

SAMPLE

REC'D BY  
MBA

JAN 22 2015

PROPERTY OWNER PETITION FOR DETACHMENT  
OF PROPERTY FROM A CITY

IN THE MATTER OF THE PETITION FOR DETACHMENT OF  
CERTAIN LAND FROM THE CITY OF \_\_\_\_\_, 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

*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:

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

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 WALKER, abuts the municipal boundary, and is located in the County of CASS.  
The petitioned area abuts on the city's (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 that we do not utilize any city services or realize any benefit for being inside the city limits. Also we would like to decrease our tax burden.

6. Summarize what efforts were taken prior to filing this petition to resolve the issues: We discussed the pros and cons with the city, township and county and found no specific issue to resolve other than our personal interest in decrease our taxes.

7. The number of acres in the property proposed for detachment is 4.57 and is described as follows: SEE ATTACHMENT

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

8. The number and character of buildings on said property is: 1 - Frame constructed 50x160 structure

9. The number of residents in the area proposed for detachment is 2  
(The number of residents is not necessarily the same as number of owners.)

10. Public improvements on said property are: NONE

Date: 1/16/15

Ben Tonde  
Property Owner

Catherine Tonde  
Property Owner

**EXHIBIT "A"  
LEGAL DESCRIPTION**REC'D BY  
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**TRACT 5**

That part of Government Lot Two (2), Section Thirty-five (35), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, Cass County, Minnesota described as follows: Commencing at the Northwest corner of said Government Lot 2; thence on an assumed bearing of North 87 degrees 09 minutes 10 seconds West along the North line of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ) of said Section 35 a distance of 830.30 feet; thence South 25 degrees 36 minutes 23 seconds East 574.86 feet; thence North 80 degrees 14 minutes 58 seconds East 367.02 feet; thence South 21 degrees 11 minutes 56 seconds East 492.10 feet; thence North 66 degrees 23 minutes 21 seconds East 279.39 feet to the point of beginning of the tract to be herein described; thence North 74 degrees 41 minutes 54 seconds East 108.78 feet; thence South 84 degrees 48 minutes 32 seconds East 289.96 feet; thence North 81 degrees 46 minutes 33 seconds East to the Westerly right-of-way line of T.H. No. 371/200; thence Southerly along said right-of-way line to the South line of said Government Lot 2; thence North 87 degrees 11 minutes 49 seconds West along said South line 164.97 feet to the intersection with a line bearing South 27 degrees 34 minutes 44 seconds East from the point of beginning; thence North 27 degrees 34 minutes 44 seconds West 567.01 feet to the point of beginning.

Subject to and together with (see 66 Foot Wide Easement)

AND

**TRACT 5A**

That part of Government Lot Two (2), Section Thirty-five (35), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, Cass County, Minnesota described as follows: Commencing at the Northwest corner of said Government Lot 2; thence on an assumed bearing of North 87 degrees 09 minutes 10 seconds West along the North line of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ) of said Section 35 a distance of 830.30 feet; thence South 25 degrees 36 minutes 23 seconds East 574.86 feet; thence North 80 degrees 14 minutes 58 seconds East 367.02 feet; thence South 21 degrees 11 minutes 56 seconds East 492.10 feet; thence North 66 degrees 23 minutes 21 seconds East 279.39 feet; thence South 27 degrees 34 minutes 44 seconds East 33.77 feet to the point of beginning of the tract to be herein described; thence South 9 degrees 52 minutes 56 seconds East 471.52 feet to the South line of said Government Lot 2; thence South 87 degrees 11 minutes 49 seconds East along said South line 166.15 feet to the intersection with a line bearing South 27 degrees 34 minutes 44 seconds East from the point of beginning; thence North 27 degrees 34 minutes 44 seconds West 533.23 feet to the point of beginning.

