

TO: Office of Administrative Hearings  
Municipal Boundary Adjustments  
P. O. Box 64620  
St. Paul, MN 55164-0620  
651-361-7900

RECD BY  
MBA NOV 15 2010

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 Lake Elmo and make a part of the Township of Stillwater Township.

1. There are three property owners in the area proposed for detachment.
2. Three property owners have signed this petition. (If the land is owned by both the husband and wife, both must sign the petition to represent all owners.)
3. The property is situated within the City of Lake Elmo, abuts the municipal boundary and the boundary of the Township of Stillwater Township, in the County of Washington.  
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 number of acres in the property proposed for detachment is 50.74 and is described as follows:

***INSERT THE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.  
DO NOT USE DESCRIPTIONS FROM PROPERTY TAX STATEMENTS.***

*See Attached Deeds: (3 pages)*

6. The reason detachment is requested is that the land is rural agricultural and would be better suited to township rather than residential municipal government.

REC'D BY  
MBA

NOV 15 2010

7. 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.)

8. The number and character of buildings on said property is: 0

9. Public improvements on said property are: None

Date: 11-10-10

Bernard W. Nass  
Property Owner

Luella M. Nass  
Property Owner

Muta Abdul  
Property Owner

Individual (s) to Joint Tenants

503700

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required Certificate of Real Estate Value No.

March 17, 19 86

R.H. Steppan

County Auditor

by: Jimmy G. Miller

Deputy

STATE DEED TAX DUE HEREON: \$ 63.80

Date: February 18, 19 86

503700

OFFICE OF COUNTY RECORDER WASHINGTON COUNTY, MN CERTIFIED FILED AND/OR RECORDED ON

MAR 17 3 24 PM '86

503700

DOC. JOHN A. FRANZEN COUNTY RECORDER

BY DEPUTY

REC'D BY MBA

NOV 15 2010

Lawson, Raleigh & Assoc. 3830 1/2 Duane Ave No Lake Elmo, MN 55042

Pd #10.00

(reserved for recording data)

FOR VALUABLE CONSIDERATION, CARL W. POPPENBERGER and DELLA M. POPPENBERGER, husband and wife, Grantor (s),

(marital status)

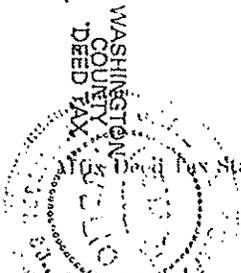
hereby convey (s) and warrant (s) to BERNARD W. NASS and LOELLA N. NASS, Grantees as joint

tenants, real property in Washington County, Minnesota, described as follows:

All that part of the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 29, Range 20 that lies northerly of the following described line: Commencing at the Southwest corner of the Northwest 1/4 of said Section 6; thence North 1° 14'50" East, along the West line of said Northwest 1/4, for 969.67 feet to the point of beginning of the line to be described; thence South 87°25'34" East for 1120.72 feet more or less, to the East line of the Southwest 1/4 of said Northwest 1/4, and there terminating, except the North 1236.51 feet thereof and also excepting therefrom all that portion of the Southwest 1/4 of the Northwest 1/4 of said Section 6, lying West of the Town Road as it now traverses said Section 6.

Together with all that part of Northwest 1/4 of the Northwest 1/4 of Section 6, Township 29, Range 20 except the North 1341 feet thereof subject to Manning Avenue. (if more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:



Signatures of Carl W. Poppenberger and Della M. Poppenberger.

STATE OF MINNESOTA XXXXARIZONA COUNTY OF MARICOPA

ss.

The foregoing instrument was acknowledged before me this 18th day of February, 1986, by CARL W. POPPENBERGER and DELLA M. POPPENBERGER, husband and wife, Grantor (s).

My Commission Expires Aug. 15, 1988

Signature of person taking acknowledgment.

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

Mr. & Mrs. Bernard W. Nass 5651 Manning Avenue North Stillwater, MN 55082

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Robert W. Herr Attorney At Law 4734 Washington Square White Bear Lake, MN 55110 (612) 426-1661

324 MAR 17 1986 CHOK 63.80

451145

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required  
 ( ) filed ( ) not required  
Aug 30, 1983  
T. B. Schroeder  
 County Auditor  
 By De Annemann  
 Deputy

Aug 30 1983 No 07894  
 Registration tax hereof of \$ 90.00  
John A. Franzen  
 County Treasurer  
Debra K. Hallin Deputy  
T. B. Schroeder  
 County Auditor  
De Annemann Deputy  
 (reserved for mortgage registry tax payment data)

