beginning.

The South Half of the Northwest Quarter (S $\frac{1}{2}$ of NW $\frac{1}{4}$) of Section Twenty-two
(22), Township One Hundred Seventeen (117) North, Range Thirty-two (32)
West, excepting that part thereof heretofore platted and except those parts
previously conveyed by deeds recorded in Book 107 of Deeds at page 169, in**
**CONTINUED ON REVERSE SIDE

(if more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

None.

Property
Description

MEEKER COUNTY DEED TAX

PAID \$ 74.80

Affix Deed Tax Stamp Here 6/20/86
NUMBER: 703 DATE: 6/20/86

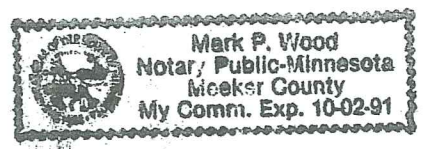
Marvin Schiro
Marvin Schiro

Elaine Schiro
Elaine Schiro

STATE OF MINNESOTA }
COUNTY OF MEEKER } ss.

The foregoing instrument was acknowledged before me this 20th day of June, 1986,
by Marvin Schiro and Elaine Schiro, husband and wife
Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)



Mark P. Wood
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should
be sent to (Include name and address of Grantee):

Randy Schiro & Judy A. Schiro
Route 1, Box 57
Cosmos, Minnesota 56228

**CONTINUATION OF DESCRIPTION FROM FRONT OF DEED:

Book 291 of Deeds at pages 15-16, in Book 294 of Deeds at pages 279-280, in Book 94 of Deeds, pages 293-294, in Book 296 of Deeds at pages 415-416 and in Book 299 of Deeds, pages 43-44; and except the following tract: Beginning 76.4 feet East of the Southwest corner of said Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$), thence North 565 feet to the South line of South Street, thence East 500 feet, along the South line of said South Street, thence South 565 feet to the South boundary of the said Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$), thence 500 feet West along the South boundary of said Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$), to the point of beginning.

Excepting any Land that is Already in Cosmos Township.
19.75 Acres.

REC'D BY
MBA

AUG 06 2012

As of : 1/14/2012

64 Acres
014

Parcel Number: 21-0056000
Payable Year: 2012 Rec# 1 of 1

General Information | Value Information | Special Asmts | Ditch | Sales | History

5 Year Tax History

Year	Est/Tax Market	TC Value	TC/Mkt Rate	Other Credit	Abat/Add	Special Asmts	Total Net Tax
2011	273,300	1,367	184.21400	0.00	0.00	0.00	2,518.00
	273,300		0.26796				
2010	257,700	1,364	154.40500	0.00	0.00	0.00	2,106.00
	257,700		0.27888				
2009	206,600	990	141.76100	0.00	0.00	0.00	1,404.00
	198,000		0.27438				
2008	206,600	947	138.08300	0.00	0.00	0.00	1,308.00
	172,200		0.14474				
2007	191,100	823	135.39400	0.00	0.00	0.00	1,114.00
	149,700		0.13582				

