

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 ELBOW LAKE, MINNESOTA,
PURSUANT TO MINNESOTA STATUTES § 414.06

TO: OFFICE OF ADMINISTRATIVE HEARINGS
MUNICIPAL BOUNDARY ADJUSTMENT UNIT
PO 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.*

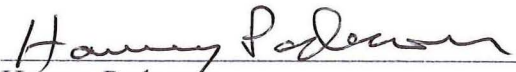
PETITIONERS STATE: The number of petitioners required by Minnesota Statutes § 414.06, Subd. 1, to commence this proceeding is: all of the property owners, because the area in question is less than 40 acres.

It is hereby requested by all of the property owners to detach certain properties described herein from the City of Elbow Lake and make such property a part of the Township of Sanford, Grant County.

1. There are three property owners in the area proposed for detachment, Harvey Pederson, ViAnn Pederson, and Ellen Holte. All three property owners own an undivided one-third interest in the subject property.
2. All the property owners described in paragraph 1 have signed this Petition.
3. The property is situated in the City of Elbow Lake, abuts the municipal boundary, and is located in the County of Grant. As indicated in the attached maps, the petitioned area abuts the City's easterly boundary. In addition, detachment of the subject property would not unreasonably affect the symmetry of the existing City boundaries.
4. The property proposed for detachment is rural in character. Although the property was platted in 1905 by the Elbow Lake Improvement Company, it has remained agricultural property and has not been developed for urban, residential, commercial, or industrial purposes. Further, there is additional, surrounding land in and outside of the City limits that are suitable for urban, residential, commercial, and industrial purposes.

JUL 31 2015

5. The Petitioners seek detachment of the property, because the property is rural, agricultural property that does not benefit from municipal improvements or other services provided by the City of Elbow Lake. In addition, the property taxes for the property are unnecessarily high because of it being located within the city limits of Elbow Lake. According to a recent City audit, the detachment of the property and loss of the tax revenue would not cause an undue hardship for the City of Elbow Lake.
6. Summarize what efforts were taken prior to filing this Petition to resolve the issues: The Petitioners contacted both the City of Elbow Lake and Sanford Township. Sanford Township has adopted a neutral position with respect to the Petition for Detachment, and the City of Elbow Lake has not indicated that it will consent to the Petition or the detachment of property from municipal city limits.
7. The property is 36.82 acres in size and includes Lots 1 through 8, Block 5 of Citizens Addition.
8. The property is bare land used for agricultural purposes, and it does not include any buildings, improvements, or other structures.
9. No individuals reside on the area proposed for detachment.
10. There are no public improvements on the area proposed for detachment, aside from public roads providing access to the property.