OFFICE OF COUNTY RECORDER  
 WASHINGTON COUNTY, MN  
 CERTIFICATE AND FEE  
 AUG 30 4 15 PM '83  
 451145  
 DOC. JOHN A. FRANZEN  
 COUNTY RECORDER  
 BY Debra K. Hallin DEPUTY  
David Heber  
 118 So. Main St.  
 Stillwater, Mn 55082  
 \$5.00 (reserved for recording data)

MORTGAGE REGISTRY TAX DUE HEREON:  
 \$ 90.00 RECD BY NOV 15 2010  
 MBA  
 Date: August 17<sup>th</sup>, 1983

THIS CONTRACT FOR DEED is made on the above date by Carl W. Poppenberger and Della M. Poppenberger, husband and wife (marital status)

Seller (whether one or more), and Bernard W. Nass and Loella M. Nass, husband and wife, Purchasers, as joint tenants.

Seller and Purchasers agree to the following terms:

1. PROPERTY DESCRIPTION. Seller hereby sells, and Purchasers hereby buy, real property in Washington County, Minnesota, described as follows:  
 All that part of the Northwest 1/4 of the Northwest 1/4 of Section 6, Township 29, Range 20 West that lies Southerly and Westerly of the Southerly right of way line of Minnesota Trunk Highway No. 36 and Northerly and Westerly of the following described line; Beginning at a point on the West line of said Northwest 1/4 that is 923.00 feet, as measured along said West line, Southerly of the Northwest corner of said Section 6; thence Northeasterly by a deflection angle to the right of 73° for a distance of 336.41 feet; thence Southerly, parallel to the West line of said Northwest 1/4, for a distance of 148.5 feet; thence Easterly, parallel to the North/<sup>line</sup> of said Northwest 1/4 for a distance 784.70 feet more or less to the East line of said Northwest 1/4, of Northwest 1/4 and there terminating. Subject to Manning Avenue and N.S.P. easement across said property.

- (c) Building, zoning and subdivision laws and regulations;
- (d) The lien of real estate taxes and installments of special assessments which are payable by Purchasers pursuant to paragraph 6 of this contract; and
- (e) ~~the following liens or encumbrances~~

3. DELIVERY OF DEED AND EVIDENCE OF TITLE. Upon Purchasers' prompt and full performance of this contract, Seller shall:  
 (a) Execute, acknowledge and deliver to Purchasers a Warranty Deed, in recordable form, conveying marketable title to the Property to Purchasers, subject only to the following exceptions:  
 (i) Those exceptions referred to in paragraph 2(a), (b), (c) and (d) of this contract;  
 (ii) Liens, encumbrances, adverse claims or other matters which Purchasers have created, suffered or permitted to accrue after the date of this contract; and

46

3572546



Office of the  
County Recorder  
Washington County, MN

Certified filed and/or recorded on:  
2006/03/07 2:25:00 PM

3572546



Cindy Kossmann  
County Recorder

*Cindy Kossmann*

No delinquent taxes and transfer entered: Certificate  
of Real Estate Value (X) filed ( ) not required

Date March 7, 2006

Molly F. O'Rourke, Auditor-Treasurer

Deputy *Joyce A. Stangl*

06.029.20.21.000B

Warranty Deed  
Individual(s) to Individual(s)

STATE DEED TAX DUE HEREON: \$264.00

REC'D BY  
MBA

NOV 15 2006

Date: Oct. 16, 2002

FOR VALUABLE CONSIDERATION Violet E. Kern, a single person, Grantor(s),  
(marital status)  
hereby convey(s) and warrant(s) to Robert A. Buberl, Grantee,

real property in Washington County, Minnesota, described as follows:

That part of the East Half of the Northwest Quarter of Section 6, Township 29 North, Range 20 West, Washington County, Minnesota lying Westerly and Northerly of KERN CENTER and KERN CENTER 2ND ADDITION, according to the plats of record and on file in the office of the County Recorder, Washington County, Minnesota containing 22.99 acres, more or less.

Subject to a highway easement along the Northerly line thereof for Trunk Highway 36 as described in Book 275 of Deeds, Page 497, of record and on file in said Office of the County Recorder.

Also subject to a transmission line easement in favor of Northern States Power Company as described in Book 297, Page 288, of record and on file in said Office of the County Recorder.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: All encumbrances and obligations incurred at the instance of the Purchaser subsequent to October 6, 1995

Check box if applicable:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A Well Disclosure Certificate accompanies this document.
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed Well Disclosure Certificate.