Proposed
2012
\$ 4258.00

Another Search | Back to ParcelList |

Form A

Proposed 2012 - \$66.39 Per Acre

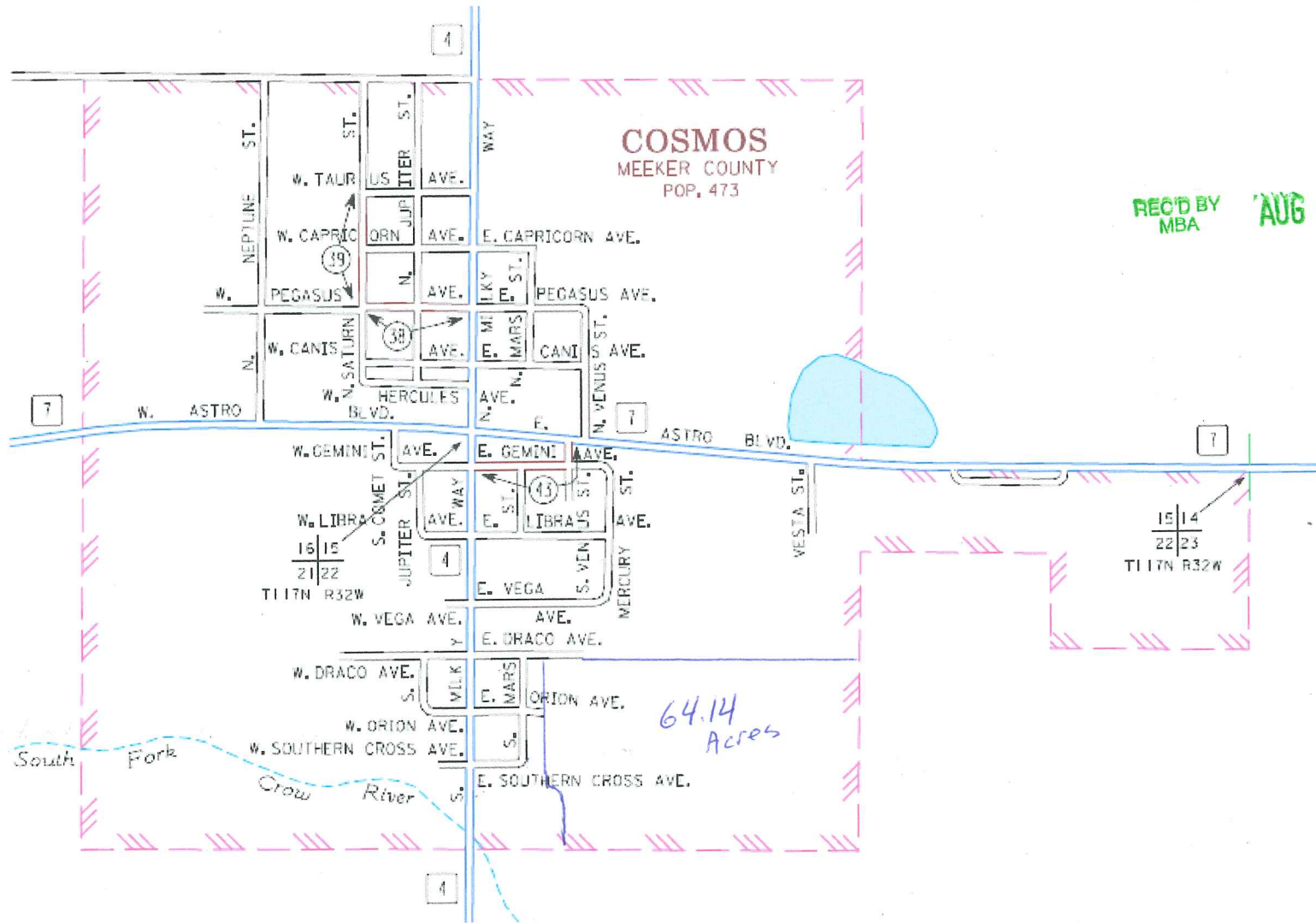
Extreme Tax increases the last six years.

Land is used for Ag Production only.

Past and future chances for development are poor.

Taxes paid are approximately 8-10 times higher than if land was in Cosmos Township

MnDOT MAP OF COSMOS

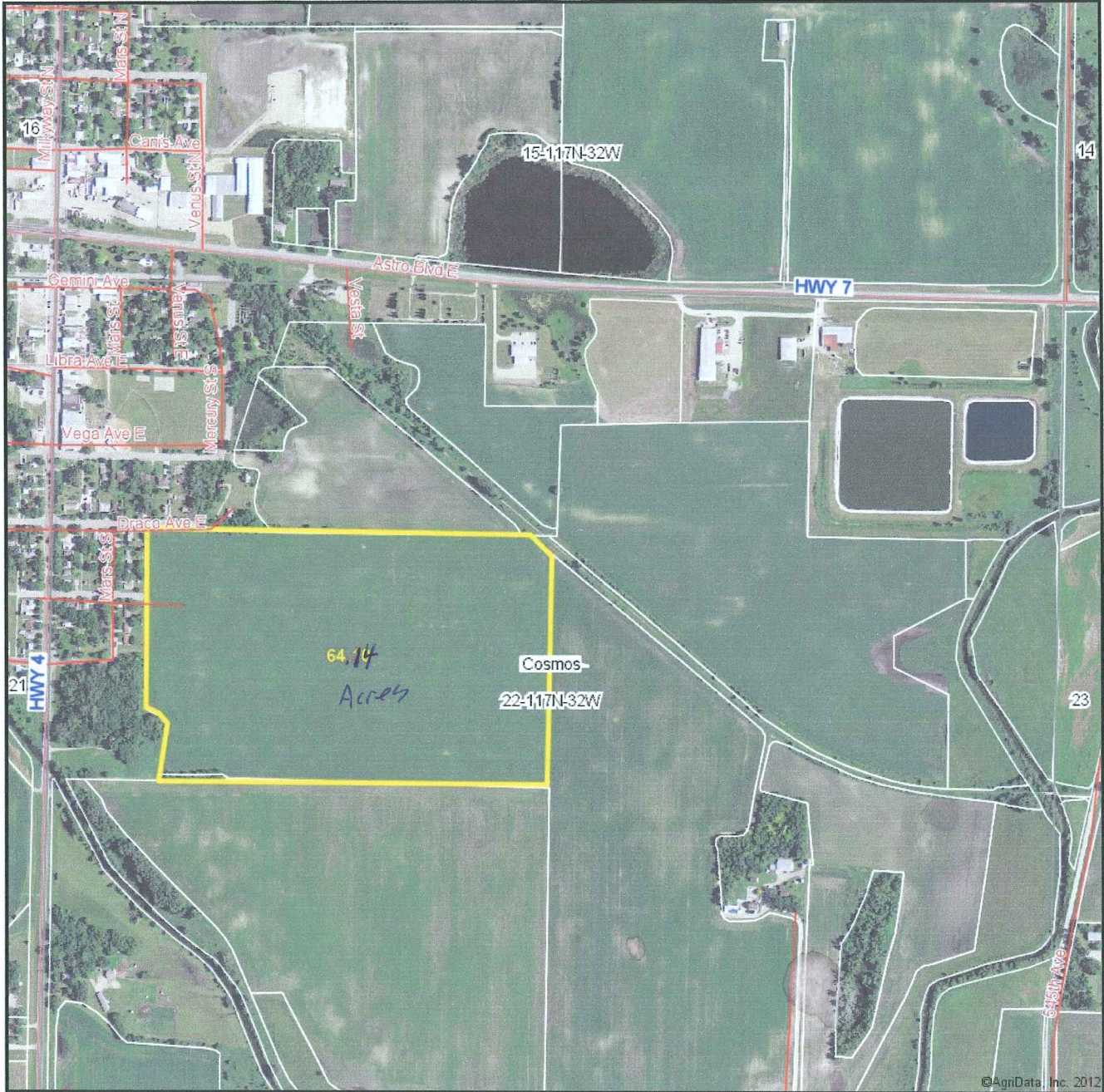


REC'D BY
MBA
AUG 06 2012

64.14
Acres

15 | 14
22 | 23
T117N R32W

Aerial Map



©AgriData, Inc. 2012

map center: 44° 55' 54.41, 94° 41' 11
scale: 10041



8/1/2012

22-117N-32W
Meeker County
Minnesota

Maps provided by:

 CUSTOMIZED ONLINE MAPPING
 ©AgriData, Inc. 2012
 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

REC'D BY
MBA 'AUG 06 2012