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

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

Pursuant to Minn. Stat. § 414.06, the petitioner has provided a copy of this petition to:
1) the city from which the land may be detached;
2) the clerk of the town to which the property may be attached if granted;
3) 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 Rockford and make a part of the Township of Rockford.

1.   There is one property owner in the area proposed for detachment. It is Wright-Hennepin Cooperative Electric Association, a Minnesota electric cooperative ("WHCEA").

2.   The sole property owner has signed this petition.

3.   The property is situated within the City of Rockford, abuts the municipal boundary, and is located in the County of Wright.
The petitioned area abuts on the city's *East* boundary(ies).

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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: WHCEA is the fee owner of real property located in the City of Rockford, County of Wright, State of Minnesota (Wright County PID No. 113026001010), and is selling a portion of its real estate to a party whose adjoining property is in the Township of Rockford who desires to purchase a vacant portion thereof to correct certain encroachments, as depicted on the Survey filed herewith, which the Parties anticipate will consist of an area twenty-five (25) feet in width (running north-south) by one hundred fifty (150) feet in length (running east-west) (the "**Property**").

      The parties request that the detached Property would be part of the Township of Rockford.

6.   Summarize what efforts were taken prior to filing this petition to resolve the issues: Emails with Dan Madsen, City Administrator/City Attorney, Rockford, MN, to discuss the most efficient and cost-effective manner in which to accomplish this.

7.   The number of acres in the property proposed for detachment is less than one acre and the proposed legal description is as follows:

            All that part Lot 1, Block 1, WRIGHT HENNEPIN ADDITION, Wright County, Minnesota described as follows:

            Commencing at the northwest corner of said Lot 1, Block 1, thence easterly along the north line of said Lot 1, Block 1, a distance of 870.62 feet to the point of beginning of the land to be described; thence deflecting right 90 degrees 54 minutes 21 seconds a distance of 25.00 feet; thence deflecting left 90 degrees 54 minutes 27 seconds a distance of 150.00 feet; thence deflecting left 89 degrees 05 minutes 33 seconds a distance of 25.00 feet to said north line; thence westerly 150.00 feet along said north line to the point of beginning and there terminating.

8.   The number and character of buildings on said property is a portion of a detached garage and driveway as shown on attached survey. The property address associated with said improvements is 3741 Halsey Avenue SE, Rockford, MN.   The property address of owner WHCEA is 6800 Electric Drive, Rockford, MN.

9.   The number of residents in the area proposed for detachment is one: Wright-Hennepin Cooperative Electric Association, a Minnesota electric cooperative.

10. Public improvements on said property are: None.

Date: 10/09/2020

Property Owner:

Wright-Hennepin Cooperative Electric
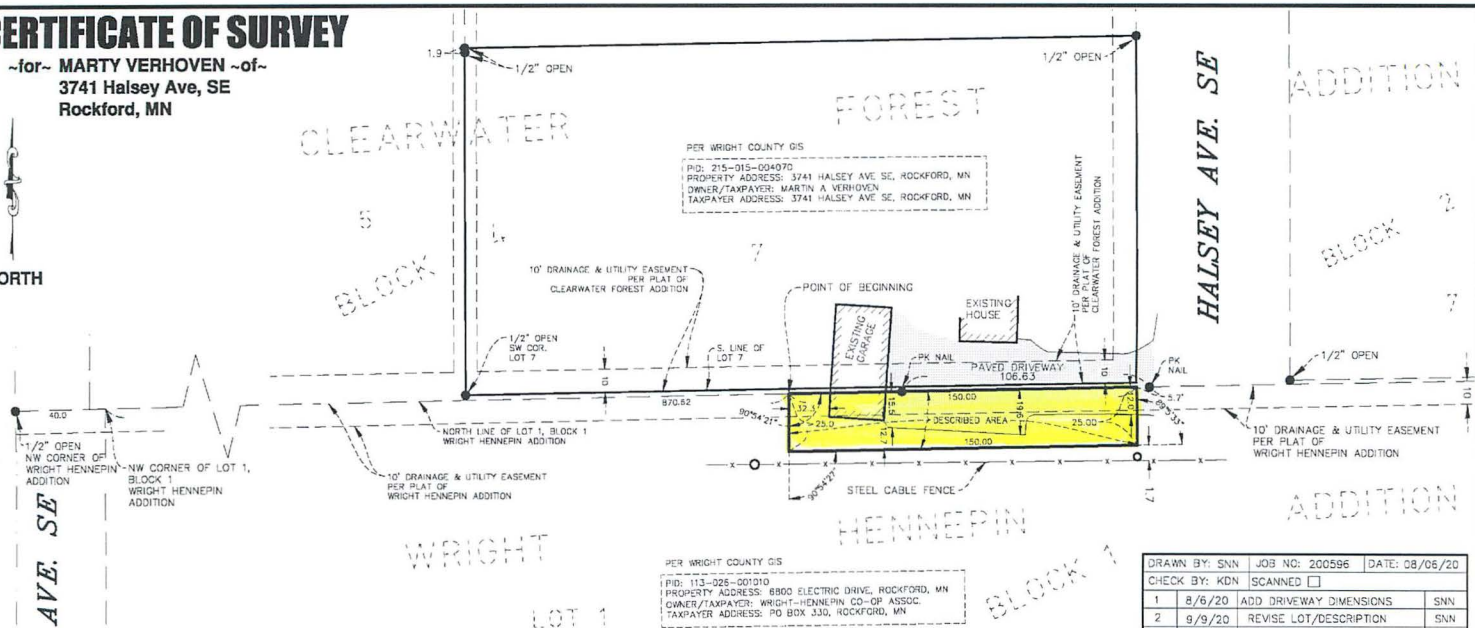Association, a Minnesota Electric
Cooperative

