

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

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
 75% or more of the property owners, the area is more than 40 acres;

to detach certain properties described herein from the City of Florence and make a part of the Township of Shelburne, Lyon County, Minnesota.

1. There is one (1) property owner in the area proposed for detachment: David F. VanNevel.
2. All property owners have signed this petition.
3. The property is situated within the City of Florence, abuts the municipal boundary and the boundary of the Township of Shelburne, in the County of Lyon.
The petitioned area abuts on the city's north and west 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 approximately sixteen and 12/100ths (16.12) acres and is described as follows:

See Exhibit A attached hereto for legal description.
6. The real estate is used solely for agricultural purposes and is tilled cropland. There are no city services provided to the property, which is located in the northwest corner of Florence.
7. The number of residents in the area proposed for detachment is zero (0). (The number of residents is not necessarily the same as number of owners.)
8. The number and character of buildings on said property is: None.

9. Public improvements on said property are: None.
10. Reasons for seeking detachment: Exorbitant real estate taxes with no corresponding benefit. Petitioner has talked to the Mayor regarding the exorbitant real estate taxes.
11. No efforts were undertaken prior to filing the petition to detach Petitioner's property from the City of Florence.

Date: August 19th, 2015.

Petitioners:



David F. VanNevel, Property Owner

EXHIBIT A
LEGAL DESCRPTION

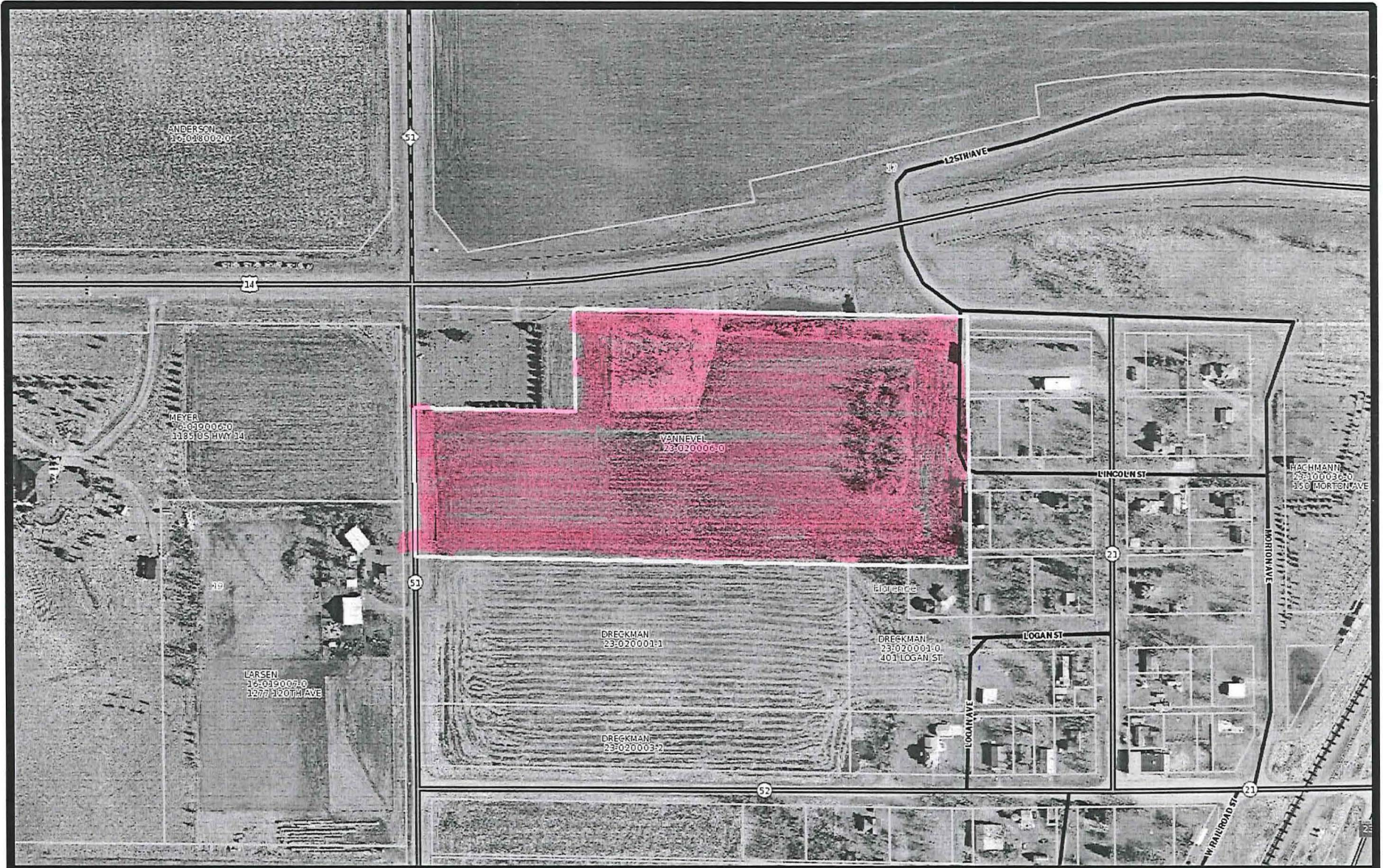
That part of the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section Twenty (20), Township One Hundred Nine (109), Range Forty-Three (43), described as follows, to-wit: Beginning at a point on the westerly line of said section 244.5 feet south of the northwesterly corner thereof; running thence in a southerly direction along the westerly line of said section a distance of 349.5 feet; thence in an easterly direction parallel with the northerly line of said section a distance of 1320 feet to the easterly line of said NW1/4NW1/4; thence in a northerly direction along said easterly line a distance of 594 feet to the northeasterly corner of said NW1/4NW1/4; thence in a westerly direction along the northerly line of said section a distance of 932 feet; thence in a southerly direction parallel with the westerly line of said section a distance of 244.5 feet; thence in a westerly direction a distance of 388 feet to the point of beginning, subject to easements of record

Map



REC'D BY
MBA

AUG 28 2015



This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This map is to be used for reference purposes only. Lyon County is not responsible for any inaccuracies herein contained.