WASHINGTON COUNTY

Receipt No: 219091 Date: 3/7/2006  
Registration tax hereon of: \$264.00 PAID  
MN Conservation Fund M.S. 473h \$5.00 PAID  
Molly F. O'Rourke, Auditor by CJStarzl

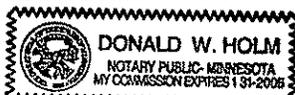
*Violet E. Kern*  
Violet E. Kern

RETURN TO: 266459  
LAND TITLE, INC.

STATE OF MINNESOTA )  
COUNTY OF WASHINGTON ) ss:

The foregoing instrument was acknowledged before me on 16 OCTOBER, 2002  
by Violet E. Kern, a single person, Grantor(s).

NOTARIAL STAMP OR SEAL



THIS INSTRUMENT WAS DRAFTED BY:

*Donald W. Holm*  
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Check here if part or all of the land is Registered (Torrens)

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED  
IN THIS INSTRUMENT SHOULD BE SENT TO (INCLUDE  
NAME AND ADDRESS OF GRANTEE):

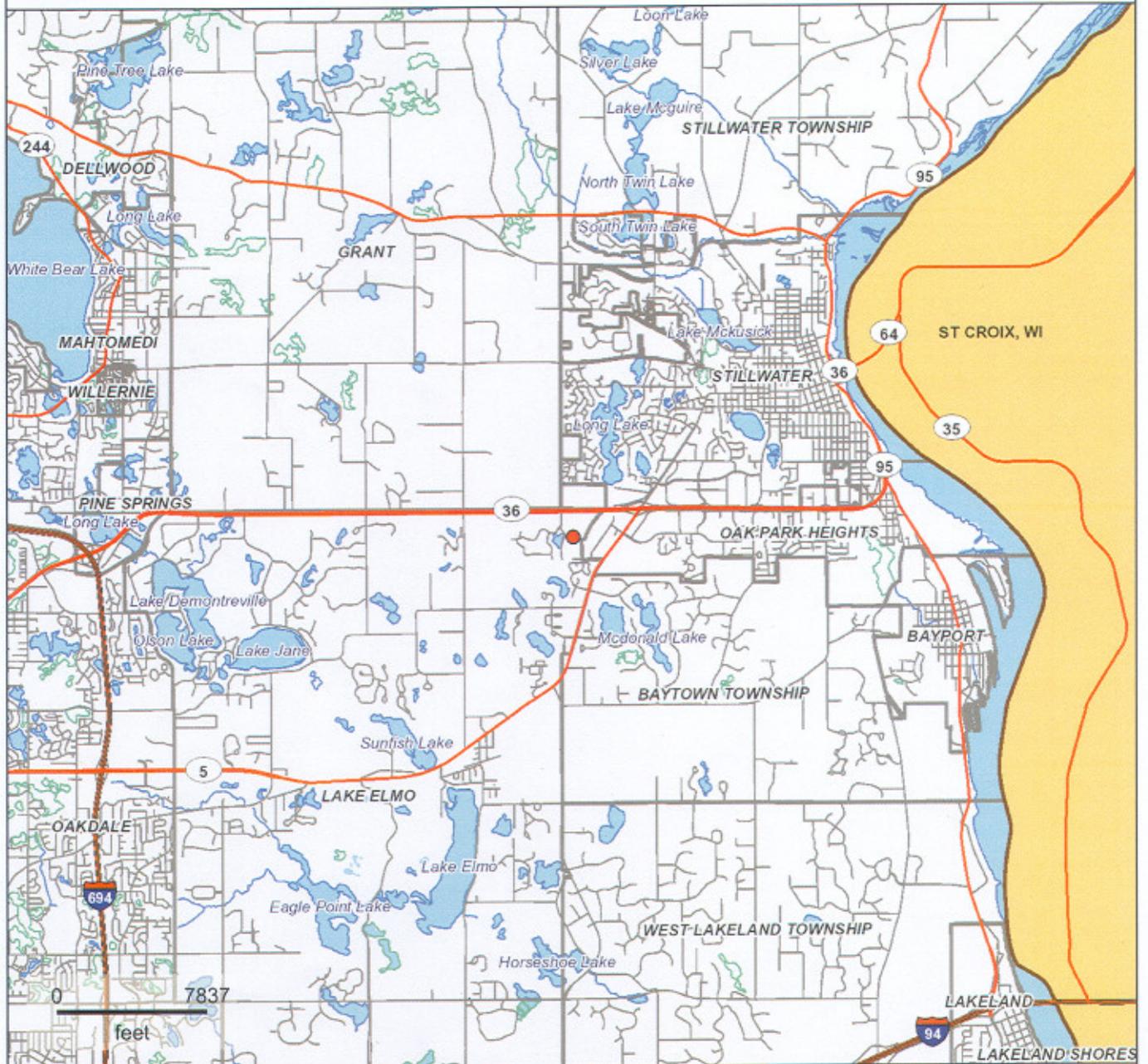
ANDERSON DOVE FRETLAND &  
VAN VALKENBURG, P.L.L.P.  
5881 Cedar Lake Road  
Minneapolis, Minnesota 55416  
(952) 545-9000  
PDD/3138/21-Buberl-Warranty Deed(01)

