

PROPERTY OWNER PETITION FOR DETACHMENT
OF PROPERTY FROM A CITY

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

 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 Jenkins and make a part of the Township of Jenkins.


- 1. There are two (2) property owners in the area proposed for detachment.
- 2. Both 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 Jenkins, abuts the municipal boundary, and is located in the County of Crow Wing.
The petitioned area abuts on the city's N(S)E(W)(circle one) boundary(ies).

↳ PARTIAL

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, Norway Drive is in need of asphalt (currently dirt) for developing Whitetail Hollows as Old 371 and South Oak Drive (Norway is in between) are both asphalt and the planned roads of Whitetail Hollows coming off Norway will be asphalt next season. The City of Jenkins works off a 5-year plan which is not workable to start the Whitetails Hollow development next season. The Township of Jenkins, while not yet voted, has implied in principle that asphalt would be in their interest as it would serve the existing residents on South Oak Dr and the future residents to Whitetail Hollows.
6. Summarize what efforts were taken prior to filing this petition to resolve the issues: Owner (Mark Leutem) has met with City of Jenkins clerk as well as attending a council meeting and a joint meeting with the City of Jenkins and the Township of Jenkins. Discussion directly with the mayor of the City of Jenkins. Also attended two Township of Jenkins meetings and several conversations with one supervisor. As a result, the owners came to the conclusion that the City of Jenkins 5-year plan requirement would create a delay in the development and sales cycle of Whitetail Hollows, resulting in a financial failure to the owners. Whereas the Township of Jenkins has the motivation and the ability to do a timely completion of Norway Drive to asphalt.
7. The number of acres in the property proposed for detachment is 80 and is described as follows:

NW-SW and Part of Government Lot 3 of Section 35, Township 137 North, Range 29 West, Crow Wing County, Minnesota.
8. The number and character of buildings on said property is: None.
9. The number of residents in the area proposed for detachment is None.
10. Public improvements on said property are: None.

