

STATE OF MINNESOTA
OFFICE OF ADMINISTRATIVE HEARINGS

In the Matter of the Concurrent
Detachment and Annexation of Certain
Real Property from the City of Nowthen
to the City of Oak Grove
(MBAU D-596/A-8152)

NOTICE OF HEARING

Notice is hereby given that a public hearing will **commence at 9:00 a.m. on September 10, 2018**, at the Oak Grove City Hall, 19900 Nightingale Street NW, Oak Grove, Minnesota 55011, before Chief Administrative Law Judge Tammy L. Pust. The hearing will continue to September 11 and 12, 2018 at 9:00 a.m. as necessary.

The parties to this proceeding to date are the Petitioners, the City of Nowthen, and the City of Oak Grove. The Petitioners have petitioned the state for authority to concurrently detach certain real property (Property) from the City of Nowthen and annex said Property to the City of Oak Grove. The hearing will be conducted pursuant to the procedures set out in Minn. R. ch. 6000 (2017) as supplemented by Minn. R. 1400.5010-.8400 (2017).

The Property proposed for concurrent detachment and annexation is described as follows:

Kent and Muriel Roessler Property:

That part of the South half of the South half (S $\frac{1}{2}$ of S $\frac{1}{2}$) of Section twenty-four (24), Township thirty-three (33), Range twenty-five (25) described as follows: commencing at a point thirty (30) rods South of the Northeast corner of the South half of the Southeast Quarter (S $\frac{1}{2}$ of SE $\frac{1}{4}$) of said Section twenty-four (24), thence West and parallel with the North line of said South half of the Southeast Quarter of said Section twenty-four (24), to the West line thereof, and thence continuing West in a straight line to the center of the Anoka, and St. Francis road, so-called, thence South along center of said road to the South line of said Section twenty-four (24), thence East along the South line of said Section twenty-four (24) to the East line thereof, thence North along said line to the point of beginning.

And

The North forty acres of all that part of the North half of the Northwest Quarter (N $\frac{1}{2}$ of NW $\frac{1}{4}$) of Section twenty-five (25), in Township thirty-three (33), North of Range twenty five (25) West, lying West of the center line of the county road as said road is now laid out, which said road runs across the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section twenty-five (25) in a Northwesterly and

Southwesterly direction, also that part of said Northeast Quarter of Northwest Quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$) of said Section twenty-five (25) in Township and Range aforesaid described as follows:

Commencing on the North boundary line of said Northeast Quarter of Northwest Quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$) of said Section twenty-five (25) at the point where the center line of the county road aforesaid crosses said North boundary line, thence running East on said North boundary line twenty (20) rods, thence South at right angles sixteen (16) rods, thence at right angles West and parallel with said North boundary line twenty (20) rods, more or less to the center of said county road, thence North on the center line of said county road to the point of beginning. Containing two (2) acres more or less. Also commencing at a point thirty (30) rods South of the Northeast corner of the South half of the Southeast Quarter (S $\frac{1}{2}$ of SE $\frac{1}{4}$) of Section twenty-four (24), thence West and parallel with the North line of said South half of the Southeast Quarter of said Section twenty-four (24), to the West line thereof and thence continuing West in a straight line to the center of the Anoka and St. Francis road, so-called, thence South along center of said road to the South line of Section twenty-four (24), thence east along the South line of said Section twenty-four (24) to the East line thereof, thence North along said line to the point of beginning.

And

That part of the Northeast Quarter of Northeast Quarter (NE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section twenty six (26), Township thirty-three (33), Range twenty-five (25) that is described as follows:

Commencing at the Northeast corner thereof and proceeding thence West on the North line thereof for a distance of three hundred thirty-two (332) feet; and proceeding thence South and parallel to the East line thereof for a distance of four hundred sixty (460) feet; and proceeding thence East and parallel to said North line to said East line; and proceeding thence North on said East line to the point of commencement.

And

That part of the Northeast Quarter of the Southwest Quarter lying Easterly of the centerline of State Highway No. 47 (St. Francis Blvd. NW) of Section 25, Township 33, Range 25, excepting therefrom the following described tract: Commencing at the Northeast corner of the Southwest Quarter of Section 25, Township 33, Range 25, thence West on the North line of said quarter section 64 rods, more or less, to the center of the Anoka and St. Francis Road, thence South along the center of said road to a point 5 rods South of the North line of said quarter section, thence East and parallel with the first course 64 rods more or less to said East line of said Southwest Quarter; thence North along the East line to the point of beginning all located in Anoka County, Minnesota.

AND

All that part of the North Half of Section 25, Township 33, Range 25, Anoka County, Minnesota lying east of the centerline of State Highway No. 47, except the following described parcels:

Parcel 1:

That part of the North 832.68 feet of the South 1,392.68 feet, as measured at right angles to the South line, of the East Half of the Northwest Quarter of Section 25, Township 33, Range 25, Anoka County, Minnesota lying East of the centerline of State Highway No. 47 also known as St. Francis Boulevard, N.W., as now laid out and constructed, except the East 100.00 feet, as measured at right angles to the East line thereof.

AND

Parcel 2:

Commencing at a point on the North line of said North Half where said State Highway No. 47 passes said North line; thence East 20 rods; thence South 16 rods; thence West 20 rods more or less to the center of said road; thence North along the centerline of said road to the point of beginning.

AND

Parcel 3:

Commencing at the Southeast corner of the Northwest Quarter of said Section 25; thence North on the East boundary line of said Northwest Quarter 10 rods; thence West at right angles 64 rods more or less to the centerline of State Highway No. 47; thence South along the center of said road 10 rods more or less to the South line of said quarter section; thence East on said South line to the point of beginning.

Parcel 4:

The West 605.00 feet of the North 724.00 feet of the Northwest Quarter of the Northeast Quarter of Section 25, Township 33, Range 25, Anoka County, Minnesota.

AND

The North Half of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 25, Township 33, Range 25.

Douglas and Norma Hough Property:

Parcel 1:

The Southwest Quarter of the Southeast Quarter of Section 25, Township 33, Range 25.

AND

Parcel 2:

The Northwest Quarter of the Northeast Quarter of Section 36, Township 33, Range 25 and ALSO The Northeast Quarter of the Northeast Quarter of Section 36 Township 33, Range 25, EXCEPT the South 680 feet of the East 400 feet thereof.

Cash Farms LLC Property:

The West 605.00 feet of the North 724.00 feet of the Northwest Quarter of the Northeast Quarter of Section 25, Township 33, Range 25, Anoka County, Minnesota.

Following the close of the hearing, the Administrative Law Judge will issue a written final decision pursuant to Minn. Stat. § 414.09 (2018).

Any questions concerning the proposed annexation, or requests for accommodation for a disability in order to participate in this hearing, should be directed to Star Holman, State Program Administrator Senior, at star.holman@state.mn.us or (651) 361-7909.

Dated: August 14, 2018



TAMMY L. PUST
Chief Administrative Law Judge