Robert A. Buberl  
5750 Memorial Drive  
Stillwater, MN 55082

# Washington County, MN

REC'D BY  
MBA

NOV 15 2010



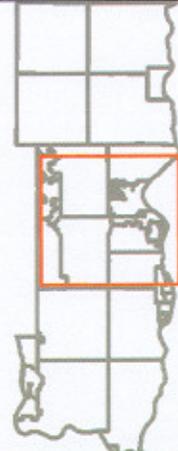
**Property Information**

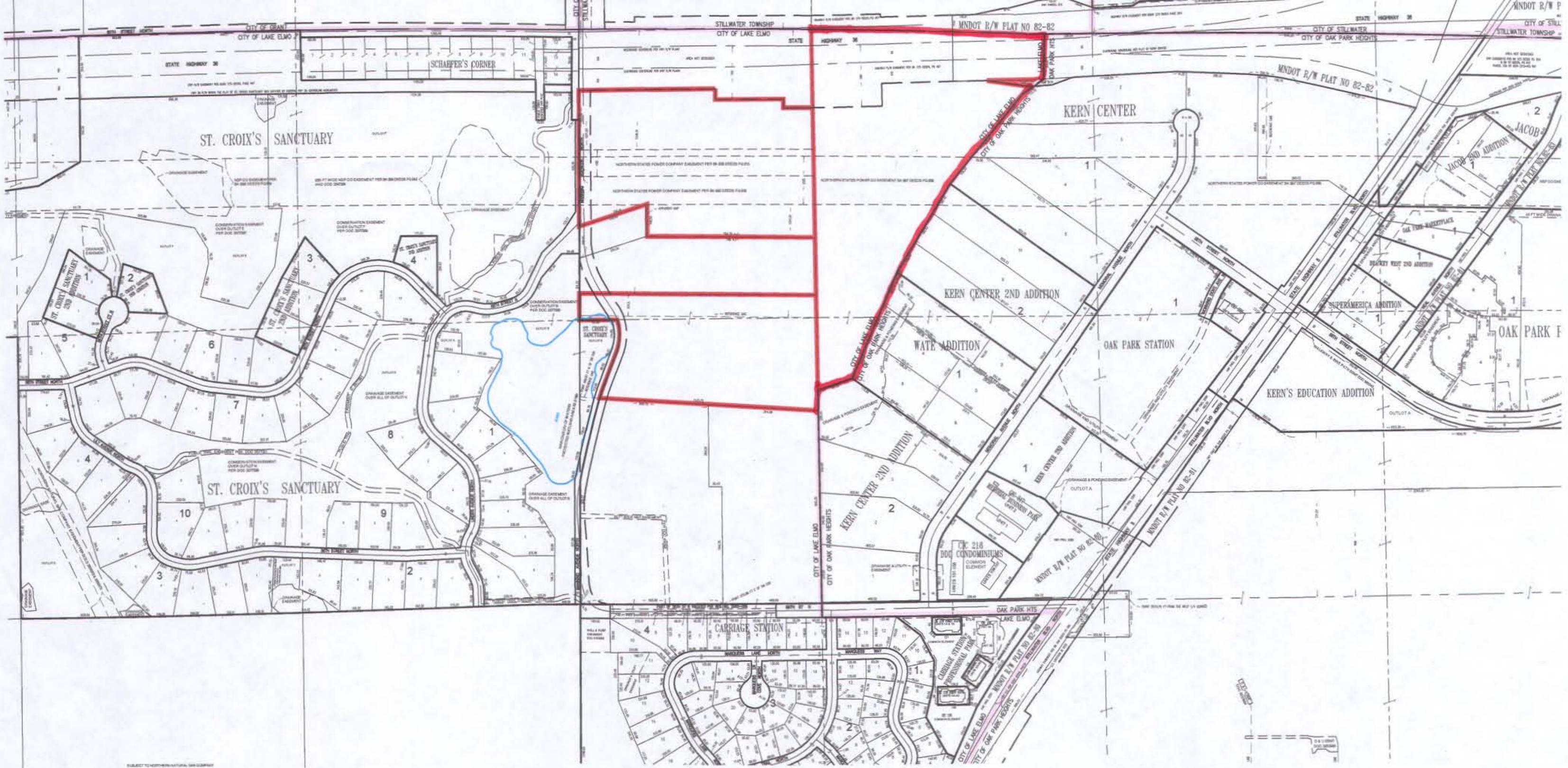
Property ID 0602920230001  
Location 5651 MANNING



