

IN THE MATTER OF THE PETITION FOR DETACHMENT OF
CERTAIN LAND FROM THE CITY OF NIELSVILLE, 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:

 x all of the property owners, the area is less than 40 acres; or
 75% or more of the property owners, the area is more than 40 acres;
to detach certain properties described herein from the City of Nielsville and make a part of the Township of Hubbard.

1. There is one property owner in the area proposed for detachment.
2. The property owner has 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 Nielsville, abuts the municipal boundary, and is located in the County of Polk.
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 that the property was originally included in the city by Ordinance dated June 14, 1920. Since that time, the property has remained agricultural in nature and is farmed annually by the property owner. The city has a population of approximately 90, and no significant growth is expected.
6. Summarize what efforts were taken prior to filing this petition to resolve the issues: Not applicable.
7. The number of acres in the property proposed for detachment is 39.39 acres and is described as follows:

That part of the East Half of the Southeast Quarter of Section 19, Township 147 North, Range 48 West of the Fifth Principal Meridian, Polk County, Minnesota described as follows:

Commencing at the southwest corner of said East Half of the Southeast Quarter; thence North 00 degrees 27 minutes 30 seconds East, assumed bearing, along the west line of the said East Half of the Southeast Quarter, a distance of 553.625 feet to the point of beginning; thence South 86 degrees 08 minutes 31 seconds East, parallel to the south line of the said Southeast Quarter, a distance of 227.04 feet, more or less, to the west line of a parcel described in Document No. 606477, of record in the office of the County Recorder in and for the County of Polk and the State of Minnesota; thence North 00 degrees 46 minutes 50 seconds East, along the west line of said parcel described in Document No. 606477, a distance of 85.19 feet, more or less, to the south line of a parcel described in Document No. 599613, of record a said Recorder's Office; thence North 89 degrees 13 minutes 10 seconds West, along the south line of said parcel described in Document No. 599613, a distance of 9.51 feet, more or less, to the southwest corner of said parcel described in Document No. 599613; thence North 00 degrees 46 minutes 29 seconds East, along the west line of said parcel described in Document No. 599613, a distance of 121.64 feet, more or less, to the northwest corner of said parcel described in Document No. 599613; thence South 89 degrees 13 minutes 31 seconds East, along the north line of said parcel described in Document No. 599613, a distance of 11.00 feet, more or less, to the southwest corner of a parcel described in Document No. 569028, of record at said Recorder's Office; thence North 00 degrees 46 minutes 29 seconds East, along the west line of said parcel, a distance of 69.76 feet, more or less, to the northwest corner of said parcel described in Document No. 569028; thence South 89 degrees 13 minutes 31 seconds East, along the north line of said parcel described in Document No. 569028, a distance of 200.00 feet, more or less, to the northeast corner of said parcel described in Document No. 569028; thence South 00 degrees 46 minutes 29 seconds West, along the east line of said parcel described in

Document No. 569028, a distance of 69.76 feet, more or less, to the north line of a parcel described in Document No. 599613, of record at said Recorder's Office; thence South 89 degrees 13 minutes 31 seconds East, along the north line of said parcel described in Document No. 599613, a distance of 13.00 feet, more or less, to the west line of HUBBARD AVENUE as shown in the PLAT OF NIELSVILLE, of record at said Recorder's Office; thence North 00 degrees 46 minutes 29 seconds East, along the west line of HUBBARD AVENUE, a distance of 5.00 feet, more or less, to the intersection with the north line of FIRST STREET as shown in said PLAT OF NIELSVILLE; thence South 89 degrees 13 minutes 31 seconds East, along the north line of said FIRST STREET, a distance of 23.00 feet, more or less, to the southwest corner of a parcel described in Document No. 672307, at said Recorder's Office; thence North 00 degrees 46 minutes 29 seconds East, along the west line of parcels described in Document No. 672307 and 407343, a distance of 267.00 feet, more or less, to the northwest corner of said parcel described in Document No. 407343, at said Recorder's Office; thence South 89 degrees 13 minutes 31 seconds East, along the north line of said parcel described in Document No. 407343, a distance of 327.00 feet, more or less, to the intersection of the southerly extension of the west line of a parcel described in Document No. 514897, of record at said Recorder's Office; thence North 00 degrees 46 minutes 29 seconds East, along the west line and southerly extension of said west line of a parcel described in Document No. 514897, a distance of 60.90 feet, more or less, to the southwest corner of a parcel described in Document No. 558113, of record at said Recorder's Office; thence South 89 degrees 13 minutes 31 seconds East, along the south line of said parcel described in Document No. 558113, a distance of 128 feet, more or less, to the southeast corner of said parcel described in Document No. 558113; thence North 00 degrees 46 minutes 29 seconds East, along the east line and northerly extension of said east line of said parcel described in Document No. 558113, a distance of 886.53 feet, more or less, to the northeast corner of a parcel described in Document No. 577133, of record at said Recorder's Office; thence South 89 degrees 13 minutes 31 seconds East, along the north line of said parcel described in Document No. 577133, a distance of 231.00 feet, more or less, to the westerly right of way line of the Burlington Northern Railroad; thence North 00 degrees 46 minutes 28 seconds East, along the westerly right of way line of Burlington Northern Railroad, a distance of 616.76 feet, more or less, to the north line of said East Half of the Southeast Quarter; thence North 88 degrees 22 minutes 23 seconds West, along the north line of said East Half of the Southeast Quarter, a distance of 1161.63 feet, more or less, to the northwest corner of said East Half of the Southeast Quarter; thence South 00 degrees 27 minutes 30 seconds West, along the west line of said East Half of the Southeast Quarter, a distance of 2048.21 feet, more or less, to the point of beginning.

Said parcel above contains 39.39 acres, more or less, and is subject to easements, restrictions, or reservations of record, if any.

8. The number and character of buildings on said property is: Zero.
9. The number of residents in the area proposed for detachment is zero.
(The number of residents is not necessarily the same as number of owners.)

10. Public improvements on said property are: None.

Date: September 15, 2020


Robert W. Brekke, Jr., Property Owner

Municipal Boundary Adjustment Unit Contacts
Star Holman star.holman@state.mn.us 651-361-7909

**THAT PART OF THE E1/2 OF SEC. 19, T. 147 N., R. 48 W. OF THE 5TH PRINCIPAL
MERIDIAN, POLK COUNTY, MINNESOTA.**



Said parcel above contains 39.39 acres, more or less, and is subject to easements, restrictions, or reservations of record, if any.

LEGEND

- = DENOTES FOUND IRON MONUMENT

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS