

PETITION FOR ANNEXATION OF UNINCORPORATED PROPERTY
LOCATED IN ST. JAMES TOWNSHIP, WATONWAN COUNTY,
STATE OF MINNESOTA, TO THE CITY OF
ST. JAMES, STATE OF MINNESOTA

Your Petitioners respectfully state and represent as follows:

(1) That this Petition is presented by authority and in compliance with Minnesota Statutes, Chapter 414.03, Subd. 1(a).

(2) That the Petitioners herein, namely Thomas A. Mayberry and Katherine J. Mayberry, husband and wife, and Elton A. Kuderer and Ellen Kuderer, husband and wife, are the sole owners of the property to be annexed. That they have caused a plat to be prepared of the property to be known as Mayberry Hills Fourth Addition which is presented with and as a part of the Petition.

(3) That the said owners have designated and appointed Thomas A. Mayberry to be their agent with full power and authority to execute this Petition and represent their interests in proceedings thereunder.

(4) That the boundaries of the territory to be annexed are as set forth in "Exhibit A" and the Plat of Mayberry Hills Addition which are attached hereto and made a part hereof. That all of the property to be annexed is a part of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ -SW $\frac{1}{4}$), Section 12, Township 106 North (St. James Township), Range 32 West, Watonwan County Minnesota.

(5) That the names of all parties entitled to notice under M.S. 414.09 are as follows:

1. St. James Township, Watonwan County, MN. Henry F. Kohn,
RR 3, St. James, MN 56081

2. City of St. James, Watonwan County, MN, P.O. Box 70,
St. James, MN 56081
3. County of Watonwan, State of Minnesota, St. James, MN 56081.
4. St. James City Planning Commission, P.O. Box 70,
St. James, MN 56081
5. Watonwan County Planning Commission, Courthouse,
St. James, MN 56081

(6) That said land is presently farm land, bordering directly on the municipal city limits of the City of St. James, and that normal and natural growth and development of the City of St. James will include development of the above described real property, consisting of approximately 7 lots.

(7) That the Petitioners intend to dedicate to the public use forever, the street in the attached preliminary plat of the above described property.

(8) That Petitioners intend that the above-described real property be annexed and developed for single family residential property, and that such development will be consistent and and compatible with the overall development of the City and particularly with the development of the City abutting the above described property. Further, that the intended use of the land will require and will need the governmental services of the City of St. James, including electrical, water, sewer, police and fire protection. It is feasible and practical for the City of St. James to provide such services;

(9) That said land is urban in character by virtue of its location and its annexation is in the best interests of Petitioners and the City of St. James.

Mayberry Hills #4

(1) The following tracts of land lying adjacent to the City of St. James and being in the County of Watonwan and described as follows:

All that part of the Southeast Quarter of Section 12, Township 106 North, Range 32 West, Watonwan County, Minnesota, described as follows:

Commencing at the Southeast corner of said section 12; thence on an assumed bearing of South 90 degrees 00 minutes 00 seconds West, along the south line of said section, a distance of 580.10 feet to the point of beginning of the tract to be described; thence continuing South 90 degrees 00 minutes 00 seconds West, along said south line, a distance of 195.32 feet to the southwest corner of OUTLOT A of MAYBERRY HILLS THIRD ADDITION, according to the recorded plat thereof; thence North 25 degrees 29 minutes 16 seconds East, along the westerly line of said OUTLOT A, a distance of 44.31 feet to the southeast corner of Lot 2 of Block 5, of said MAYBERRY HILLS THIRD ADDITION; thence South 90 degrees 00 minutes, 00 seconds West, along the south line of said Lot 2, a distance of 56.40 feet; thence westerly and northwesterly along the southwesterly line of Lot 2 and Lot 1 of said Block 5, a distance of 181.15 feet, along a tangential curve, concave to the northeast, having a radius of 171.94 feet, a central angle of 60 degrees 21 minutes 51 seconds and a cord that bears North 59 degrees 58 minutes 01 seconds West; thence North 29 degrees 38 minutes 09 seconds West, along the southwest line of said Lot 1 of Block 5, a distance of 75.42 feet to the northwest corner of said Lot 1 of Block 5; thence northeasterly, along the northwesterly line of said lot 1 of Block 5, a distance of 103.74 feet, along a non-tangential curve, concave to the northwest, having a radius of 476.54 feet, a central angle of 12 degrees 28 minutes 20 seconds and a cord that bears North 59 degrees 20 minutes 44 seconds East; thence North 52 degrees 51 minutes 51 seconds East, along the southeasterly line of Twelfth Avenue North as platted in said MAYBERRY HILLS THIRD ADDITION, a distance of 161.90 feet, thence North 37 degrees 08 minutes 09 seconds West, along the northeasterly line of said Twelfth Avenue North, a distance of 60.00 feet to the northwesterly line of said Twelfth Avenue North; thence South 52 degrees 51 minutes 51 seconds West, along the northwesterly line of said Twelfth Avenue North, a distance of 161.64 feet; thence southwesterly, along the southeasterly line of Lot 1 of Block 4 of said MAYBERRY HILLS THIRD ADDITION, a distance of 96.16 feet, along a non-tangential curve concave to the northwest, having a radius of 416.54 feet, a central angle of 13 degrees 13 minutes 35 seconds and a cord that bears South 59 degrees 43 minutes 22 seconds West to the southwest corner of said Lot 1 of Block 4; thence North 29 degrees 38 minutes 09 seconds West, along the southwesterly line of said Lot 1 Block 4, a distance of 9.22 feet; thence northwesterly, along the southwesterly line of said Lot 1 of Block 4, a distance of 79.60 feet along a tangential curve concave to the southwest, having a radius of 325.78 feet, a central angle of 14 degrees 00 minutes 00 seconds and a cord that bears North 36 degrees 38 minutes 09 seconds West to the northwesterly corner of said Lot 1 of Block 4; thence North 43 degrees 38 minutes 09 seconds West, along the northeasterly line of Lot 4 of Block 2 of said MAYBERRY HILLS THIRD ADDITION, a distance of 20.13 feet; thence north 52 degrees 51 minutes 51 seconds East a distance of 490.45 feet, thence North 90 degrees 00 minutes 00 seconds East a distance of 444.34 feet;