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

This drawing is a result of the compilation and reproduction of land records as they appear in various Washington County offices. The drawing should be used for reference purposes only. Washington County is not responsible for any inaccuracies.





**Washington County**  
 PUBLIC WORKS DEPARTMENT  
 SURVEY AND LAND MANAGEMENT DIVISION  
 14949 62nd Street North, P.O. Box 6  
 Stillwater, Minnesota 55082-0006

**LEGEND**

- DNR PROTECTED WATERS
- DNR PROTECTED WETLAND
- DNR PROTECTED WATERCOURSE
- MUNICIPAL BOUNDARY



SECTION-TOWNSHIP-RANGE INDEX

3603021	3103020	3203020
0102921	0602920	0502920



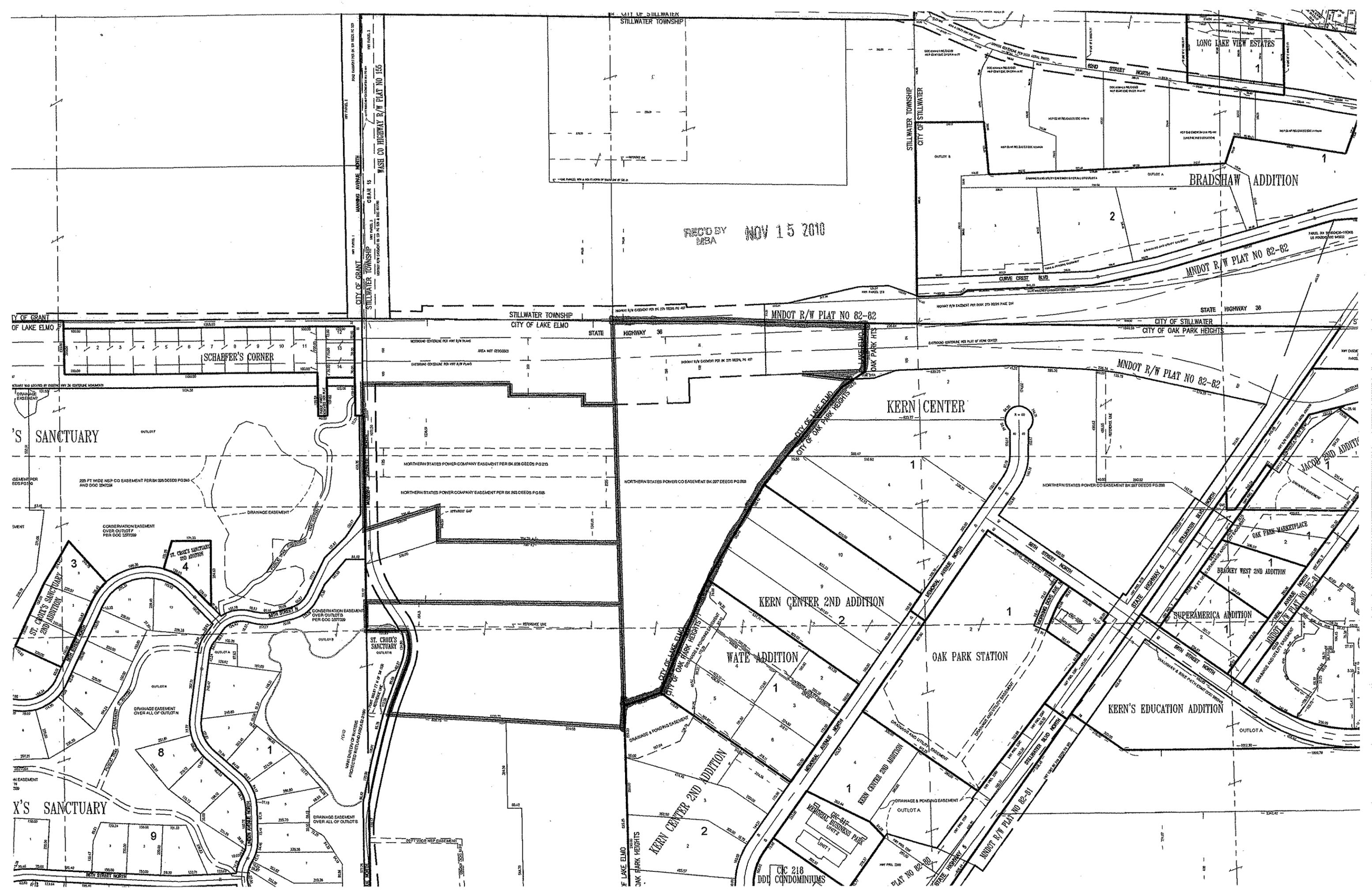
PROPERTY IDENTIFICATION NUMBER FORMAT (GEOCODE)