**66-FOOT WIDE EASEMENT**

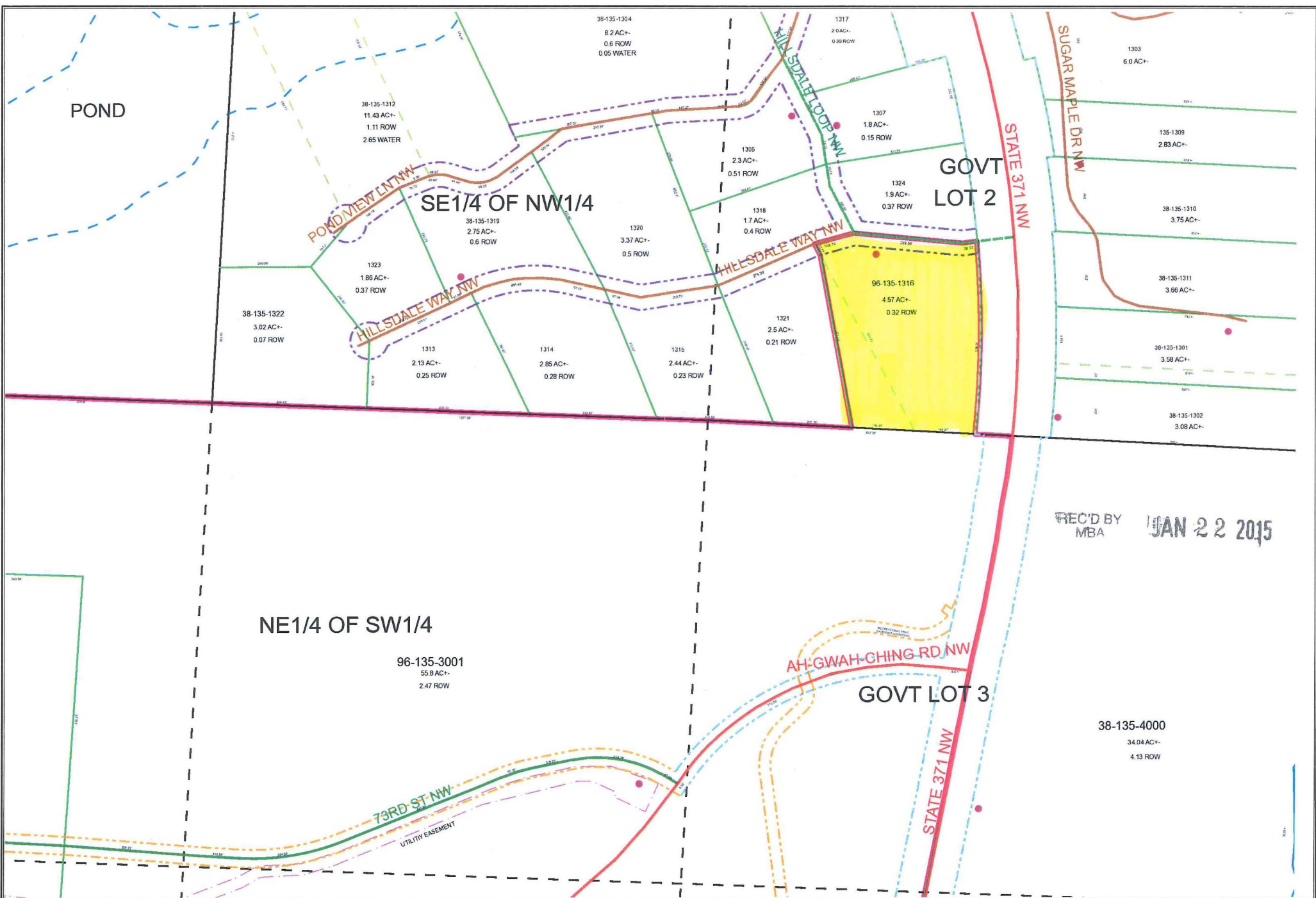
An easement 66.00 feet in width for roadway and utility purposes, over, under and across those parts of Government Lots One (1) and Two (2) and the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ), Section Thirty-five (35), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Northwest corner of said Government Lot 2; thence on an assumed bearing of South 87 degrees 09 minutes 10 seconds East, along the North line of said Government Lot 2, a distance of 248.79 feet; thence North 33 degrees 29 minutes 11 seconds East 89.70 feet; thence North 09 degrees 58 minutes 37 seconds East 57.77 feet to the point of beginning of the centerline to be herein described; thence South 09 degrees 58 minutes 37 seconds West 57.77 feet; thence South 33 degrees 29 minutes 11 seconds West 89.70 feet; thence South 35 degrees 49 minutes 04 seconds West 107.96 feet; thence South 18 degrees 38 minutes 09 seconds West 177.94 feet to a point hereinafter referred to as Point "A"; thence South 27 degrees 07 minutes 54 seconds East 227.61 feet; thence South 09 degrees 07 minutes 28 seconds East 138.95 feet; thence South 27 degrees 34 minutes 44 seconds East 140.92 feet to a point hereinafter referred to as Point "B"; thence South 84 degrees 48 minutes 32 seconds East 289.96 feet; thence North 81 degrees 46 minutes 33 seconds East 38.03 feet and said centerline there terminating; thence from said Point "A" South 35 degrees 35 minutes 22 seconds West 127.32 feet; thence Southwesterly 53.62 feet along a tangential curve, concave to the North, having a radius of 60.00 feet and a central angle of 51 degrees 11 minutes 56 seconds; thence South 86 degrees 47 minutes 18 seconds West, tangent to said curve 184.07 feet; thence South 80 degrees 14 minutes 58 seconds West 285.48 feet to a point hereinafter referred to as Point "C"; thence continue South 80 degrees 14 minutes 58 seconds West 126.68 feet and said centerline there terminating. And from said Point "C"; thence South 53 degrees 06 minutes 24 seconds West 205.12 feet; thence Westerly 95.23 feet along a tangential curve concave to the North, having a radius of 100.00 feet and a central angle of 54 degrees 33 minutes 46

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seconds; thence North 72 degrees 19 minutes 51 seconds West, tangent to said curve 41.46 feet; thence Westerly 68.66 feet along a tangential curve concave to the South, having a radius of 100.00 feet and a central angle of 39 degrees 20 minutes 18 seconds; thence South 68 degrees 19 minutes 52 seconds West, tangent to last said curve 76.72 feet; thence South 55 degrees 29 minutes 34 seconds West 166.18 feet to a point hereinafter referred to as Point "D" and said centerline there terminating; thence from said Point "B" South 74 degrees 41 minutes 54 seconds West 108.78 feet; thence South 66 degrees 23 minutes 21 seconds West 279.39 feet; thence South 81 degrees 55 minutes 46 seconds West 208.73 feet; thence North 77 degrees 00 minutes 48 seconds West 194.09 feet; thence Westerly 266.43 feet along a tangential curve concave to the South, having a radius of 400.00 feet and a central angle of 38 degrees 09 minutes 46 seconds; thence South 64 degrees 49 minutes 27 seconds West, tangent to last said curve 299.61 feet to a point hereinafter referred to as Point "E" and said centerline there terminating.

An easement for roadway and utility purposes over, under and across parts of said Government Lot 2 and said Southeast Quarter of the Northwest Quarter which lies within the circumference of three circles having a radius of 50.00 feet. The center of said circles are said Points "A", "D" and "E".

