

**IN THE MATTER OF THE PETITION OF CERTAIN PERSONS
FOR ANNEXATION OF UNINCORPORATED PROPERTY
TO THE CITY OF LUVERNE, MINNESOTA
PURSUANT TO MINNESOTA STATUTES 414.033**

TO: Department of Administration
Municipal Boundary Adjustments
300 Centennial Office Building
658 Cedar Street
St. Paul, MN 55155

The Minnesota Department of Administration is hereby requested to approve annexing certain property to the City of Luverne, Minnesota.

The petitioner for annexation is:

_____ City of _____; or,

_____ The Township of _____; or,

XX 20% of the property owners or _____ 100 property owners, whichever is less, in the area to be annexed. There is 1 property owner in the area proposed for annexation. The number of owners who have signed this petition is 1. (If the land is owned by both husband and wife, both must sign the petition to represent all owners). The number of petitioners required by M.S. 414.031 to commence a proceeding is 20% of the property owners or 100 property owners, whichever is less, in the area to be annexed.

The area proposed for annexation is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

1. The petitioners have caused a copy of this Petition to be submitted to the affected Township of Luverne prior to filing.
2. The area proposed for annexation abuts the city on the city's North boundary thereof, and none of it is presently a part of any incorporated city.
3. The total acreage of the area proposed for annexation is: 65.45 acres, more or less.
4. The petitioners believe that all of this property is or is about to become urban or suburban in character.

5. The petitioners hereby waive their right to receive notice pursuant to M. S. 4145.033, Subd. 13, regarding an estimate of the cost impact of any change in electric utility services, including rate changes and assessments, resulting from the annexation.

6. The reason for requesting the annexation is: That there are plans to sell this property to Sioux Valley Hospital which intends to build a new hospital and clinic facility on this site which needs streets, water, sewer, storm sewer and electrical services consistent with urban development. Said utility services can most economically and best be provided by the City of Luverne, and the City is willing to extend said utility and infrastructure services to the area. That said area is currently served by the City of Luverne for water and electricity. Further that said area would be better served with full city fire protection, city police protection, and other municipal services, including planning and land use regulation by the City of Luverne.

7. That the following parties are entitled to notice:

Luverne Township
George H. Bonnema, Clerk
PO Box 776
Luverne, Minnesota 56156

County of Rock
Rock County Auditor
Rock County Courthouse
Luverne, Minnesota 56156

Southwest Regional Development Commission
2524 Broadway Avenue, P. O. Box 265
Slayton, Minnesota 56172

Dated: September 2, 2003.



JOEL A. CHRISTENSEN, Personal Representative
for the Estate of Albert Christensen, a/k/a
Albert J. Christensen