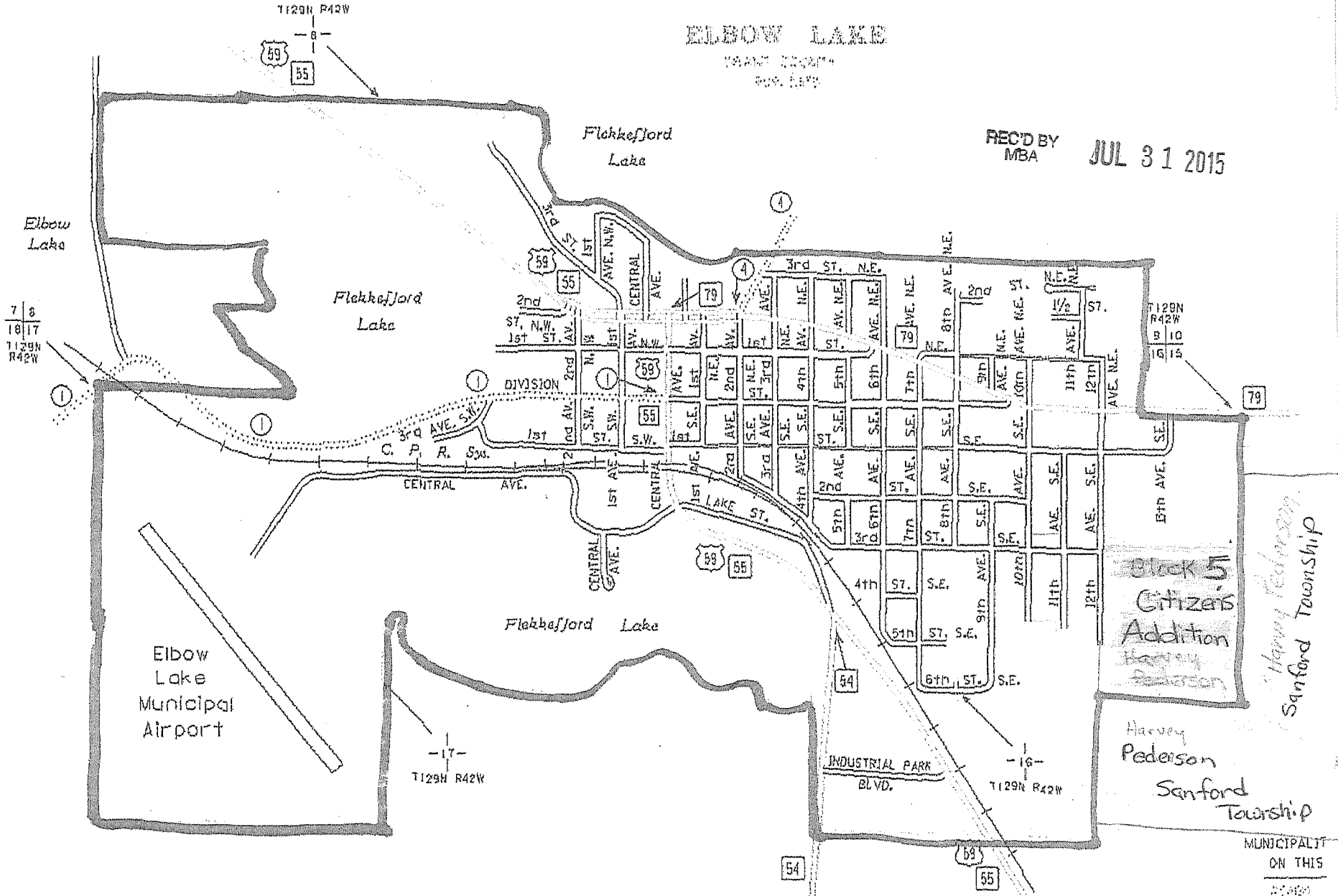
Date: 7-16-15, 2015
Harvey PedersonDate: July 10,, 2015
ViAnn PedersonDate: July 13, 2015
Ellen Holte

ELBOW LAKE

TAKE SOUTH
1/2 1/2

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MBA

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Harvey Pederson
Sanford Township

Harvey Pederson
Sanford Township

MUNICIPALITY
ON THIS



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MBA
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Citizen's
Addition
36.82

Hospital

MRVA

DN 1/2 Acre
Protected
Wetland

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8th Ave SE

11th Ave SE

12th Ave SE

9th Ave SE

10th Ave SE

59

2nd St

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GOOG

Imagery Date: 5/11/2013 45°59'05.56" N 95°57'13.35" W elev 1216 ft

1992

Hospital

Church

Road Water

water holding pond

Substation

Grass Road

Houses
Shed

Gravel Road

545

449

1153

CITIZEN'S
ADDITION

Project #23

DNR protected waterway
6.79 acres filter strip

PEDERSON LAND IN SANFORD TOWNSHIP

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1391

691

849

2543

773

Colored lines
file project

inlet
outlet

437

Project #1

802
608

1627

420

587

731

282

**north edge looking south with west edge of
City**

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**old house and storage at
end of gravel road**