By: _____

Its: _____ President and CEO

CERTIFICATE OF SURVEY

~for~ MARTY VERHOVEN ~of~
3741 Halsey Ave, SE
Rockford, MN

NORTH

CLEARWATER

FOREST

ADDITION

HALSEY AVE. SE

5 BLOCK 4

7

7

BLOCK 2

7

HAUG AVE. SE

WRIGHT

HENNEPIN

ADDITION

BLOCK 1

LOT 1

PER WRIGHT COUNTY GIS
PID: 215-015-004070
PROPERTY ADDRESS: 3741 HALSEY AVE SE, ROCKFORD, MN
OWNER/TAXPAYER: MARTIN A VERHOVEN
TAXPAYER ADDRESS: 3741 HALSEY AVE SE, ROCKFORD, MN

PER WRIGHT COUNTY GIS
PID: 113-025-001010
PROPERTY ADDRESS: 6800 ELECTRIC DRIVE, ROCKFORD, MN
OWNER/TAXPAYER: WRIGHT-HENNEPIN CO-OP ASSOC.
TAXPAYER ADDRESS: PO BOX 330, ROCKFORD, MN

10' DRAINAGE & UTILITY EASEMENT PER PLAT OF CLEARWATER FOREST ADDITION

10' DRAINAGE & UTILITY EASEMENT PER PLAT OF CLEARWATER FOREST ADDITION

10' DRAINAGE & UTILITY EASEMENT PER PLAT OF WRIGHT HENNEPIN ADDITION

10' DRAINAGE & UTILITY EASEMENT PER PLAT OF WRIGHT HENNEPIN ADDITION

POINT OF BEGINNING

EXISTING HOUSE

EXISTING GARAGE

PAVED DRIVEWAY 106.63

PK NAIL

PK NAIL

DESCRIBED AREA

25.00

150.00

150.00

25.00

90°54'21"

89°05'33"

STEEL CABLE FENCE

1/2" OPEN SW COR. LOT 7

S. LINE OF LOT 7

NORTH LINE OF LOT 1, BLOCK 1 WRIGHT HENNEPIN ADDITION

870.62

1/2" OPEN

1/2" OPEN

1/2" OPEN NW CORNER OF WRIGHT HENNEPIN ADDITION

NW CORNER OF LOT 1, BLOCK 1 WRIGHT HENNEPIN ADDITION

1.9

1/2" OPEN

1/2" OPEN

40.0

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 6/4/20.

- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

* Note: Per monuments found in place, there appears to be a gap between the two plats (WRIGHT HENNEPIN ADDITION to the south and CLEARWATER FOREST ADDITION to the north). The proposed description is only written as part of WRIGHT HENNEPIN ADDITION. It appears that the plat lines were intended to create one common line.

PROPOSED DESCRIPTION

All that part Lot 1, Block 1, WRIGHT HENNEPIN ADDITION, Wright County, Minnesota described as follows:

Commencing at the northwest corner of said Lot 1, Block 1, thence easterly along the north line of said Lot 1, Block 1, a distance of 870.62 feet to the point of beginning of the land to be described; thence deflecting right 90 degrees 54 minutes 21 seconds a distance of 25.00 feet; thence deflecting left 90 degrees 54 minutes 27 seconds a distance of 150.00 feet; thence deflecting left 89 degrees 05 minutes 33 seconds a distance of 25.00 feet to said north line; thence westerly 150.00 feet along said north line to the point of beginning and there terminating.

DRAWN BY: SNN	JOB NO: 200596	DATE: 08/06/20	
CHECK BY: KDN	SCANNED ☐		
1	8/6/20	ADD DRIVEWAY DIMENSIONS	SNN
2	9/9/20	REVISE LOT/DESCRIPTION	SNN
3			
NO.	DATE	DESCRIPTION	BY

o Denotes Iron Set ● Denotes Iron Found	Bearings shown are on an assumed datum.	I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota. Dated this __9th__ day of __September__, 2020.	E. G. RUD & SONS, INC.
Scale 1"= 40'	Drawn By: SNN		Professional Land Surveyors
Job No.: 200596	Project Manager: KDN	License No. ___52705___	990 5th Avenue SE, Suite 2 Hutchinson, MN 55350 Tel. (320) 587-2025 Fax (320) 587-2595

www.egrud.com

200596LS