

IN THE MATTER OF THE PETITION FOR DETACHMENT OF CERTAIN LAND FROM THE CITY OF BIG LAKE,
MINNESOTA PURSUANT TO MINNESOTA STATUTES 414.06

TO: Office of Administration
Municipal Boundary Adjustment Unit
P.O. Box 64620
St. Paul MN 55164-0620

To: Office of Administration
City of Big Lake MN 55309

City of Big Lake from which property to be detached, property to revert back to Big Lake Township

Property address:
19524 County Rd 15
Big Lake MN 55309

Legal description PID 65-026-2015

LEGAL DESCRIPTION: That part of the East Half of the Northwest Quarter (E ½ of NW ¼) of Section Twenty-six (26), Township Thirty-Three (33), Range Twenty-seven (27), described as follows: Beginning at the intersection of the North-South Quarter section line in said Section 26 and the North Right-of-way line of the Burlington Northern Railroad; thence North along said Quarter section line a distance of 550 feet more or less, to the centerline of a driveway as now laid out and traveled; thence West parallel with the North line of the Southeast Quarter of the Northwest Quarter (SE ¼ of NW ¼) of said Section 26 a distance of 660 feet; thence South parallel with said Quarter Section line to an intersection with the Northerly Right-of-Way line of said Railroad; thence Southeasterly along said Railroad Right-of-Way line to the point of beginning, Sherburne County, Minnesota.

Owner: Trust for Marvin Thomas
Trustee Leon Thomas Sr.
15858 201st Ave Elk River MN 55330
763.263.2696

County recorder: Michelle Ashe Sherburne County

Petitioner: Leon Thomas Trustee

It is hereby requested by Leon Thomas Trustee owner/signer
The property is situated within the City of Big Lake abuts Big Lake Township and is in Sherburne County.
The petitioned area abuts the city's east boundaries.

The property proposed for detachment is rural in character and not developed for urban residential, commercial or industrial proposes.

The reason for this request:

This is an 8 acre property that does not have city water or sewer, it is two miles from the nearest city water sewer connections. After talking to the city of Big Lake they said it most likely would not be available for the next 20-50 years.

I have had this property for sale and have had two different parties interested in purchasing the property. The first buyer was interested in this property for light industrial (City of Big Lake's previous comprehensive plan was light industrial) they have since reverted it to residential/Ag. The interested party now wants to be able to have a pole building and home in which the city does not allow pole buildings and there still would not be any city sewer/water. The buyer would need a variance approved to have a well and septic. We have several meetings with the city of Big Lake and they suggested I petition for detachment.

The number and characters of buildings on said property is a double wide home (that will be removed at time of sale) and a small grain bin.

The number of residents is zero and has been since 2009.

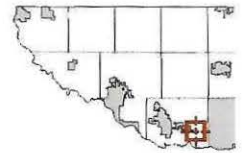
Public improvements are none.

Date 3-9-2020

Property owner Jean R Thomas



Overview



Legend

- Parcels
- Streams

Parcel ID 65-026-2015
Sec/Twp/Rng 26-33-27
Property Address 19524 COUNTY ROAD 15 NW
ELK RIVER

Alternate ID n/a
Class 201-Residential 1 unit
Acreage 8.3

Owner Address C/O LEON THOMAS
15858 201ST AVE NW
ELK RIVER MN 55330

District BIG LAKE CITY
Brief Tax Description n/a

(Note: Not to be used on legal documents)

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Disclaimer for St Cloud Parcels: Sherburne County information about St Cloud properties are limited to classification and value. Any questions regarding additional information please contact the City of St Cloud's assessor office.

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