

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

TO: Office of Administrative Hearings
Municipal Boundary Adjustments
P. O. Box 64620
St. Paul, MN 55164-0620
651-361-7900

RECEIVED
2015 APR -6 AM 8:29
ADMINISTRATIVE
HEARINGS

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 Trosky and make a part of the Township of Elmer, Pipestone County, Minnesota.

1. There is one (1) property owner in the area proposed for detachment: Sharon K. Haag (married to John Haag).
2. All property owners have signed this petition.
3. The property is situated within the City of Trosky, abuts the municipal boundary and the boundary of the Township of Elmer, in the County of Pipestone.
The petitioned area abuts on the city's easterly boundaries.
4. The property proposed for detachment is rural in character and not developed for urban residential, commercial, or industrial purposes.
5. The number of acres in the property proposed for detachment is twenty-six and nine hundredths (26.09) and is described as follows:

See Exhibit "A" attached hereto for legal description.

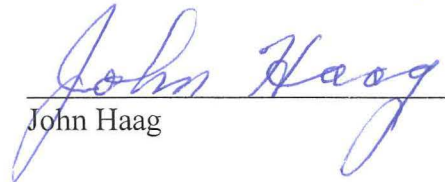
6. The reason detachment is requested is the real estate is used solely for agricultural and residential purposes. There are no city services provided to the property.
7. The number of residents in the area proposed for detachment is two (2). (The number of residents is not necessarily the same as number of owners.)

8. The number and character of buildings on said property: Residential / agricultural consisting of one (1) house and two (2) outbuildings.
9. Public improvements on said property are: none.
10. Reasons for seeking detachment: exorbitant real estate taxes with no corresponding benefit. _____

Date: January 2, 2015.



Sharon K. Haag



John Haag

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

Commencing 53 rods South of the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-one (21), Township One Hundred Five (105) North, Range Forty-five (45) West of the Fifth P.M.; thence East 80 rods; thence South 27 rods; thence West 80 rods; thence North 27 rods to the point of beginning, containing 13 $\frac{1}{2}$ acres more or less, EXCEPT that part thereof described as follows: Commencing 80 rods South of the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-one (21), Township One Hundred Five (105) North, Range Forty-five (45) West of the Fifth P.M.; thence East 150 feet; thence North 230 feet; thence West 150 feet; thence South 230 feet to the point of beginning.

PARCEL B:

Commencing 53 rods South of the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-one (21), Township One Hundred Five (105) North, Range Forty-five (45) West of the Fifth P.M.; thence West 80 feet; thence South 27 rods; thence East 80 feet; thence North 27 rods to the point of beginning, containing 1 $\frac{1}{2}$ acres, EXCEPT that part thereof described as follows: Commencing 80 rods South of the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-one (12), Township One Hundred Five (105) North, Range Forty-five (45) West of the Fifth P.M.; thence West 80 feet; thence North 230 feet; thence East 80 feet; thence South 230 feet to the point of beginning.

PARCEL C:

Commencing 718 feet South of the Northeast corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-one (21), Township One Hundred Five (105) North, Range Forty-five (45) West of the Fifth P.M.; running thence West 80 feet; thence South 160 feet; thence East 80 feet; thence North 160 feet to the point of beginning.

PARCEL D:

A tract of land in the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-one (21), Township One Hundred Five (105) North, Range Forty-five (45) West of the Fifth P.M. described as follows: Commencing at a point 53 rods South of the Northeast corner of said Section Twenty-one (21), thence West 80 rods, thence South 27 rods, thence East 80 rods, thence North 27 rods to the point of beginning, containing 13 $\frac{1}{2}$ acres, more or less.



Pipestone County Property Information

Disclaimer: No certification or accuracy of information is made or implied. Information may change without notice. The information and maps provided are for informational purposes only and is not legally binding.

Parcel Detail Report for: SHARON K HAAG / 20.021.0600



Legal Description

Sect-21 Twp-105 Range-045
12.29 AC
12.29 AC W1/2 OF S 27 AC IN

SECTION	TOWNSHIP	RANGE
21	105	045

OWNER INFORMATION	
Owner	SHARON K HAAG
Address	281 110TH AVE
City, State, ZIP	PIESTONE , MN 56164

PROPERTY ADDRESS	
Address	
City, State	

Property Value and Class for Tax Year 2015

Deeded Acres: 12.29	Property Class: AGRICULTURAL
Zoning Code:	Homestead: FULL HOMESTEAD

	Values
EMV Land	\$60,200
EMV Building	\$0
EMV Total	\$60,200

Lot Dimension	
Front Dimensions	
Depth	

Ag Land and Values	
Tillable Acres	6.50
EMV Tillable	\$37,600
Average CER	75

2015 Payable Taxes \$148

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Pipestone County Property Information

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Parcel Detail Report for: SHARON K HAAG / 20.021.0500



Legal Description

Sect-21 Twp-105 Range-045
 13.80 AC
 13.80 AC 13.80 AC IN N1/2

SECTION	TOWNSHIP	RANGE
21	105	045

OWNER INFORMATION	
Owner	SHARON K HAAG
Address	281 110TH AVE
City, State, ZIP	PIPESTONE , MN 56164

PROPERTY ADDRESS	
Address	281 110TH AVE
City, State	PIPESTONE 56164

Property Value and Class for Tax Year 2015

Deeded Acres: 13.80	Property Class: AGRICULTURAL
Zoning Code:	Homestead: FULL HOMESTEAD

	Values
EMV Land	\$79,500
EMV Building	\$168,800
EMV Total	\$248,300

	Lot Dimension
Front Dimensions	
Depth	

	Ag Land and Values
Tillable Acres	0.00
EMV Tillable	\$0
Average CER	0

2015 Payable Taxes \$1,872

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