Date: 10-17-21



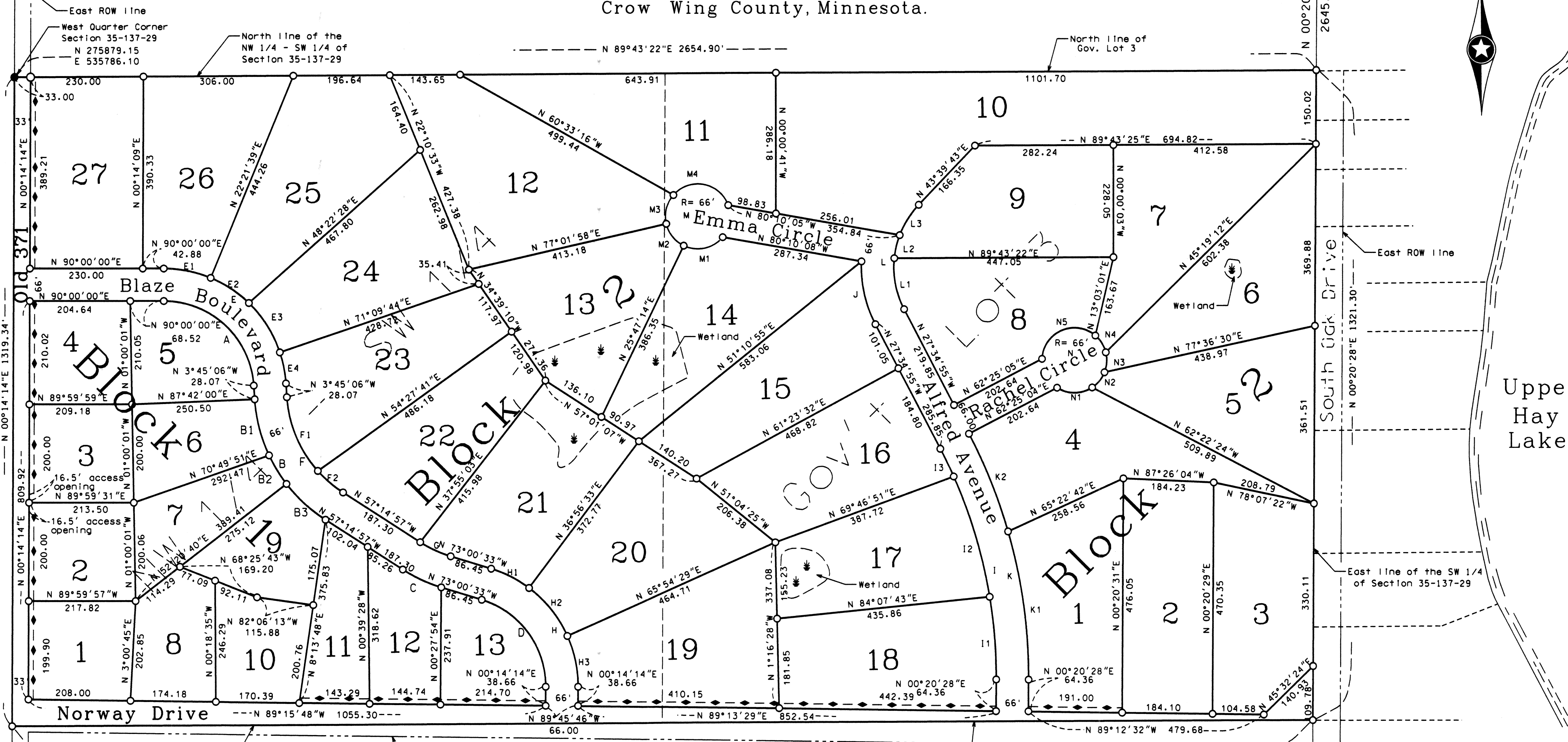
Property Owner, Mark J Leutem



Property Owner, Lisa R Leutem

Whitetail Hollows

NW-SW and Part of Government Lot 3 of
Section 35, Township 137 North, Range 29 West,
Crow Wing County, Minnesota.



KNOW ALL PERSONS BY THESE PRESENTS: That The Leutem Living Trust, a trust, and Mark J. Leutem, single, are the owners of the following described property situated in Crow Wing County, Minnesota, to wit:

Legal Description:
The Northwest Quarter of the Southwest Quarter, and that part of Government Lot 3 which lies westerly of the North-South Quarter line, all being in Section 35, Township 137 North, Range 29 West, Crow Wing County, Minnesota.

Have caused the same to be surveyed and platted as WHITETAIL HOLLOW, BLAZE BOULEVARD, ALFRED AVENUE, EMMA CIRCLE, RACHEL CIRCLE, NORWAY DRIVE, AND OLD 371 the roads indicated on the plat are hereby dedicated to the public, and also dedicating the controlled access to the controlling road authority and the easements as shown on this plat for drainage, utility purposes only.

In witness whereof said Guido A. Leutem, Sharon A. Leutem, and Mark J. Leutem have hereunto set their hand this 21 day of July, 2005.

Owners:
Guido A. Leutem
Guido A. Leutem - Trustee
Sharon A. Leutem
Sharon A. Leutem - Trustee

State of Minnesota
County of Crow Wing
The foregoing instrument was acknowledged before me this 21 day of July, 2005, by Guido A. Leutem, on behalf of The Leutem Living Trust.

CINDY R. LEAS
Notary Public
Minnesota
My Commission Expires Jan. 31, 2008
Cindy R. Leas
Notary Public
Crow Wing County, Minnesota
My Commission Expires: 1-31-08

State of Minnesota
County of Crow Wing
The foregoing instrument was acknowledged before me this 21 day of July, 2005, by Sharon A. Leutem, on behalf of The Leutem Living Trust.

CINDY R. LEAS
Notary Public
Minnesota
My Commission Expires Jan. 31, 2008
Cindy R. Leas
Notary Public
Crow Wing County, Minnesota
My Commission Expires: 1-31-08

State of Minnesota
County of Crow Wing
The foregoing instrument was acknowledged before me this 21 day of July, 2005, by Mark J. Leutem.

CINDY R. LEAS
Notary Public
Minnesota
My Commission Expires Jan. 31, 2008
Cindy R. Leas
Notary Public
Crow Wing County, Minnesota
My Commission Expires: 1-31-08

I hereby certify that I have surveyed and platted the property described on this plat as WHITETAIL HOLLOW, that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been placed in the ground as shown, and that there are no wet lands or public highways to be designated other than as shown.

