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By: OAH on September 3, 2024

**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 EAGLE LAKE, 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:

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

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 more than one person, all must sign the petition to represent all owners.)
3. The property is situated within the City of Eagle Lake, abuts the municipal boundary, and is located in the County of Blue Earth.
The petitioned area abuts on the city's N 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 since the annexation took effect on November 21, 2019, property ownership has changed. The current owners have no intention of developing the property to be included in the City of Eagle Lake and wish to maintain its rural character and keep it in crop production.
6. Summarize what efforts were taken prior to filing this petition to resolve the issues: Annexation documents stated the parcels would return to the township if no development occurred within 36 months. The City of Eagle Lake has expressed no opinion on whether the property is annexed. The next step was for the landowners to file a petition for detachment.
7. The number of acres in the property proposed for detachment is 78.90 and is described as follows:

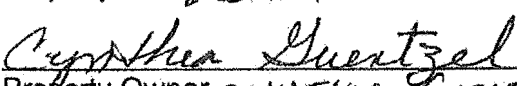
Tract 1 The Southeast Quarter of the Northeast Quarter of Section 7, Township 108, Range 25, Blue Earth County, EXCEPTING therefrom PARCEL 4 of BLUE EARTH COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 44, said plat being of record and on file at the Blue Earth County Recorder's Office, Blue Earth County, Minnesota. This tract contains 38.19 acres of land and is subject to any and all easements of record.

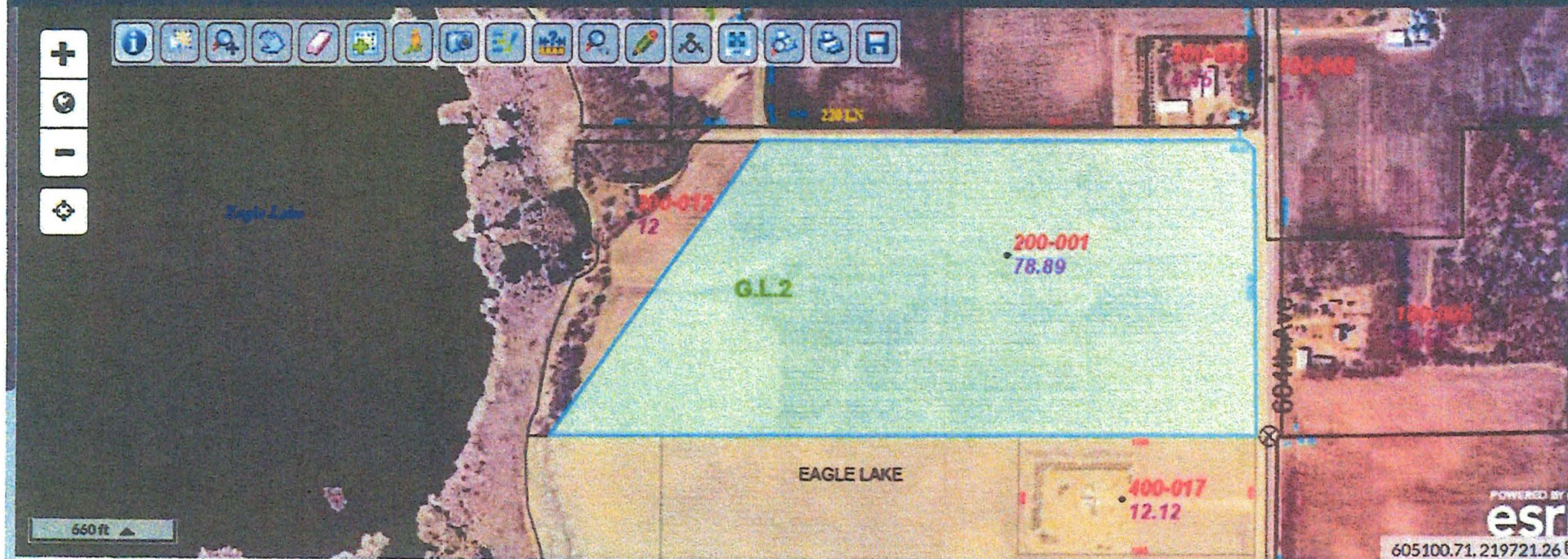
Tract 2 That part of Government Lot 2, Section 7, Township 108, Range 25, Blue Earth County, Minnesota, described as follows: Commencing at the East Quarter corner of said Section 7; thence North 00 degrees 40 minutes 01 seconds West, (Minnesota County Coordinate System-Blue Earth County Zone-HARN NAD83 1996), along the East line of the Northeast Quarter of said Section 7, a distance of 1316.22 feet to the northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 7; thence South 89 degrees 48 minutes 59 seconds West, along the North line of the Southeast Quarter of the Northeast Quarter of Section 7 and along the North line of said Government Lot 2, a distance of 1323.72 feet to a point at the northeast corner of said Government Lot 2, said point being the point of beginning of the tract to be described; thence continuing South 89 degrees 48 minutes 59 seconds West along said North line 856.80 feet to a point that is distant 25.69 feet westerly of the southeasterly corner of the Schneider Second Subdivision, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence South 35 degrees 19 minutes 34 seconds West, 1615.37 feet to a point on the south line of said Government Lot 2; thence North 89 degrees 50 minutes 20 seconds East, along said South line, a distance of 1802.24 feet to the southeast corner of said Government Lot 2; thence North 00 degrees 29 minutes 44 seconds West along the East line of said Government Lot 2 a distance of 1315.67 feet to the point of beginning. This tract contains 40.15 acres of land and is subject to any and all easements of record.