thence South 27 degrees 03 minutes 00 seconds West a distance of 704.31 feet to the point of beginning, containing 7.04 acres, subject to easements now of record in said county and state. EXCEPTING THEREFROM all that part of Mayberry Hills 3rd Addition previously platted. Tract being annexed contains 4.00 acres.

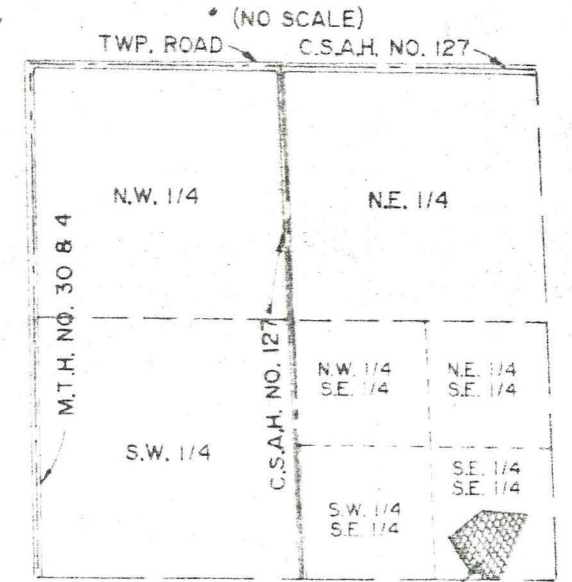
REC'D. BY
M.M.B. OCT 30 1987

MAYBERRY HILLS FOURTH ADDITION

CITY OF ST. JAMES
WATONWAN COUNTY, MINNESOTA

VICINITY MAP

SEC. 12, T. 106 N., R. 32 W.
WATONWAN COUNTY,
MINNESOTA

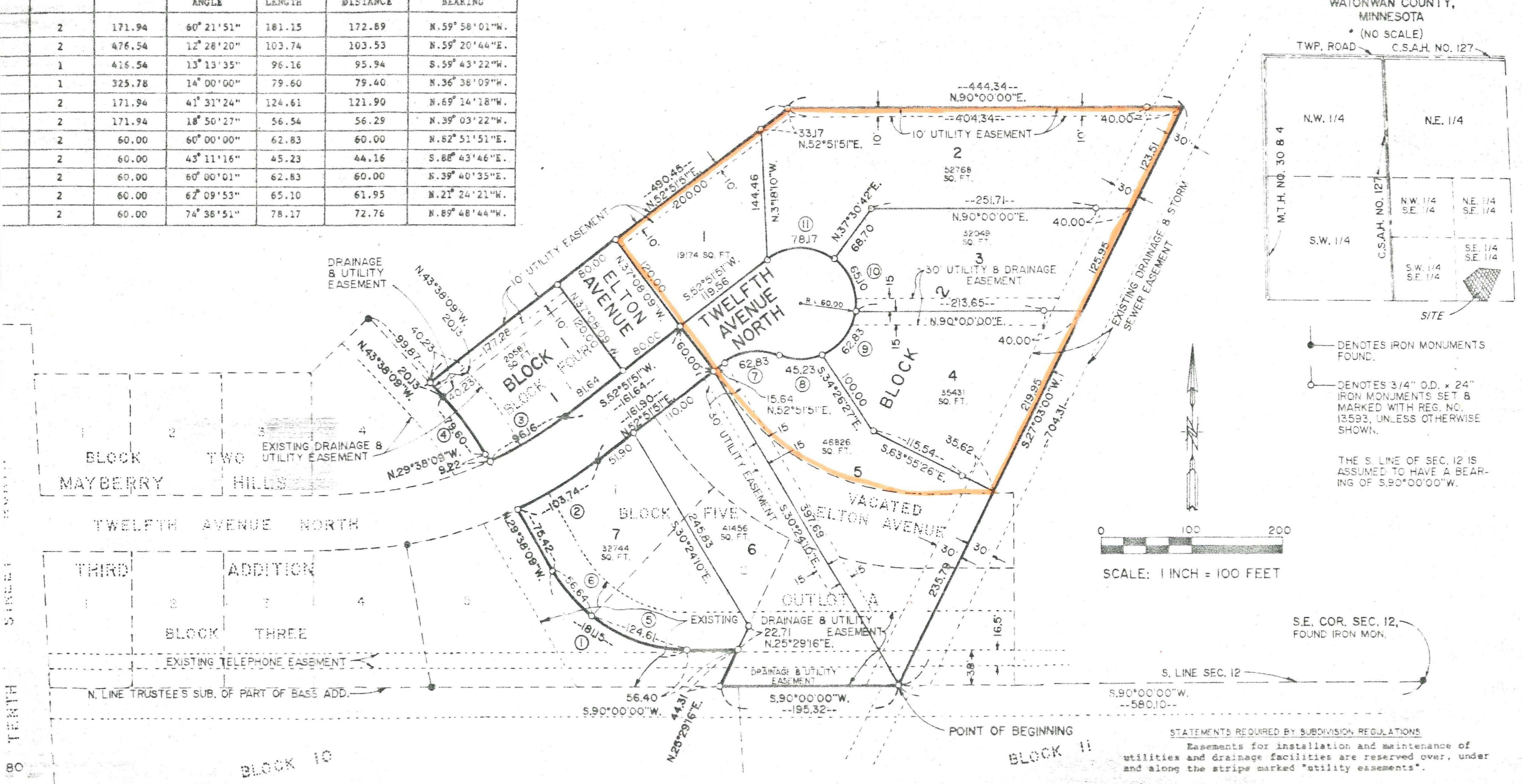


SITE

- DENOTES IRON MONUMENTS FOUND.
- DENOTES 3/4" O.D. x 24" IRON MONUMENTS SET & MARKED WITH REG. NO. 13593, UNLESS OTHERWISE SHOWN.

THE S. LINE OF SEC. 12 IS ASSUMED TO HAVE A BEARING OF S.90°00'00"W.

CURVE DATA TABLE						
BLOCK	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD DISTANCE	CHORD BEARING	