James Kramer
James Kramer, Land Surveyor
Minnesota Registration Number 23668

State of Minnesota
County of Crow Wing

The foregoing Surveyor's Certificate was acknowledged before me this 20 day of July, 2005 by James Kramer, Minnesota Registration No. 23668

CINDY R. LEAS
Notary Public
Minnesota
My Commission Expires Jan. 31, 2008
Cindy R. Leas
Notary Public
Crow Wing County, Minnesota
My Commission Expires: 1-31-08

I, Roy A. Luukkonen, Auditor for Crow Wing County, Minnesota, do hereby certify that the taxes on the lands described hereon have been paid for the years prior to 2005.

Roy A. Luukkonen
Auditor
Crow Wing County, Minnesota

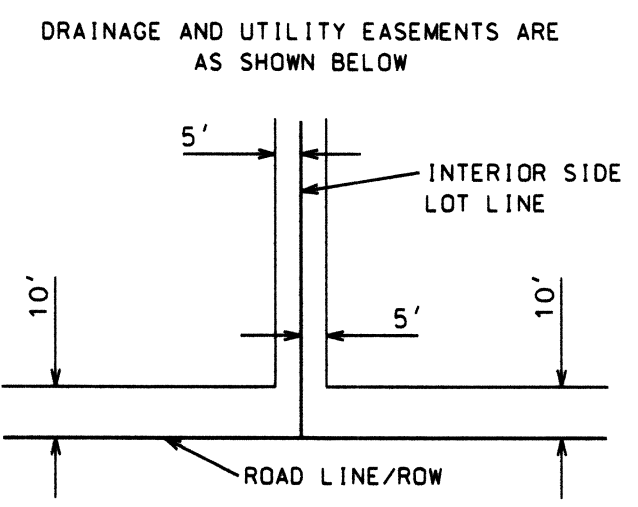
I, Laureen E. Borden, Treasurer for Crow Wing County, Minnesota, do hereby certify that the taxes on the lands described hereon payable in the year 2005, have been paid.

Laureen E. Borden
Treasurer
Crow Wing County, Minnesota

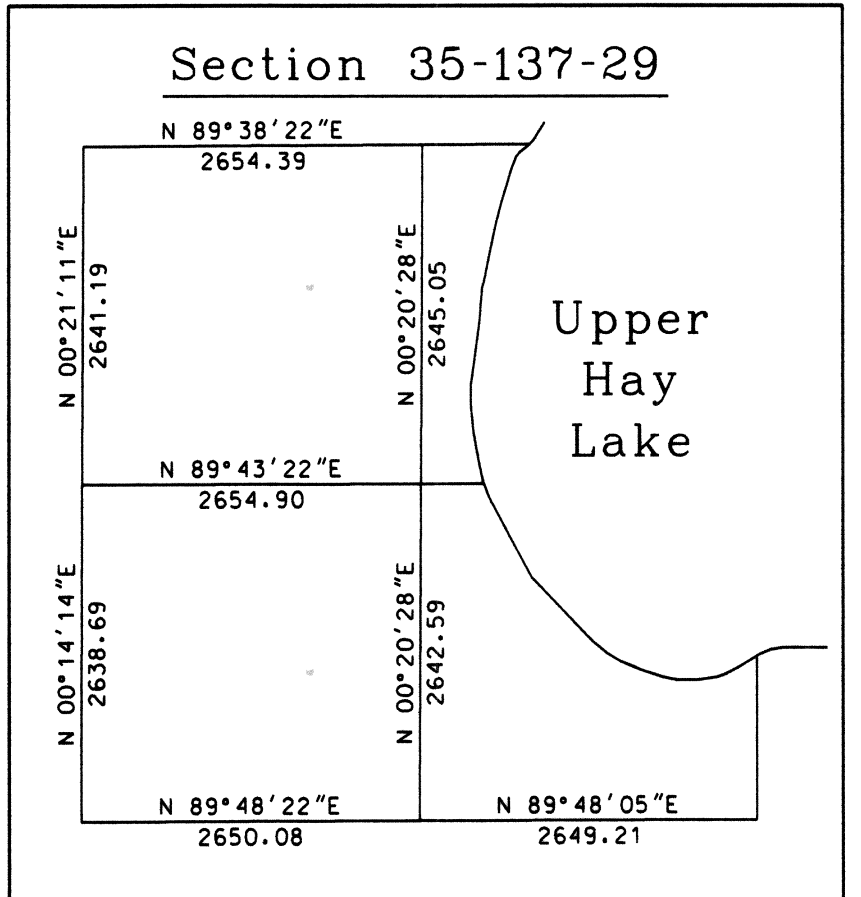
This plat of WHITETAIL HOLLOW was approved by the City Council of Jenkins, Minnesota, on this 11 day of April, 2005.