8. The number and character of buildings on said property is: 0
9. The number of residents in the area proposed for detachment is: 0
(The number of residents is not necessarily the same as number of owners.)
10. Public improvements on said property are: None

Date: 5/1/24


Property Owner DARYL GUENTZEL


Property Owner CYNTHIA GUENTZEL



Parcel ID	R121007200001	Class	2AREM-Agricultural Homestead - Remainder	Owner Address	GUENTZEL DARYL N & CYNTHIA M
Sec/Twp/Rng	07/108/25	Acreage	78.9		22083 604TH AVE
Property Address					EAGLE LAKE MN 56024
District	EAGLE LAKE CITY SCH 0077				
Brief Tax Description	SE 1/4 OF NE 1/4 & GOV LOT 2 EX BEG W 25.69' OF SE COR OF SCHNEIDER SECOND SUB, SW 1615.37', W 90', N ALONG LAKE EDGE 1600', E 810', & EX BEC HWY ROW PLAT NO 44 SEC 7 TWP 108 RG 25 78.9 AC				

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Addendum to the Petition for Detachment

Amendment to the previous petition signed by Daryl and Cynthia Guentzel on May 1, 2024 that was supported by the City of Eagle Lake and the Township of LeRay. In the process of mapping the new boundary it was discovered that a small peninsula would protrude from the northeastern boundary due to the right-of-way changing during road reconstruction after the annexation and before the purchase of the land. To fix the boundary Blue Earth County is joining in this detachment process with the following two parcels:

1. Parcel 4 of Blue Earth County Highway Right of Way plat no. 44
2. Parcel II Beginning at point 33.0 feet West of the East Quarter Corner of Section 7, Township 108 North, Range 25 West; thence continuing West for 17.0 feet; thence deflect 90°00 to the right and running along the West 50.0 foot right-of-way line for 1310.0 feet; thence deflect 90°00 to the right for 17.0 feet; thence deflect 90°00 to the right and running along the present West 33.0 foot right-of-way line to the place of beginning, containing 0.5 acre, more or less.

Said property being located in the SE ¼ of the NE ¼ of Section 7, T-108-N, R-25-W.


Property Owner

10/29/24
Date


Property Owner

10/29/24
Date

DocuSigned by:

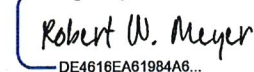

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Blue Earth County Board Chair

11/5/2024

Date

Signed by:


DE4616EA61984A6...

Blue Earth County Administrator

11/5/2024

Date

220TH LANE

MATCH
LINE B

WEST 850.0

PARCEL II

N 00°40'01" W
1243.25

PARCEL 4
CONCRETE TERRACE

PARCEL 7

841.0
Paved area, street and driveway, road (AS-7000000, 4000)

N 89°19'59" E
5.00

15.54
N 00°40'01" W

PI NOT ON
SECTION LINE

PI NOT ON