REC'D BY
MMB

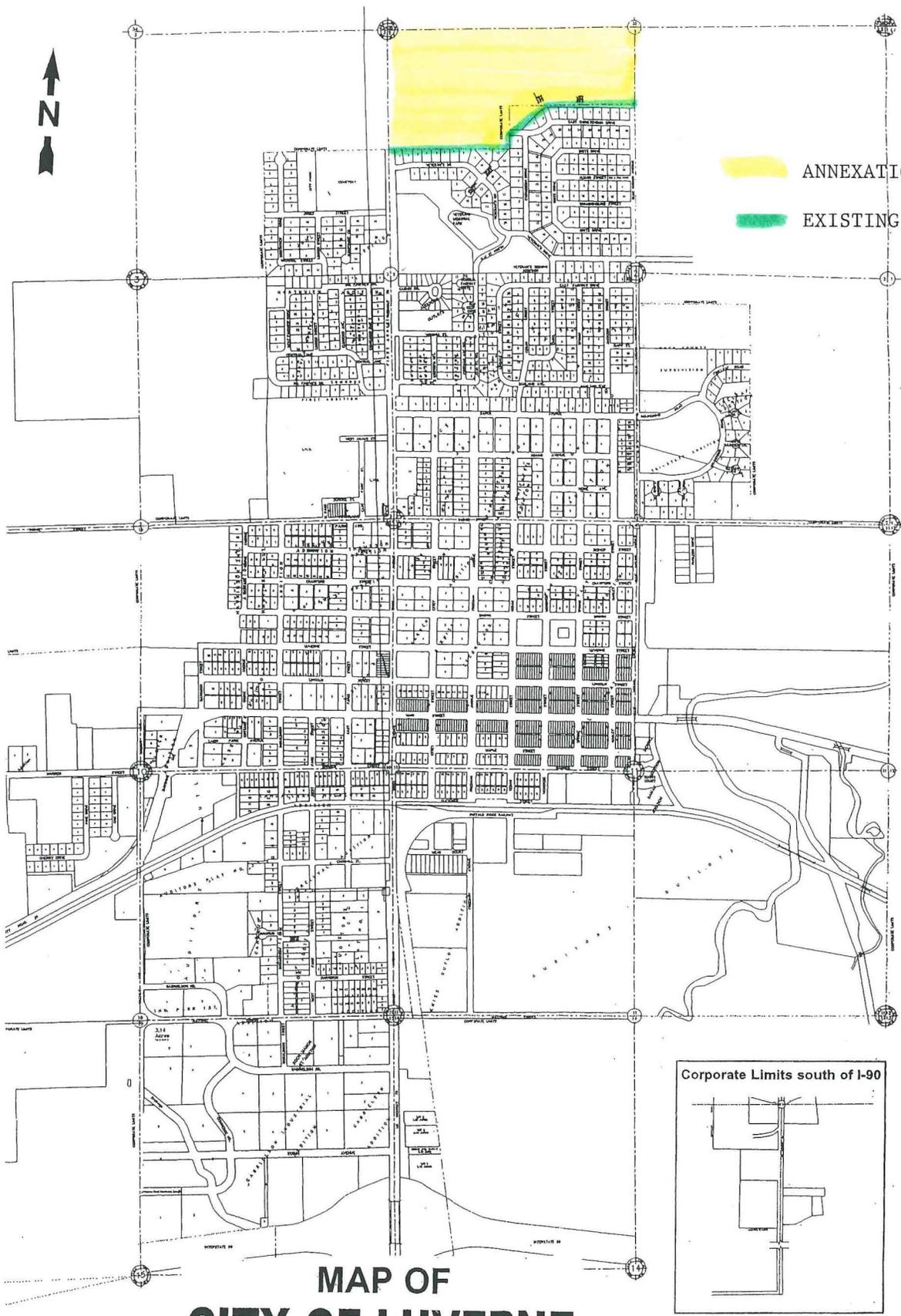
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LEGAL DESCRIPTION:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 102 NORTH, RANGE 45 WEST, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 103 NORTH, RANGE 45 WEST, OF THE 5TH PRINCIPAL MERIDIAN, ROCK COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 2; THENCE SOUTH 00 DEGREES 06 MINUTES 23 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER A DISTANCE OF 1213.67 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 31 SECONDS EAST A DISTANCE OF 81.89 FEET TO AN IRON STAKE; THENCE SOUTH 88 DEGREES 30 MINUTES 11 SECONDS EAST A DISTANCE OF 74.50 FEET TO AN IRON STAKE; THENCE SOUTH 88 DEGREES 36 MINUTES 30 SECONDS EAST A DISTANCE OF 115.17 FEET TO AN IRON STAKE; THENCE SOUTH 88 DEGREES 33 MINUTES 34 SECONDS EAST A DISTANCE OF 99.99 FEET TO AN IRON STAKE; THENCE SOUTH 88 DEGREES 34 MINUTES 35 SECONDS EAST A DISTANCE OF 535.08 FEET TO AN IRON STAKE; THENCE SOUTH 88 DEGREES 35 MINUTES 13 SECONDS EAST A DISTANCE OF 29.66 FEET TO AN IRON STAKE; THENCE SOUTH 89 DEGREES 27 MINUTES 27 SECONDS EAST A DISTANCE OF 4.19 FEET TO AN IRON STAKE; THENCE SOUTH 88 DEGREES 33 MINUTES 46 SECONDS EAST A DISTANCE OF 199.35 FEET TO AN IRON STAKE; THENCE SOUTH 88 DEGREES 34 MINUTES 49 SECONDS EAST A DISTANCE OF 176.56 FEET TO AN IRON STAKE; THENCE NORTH 00 DEGREES 08 MINUTES 55 SECONDS EAST A DISTANCE OF 130.42 FEET TO AN IRON STAKE; THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS EAST A DISTANCE OF 60.13 FEET TO AN IRON STAKE; THENCE SOUTH 88 DEGREES 33 MINUTES 58 SECONDS EAST A DISTANCE OF 121.50 FEET TO AN IRON STAKE; THENCE NORTH 44 DEGREES 54 MINUTES 05 SECONDS EAST A DISTANCE OF 309.00 FEET TO AN IRON STAKE; THENCE NORTH 68 DEGREES 15 MINUTES 38 SECONDS EAST A DISTANCE OF 61.52 FEET TO AN IRON STAKE; THENCE SOUTH 88 DEGREES 36 MINUTES 14 SECONDS EAST A DISTANCE OF 121.37 FEET TO AN IRON STAKE; THENCE SOUTH 88 DEGREES 35 MINUTES 53 SECONDS EAST A DISTANCE OF 260.07 FEET TO AN IRON STAKE; THENCE SOUTH 88 DEGREES 35 MINUTES 36 SECONDS EAST A DISTANCE OF 198.02 FEET TO AN IRON STAKE; THENCE SOUTH 88 DEGREES 34 MINUTES 37 SECONDS EAST A DISTANCE OF 92.04 FEET TO AN IRON STAKE; THENCE SOUTH 88 DEGREES 34 MINUTES 53 SECONDS EAST A DISTANCE OF 91.97 FEET TO AN IRON STAKE; THENCE NORTH 87 DEGREES 35 MINUTES 23 SECONDS EAST A DISTANCE OF 109.40 FEET; THENCE CONTINUING NORTH 87 DEGREES 35 MINUTES 23 SECONDS EAST A DISTANCE OF 50.08 FEET TO THE EAST LINE OF SAID QUARTER; THENCE NORTH 00 DEGREES 13 MINUTES 40 SECONDS EAST A DISTANCE OF 827.96 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 2; THENCE CONTINUING NORTH 00 DEGREES 13 MINUTES 40 SECONDS EAST A DISTANCE OF 33.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 17 SECONDS WEST, PARALLEL TO THE NORTH LINE OF SAID QUARTER 2636.94 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 23 SECONDS WEST A DISTANCE OF 33.00 FEET TO SAID POINT OF BEGINNING.

SAID TRACT IS SUBJECT TO ROADWAY EASEMENTS AND ANY OTHER EASEMENTS OF RECORD IF ANY.



MAP OF CITY OF LUVERNE

EXHIBIT "A"