Cass County, Minnesota



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

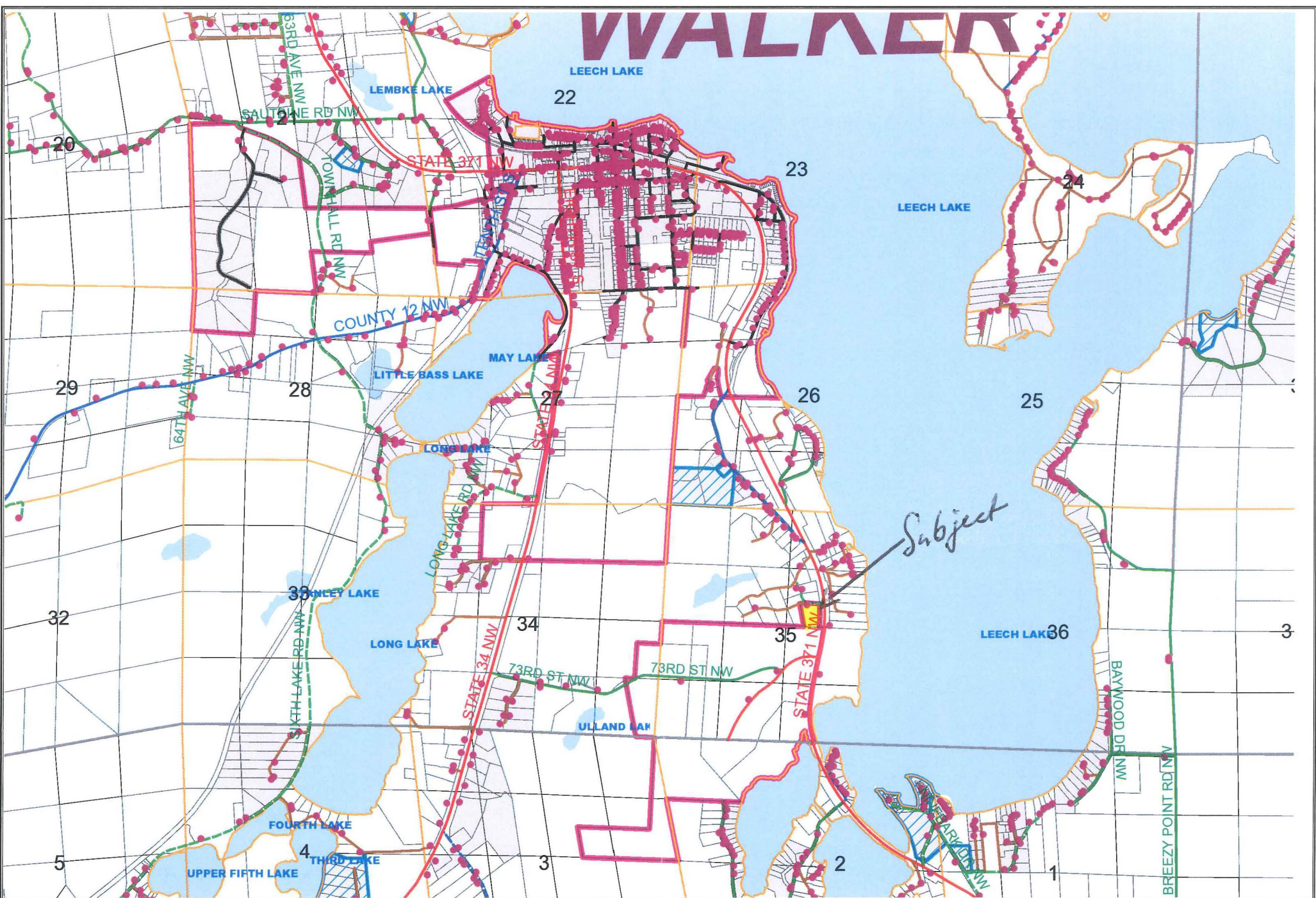
### Tande Detachment Request

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



Date: 1/15/2015

# WALKER



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## Tande Detachment Request

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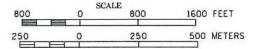


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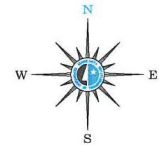
Date: 1/15/2015

# MUNICIPALITIES OF CASS CO.

PREPARED BY THE  
MINNESOTA DEPARTMENT OF TRANSPORTATION  
OFFICE OF TRANSPORTATION SYSTEM MANAGEMENT  
IN COOPERATION WITH  
U.S. DEPARTMENT OF TRANSPORTATION  
FEDERAL HIGHWAY ADMINISTRATION