ATTEST:
Douglas H. ...
Mayor
John ...
City Clerk

Element	Delta	Radius	Length
CURVE A	86° 14' 54"	184.00 R	276.98
CURVE B	53° 29' 51"	316.00 L	295.05
CURVE B1	21° 28' 19"	316.00 L	118.42
CURVE B2	12° 23' 00"	316.00 L	68.30
CURVE B3	19° 38' 32"	316.00 L	108.33
CURVE C	15° 45' 36"	316.00 L	86.92
CURVE D	73° 14' 47"	184.00 R	235.22
CURVE E	86° 14' 54"	250.00 R	376.33
CURVE E1	22° 30' 33"	250.00 R	98.21
CURVE E2	21° 30' 38"	250.00 R	93.86
CURVE E3	21° 27' 23"	250.00 R	119.80
CURVE E4	14° 46' 20"	250.00 R	64.46
CURVE F	53° 29' 51"	250.00 L	233.43
CURVE F1	38° 00' 16"	250.00 L	165.83
CURVE F2	15° 29' 35"	250.00 L	67.60
CURVE G	15° 45' 36"	250.00 L	68.77
CURVE H	73° 14' 47"	250.00 R	319.60
CURVE H1	19° 57' 07"	250.00 R	87.06
CURVE H2	28° 57' 56"	250.00 R	126.38
CURVE H3	24° 19' 44"	250.00 R	106.16
CURVE I	21° 55' 23"	1000.00 L	487.35
CURVE I1	9° 40' 04"	1000.00 L	168.74
CURVE I2	14° 40' 09"	1000.00 L	256.02
CURVE I3	3° 35' 10"	1000.00 L	62.59
CURVE J	30° 20' 17"	250.00 R	132.37
CURVE K	27° 55' 23"	1066.00 L	519.51
CURVE L	71° 14' 39"	184.00 R	228.79
CURVE L1	33° 21' 42"	184.00 R	107.13
CURVE L2	15° 04' 59"	184.00 R	48.44
CURVE L3	22° 47' 58"	184.00 R	73.22
CURVE M	299° 59' 48"	66.00 R	345.57
CURVE M1	75° 57' 21"	66.00 R	87.49
CURVE M2	51° 14' 44"	66.00 R	59.03
CURVE M3	54° 06' 20"	66.00 R	62.33
CURVE M4	118° 41' 23"	66.00 R	136.72
CURVE N	300° 00' 00"	66.00 L	345.58
CURVE N1	65° 40' 26"	66.00 L	75.65
CURVE N2	35° 06' 55"	66.00 L	40.45
CURVE N3	35° 49' 40"	66.00 L	41.27
CURVE N4	35° 24' 28"	66.00 L	40.79
CURVE N5	127° 58' 31"	66.00 L	147.42



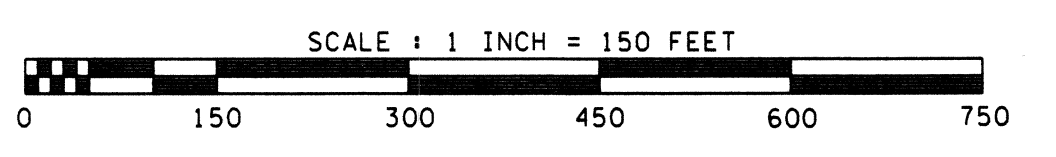
BEING 5' IN WIDTH AN ADJOINING ALL INTERIOR SIDE LOT LINES AND 10' IN WIDTH AND ADJOINING ALL ROAD LINES UNLESS OTHERWISE SHOWN.



● Indicates iron monument found
○ Indicates iron monument set, marked RLS 23668
Orientation of this bearing system is the North American Datum of 1983.

Controlled Access Symbol

Southwest Corner Section 35-137-29



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