SECTION NUMBER	TOWNSHIP NUMBER	RANGE NUMBER	QUARTER	SPECIFIC PARCEL
##	##	##	##	####

(0001) - LAST FOUR DIGITS OF PROPERTY IDENTIFICATION NUMBER

THIS DRAWING IS THE RESULT OF A COMPILATION AND REPRODUCTION OF LAND RECORDS AS THEY APPEAR IN VARIOUS WASHINGTON COUNTY OFFICES. WASHINGTON COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES.  
 PROPERTY LINES AS SHOWN ARE FOR REFERENCE PURPOSES AND MAY NOT REPRESENT ACTUAL LOCATIONS.  
 MAP LAST UPDATED: January 31, 2008  
 NO ADDITIONAL CHANGES HAVE BEEN REPORTED TO DATE

REC'D BY  
MBA  
NOV 15 2010



SCHAEFER'S CORNER

KERN CENTER

KERN CENTER 2ND ADDITION

OAK PARK STATION

KERN'S EDUCATION ADDITION

SUPERAMERICA ADDITION

BRACKET WEST 2ND ADDITION

OAK PARK MARKETPLACE

JACOB 2ND ADDITION

WATE ADDITION

KERN CENTER 2ND ADDITION

WATERLOO BUSINESS PARK  
UNIT 1  
UNIT 2

CIC 218  
DDD CONDOMINIUMS

SANCTUARY

X'S SANCTUARY

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REC'D BY  
MBA  
NOV 15 2010

(0004)

(0017)

CITY OF GRANT  
STILLWATER TOWNSHIP  
HIGHWAY R/W EASEMENT BK 234 PG 8

STILLWATER TOWNSHIP  
CITY OF LAKE ELMO

HIGHWAY R/W EASEMENT PER BK 275 DEEDS PG 497

MNDOT R/W PLAT NO 82-82

HIGHWAY R/W EASEMENT PER BOOK 273 DEEDS PAGE 254

CURVE CREST BLVD  
TRAIL & POND  
50 FT WIDE MSP EASEMENT

STATE HIGHWAY 36

WESTBOUND CENTERLINE PER HWY R/W PLANS

EASTBOUND CENTERLINE PER HWY R/W PLANS

HIGHWAY R/W EASEMENT PER BK 275 DEEDS PG 497

EASTBOUND CENTERLINE PER PLAT OF KERH CENTER

AEEFER'S CORNER

(0004)

(0007)

(0008)

06-029-20-12-0005

KERN CENTER

06-029-20-12-0006

(0001)

NORTHERN STATES POWER COMPANY EASEMENT PER BK 238 DEEDS PG 213

NORTHERN STATES POWER CO EASEMENT BK 297 DEEDS PG 288

NORTHERN STATES POWER COMPANY EASEMENT PER BK 293 DEEDS PG 505

(0003)

(0002)

06-029-20-21-0002

06-029-20-21-0003

(0006)

KERN CENTER 2ND ADDITION

06-029-20-21-0005

06-029-20-21-0004

06-029-20-21-0001

06-029-20-23-0001

01-029-21-14-0002

ST. CROIX'S SANCTUARY  
OUTLOT B

06-029-20-13-0012

OAK PARK STATION

WATE ADDITION  
(0018)

(0016)

(0017)

(0019)

(0020)

(0023)

(0006)

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OUTLOT A  
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(0004)

(0005)

(0006)

OUTLOT B

(0004)

(0005)

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