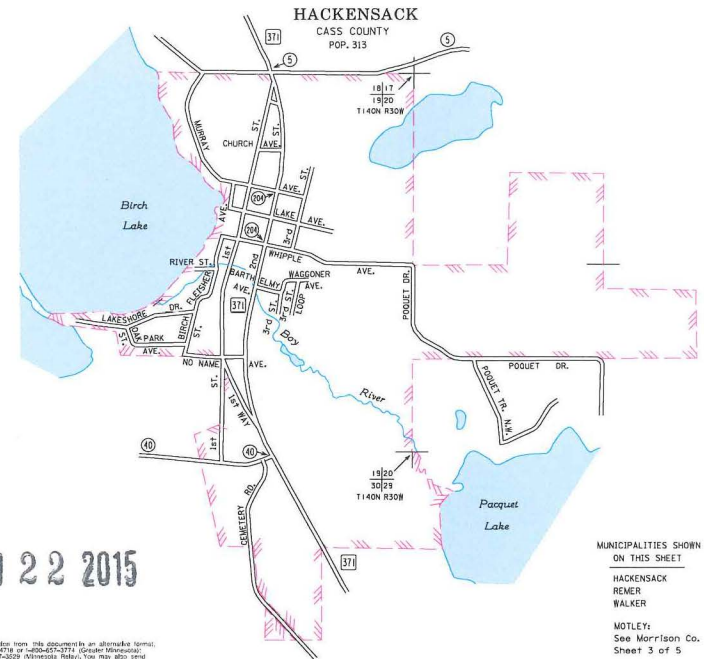
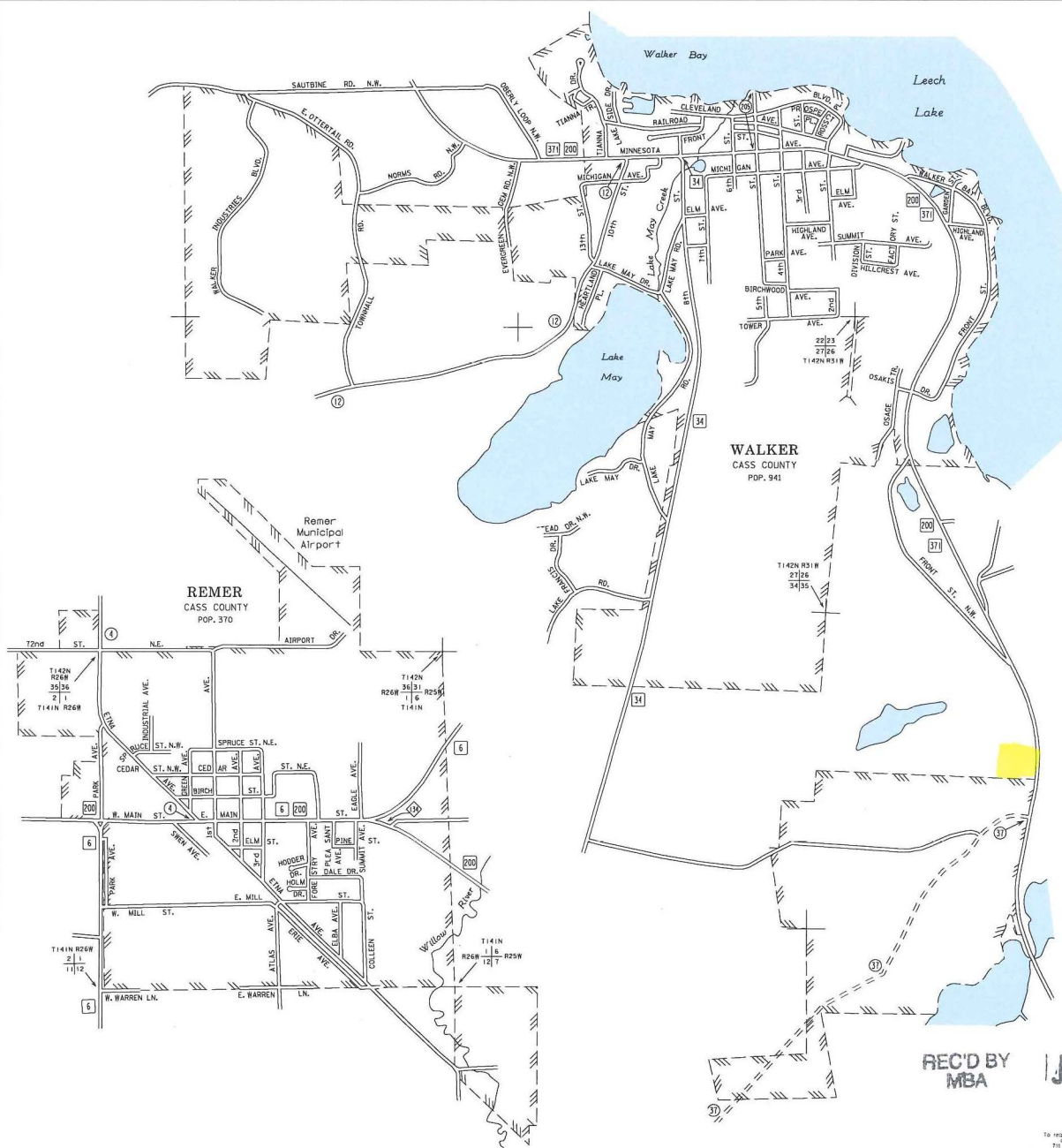


2013  
BASIC DATA - 2010



### LEGEND

- INTERSTATE TRUNK HIGHWAY..... (I)
- U.S. TRUNK HIGHWAY..... (U)
- STATE TRUNK HIGHWAY..... (S)
- COUNTY STATE AID HIGHWAY..... (C)
- COUNTY ROAD..... (R)
- PUBLIC ROAD..... (P)
- PRIVATE ROAD..... (PR)
- CORPORATE LIMITS..... (CL)



**REMER**  
CASS COUNTY  
POP. 370

Remer Municipal Airport

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NOTE: 2010 U.S. CENSUS FIGURES SHOWN FOR ALL MUNICIPALITIES UNLESS OTHERWISE STATED.

MUNICIPALITIES SHOWN  
ON THIS SHEET  
HACKENSACK  
REMER  
WALKER  
MOTLEY:  
See Morrison Co.  
Sheet 3 of 5