2	171.94	60° 21' 51"	181.15	172.89	N. 59° 58' 01" W.	
2	476.54	12° 28' 20"	103.74	103.53	N. 59° 20' 44" E.	
1	416.54	13° 13' 35"	96.16	95.94	S. 59° 43' 22" W.	
1	325.78	14° 00' 00"	79.60	79.40	N. 36° 38' 09" W.	
2	171.94	41° 31' 24"	124.61	121.90	N. 69° 14' 18" W.	
2	171.94	18° 50' 27"	56.54	56.29	N. 39° 03' 22" W.	
2	60.00	60° 00' 00"	62.83	60.00	N. 62° 51' 51" E.	
2	60.00	43° 11' 16"	45.23	44.16	S. 88° 43' 46" E.	
2	60.00	60° 00' 01"	62.83	60.00	N. 39° 40' 35" E.	
2	60.00	62° 09' 53"	65.10	61.95	N. 21° 24' 21" W.	
2	60.00	74° 36' 51"	78.17	72.76	N. 89° 48' 44" W.	



0 100 200
SCALE: 1 INCH = 100 FEET

STATEMENTS REQUIRED BY SUBDIVISION REGULATIONS
Easements for installation and maintenance of utilities and drainage facilities are reserved over, under and along the strips marked "utility easements".

MAYberry HILLS
#4

REC'D. BY
H M B NOV 23 1987

