

PROPERTY OWNER PETITION FOR CONCURRENT DETACHMENT AND ANNEXATION

IN THE MATTER OF THE PETITION BY ALL OF THE PROPERTY OWNERS FOR THE
DETACHMENT OF CERTAIN LAND FROM THE CITY OF ALBERTVILLE, MINNESOTA
AND CONCURRENT ANNEXATION TO THE CITY OF ST. MICHAEL, MINNESOTA
PURSUANT TO MINNESOTA STATUTES § 414.061, SUBD. 5

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

We, the undersigned, being all of the property owners of the following described land, hereby request the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings to detach said property from the City of Albertville and annex it to the City of St. Michael, pursuant to Minnesota Statutes § 414.061, Subd. 5:

SEE LEGAL DESCRIPTION ATTACHED

In bringing forward this petition, the petitioners state that:

1. There are one (1) property owner in the area proposed for detachment/annexation. (All of the property owners are required to sign a petition under Minnesota Statutes § 414.061, Subd. 5, to commence the proceeding. If the land is owned by both husband and wife, both must sign the petition to represent all owners.)
2. The property is presently within the City of Albertville and abuts the City of St. Michael, in the County of Wright.
3. The property proposed for detachment/annexation is 1.0 acres.
4. This boundary adjustment is being requested because: Owner has agreed to convey the property to a separate party that owns adjacent property in St. Michael. The property would then be consolidated in St. Michael.

Date: 9/20/22



Property Owner

Property Owner

NOTE: Pursuant to Minnesota Statutes § 414.061, Subd. 5, the petition must be accompanied by a resolution of at least one of the affected municipalities.

Municipal Boundary Adjustment Unit Contacts

Star Holman star.holman@state.mn.us 651-361-7909
Katie Lin katie.lin@state.mn.us 651-361-7911
(September 2011)

LEGAL DESCRIPTION
for
Detachment and Annexation Petition

That part of the Northwest Quarter of the Northeast Quarter of Section 12, Township 120, Range 24, Wright County, Minnesota, lying easterly of the east line of HIGHLANDS OF ST. MICHAEL FIFTH ADDITION, according to the recorded plat thereof, and lying southerly of the following described line: Commencing at the northwest corner of said Northwest Quarter of the Northeast Quarter; thence South 88 degrees 41 minutes 41 seconds East, assumed bearing, along the north line of said Northwest Quarter of the Northeast Quarter, a distance of 1224.00 feet; thence South 00 degrees 57 minutes 19 seconds West, a distance of 264.00 feet; thence South 88 degrees 41 minutes 41 seconds East, a distance of 89.87 feet to the east line of said Northwest Quarter of the Northeast Quarter and the point of beginning of the line to be described; thence North 88 degrees 41 minutes 41 seconds West, a distance of 172.29 feet to the northeast corner of Lot 6, Block 1 of said HIGHLANDS OF ST. MICHAEL FIFTH ADDITION and terminating thereat.

**CITY OF ALBERTVILLE
RESOLUTION NO. 2022-35**

**CITY OF ST. MICHAEL
RESOLUTION NO. 10-11-22-09**

**A JOINT RESOLUTION REQUESTING CONCURRENT DETACHMENT FROM
ALBERTVILLE AND ANNEXATION INTO ST. MICHAEL OF CERTAIN LANDS
PURSUANT TO MINNESOTA STATUTES SECTION 414.061**

WHEREAS, certain real property, legally described in Exhibit A as Parcel B attached hereto and also described as a portion of Parcel ID 101-500-121-205 and 101-500-121-208 (the "Annexation Property"), is located in Albertville; and

WHEREAS, the Annexation Property is located on the border of Albertville that is contiguous to St. Michael; and

WHEREAS, the Annexation Property is owned by Robert Becker which consents to the concurrent detachment of a portion of their parcel from Albertville and annexation into St. Michael; and

WHEREAS, the Annexation Property consists of approximately 1.07 acres; and

WHEREAS, Albertville and St. Michael want the Annexation Property to be located within the corporate limits of St. Michael; and

WHEREAS, Albertville and St. Michael want to modify their mutual municipal boundary to permit the Annexation Property to be located within St. Michael; and

WHEREAS, to modify the boundary, Albertville desires to detach and St. Michael desires to annex the Annexation Property pursuant to Minnesota Statute 414.061.

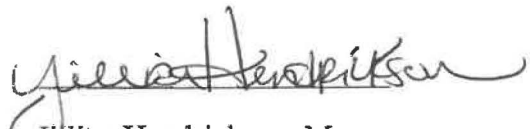
NOW, THEREFORE, BE IT RESOLVED:

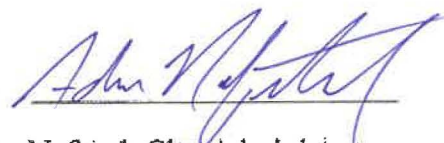
1. The Cities of Albertville and St. Michael jointly request that the Minnesota Office of Administrative Hearings, Municipal Boundary Adjustment Unit concurrently detach the Annexation Property from the Albertville and annex the same to the City of St. Michael at the earliest possible date.
2. The City Planner for the City of St. Michael is authorized to submit this resolution along with appropriate application materials to the Minnesota Office of Administrative Hearings, Municipal Boundary Adjustment Unit for the purpose set forth herein.

3. Within 12 months the annexation, the annexation property must be platted and combined with adjacent parcel 114-500-121-103”.
4. Parcel C as described in Exhibit A shall be allowed to connect to St. Michael sewer if/when that is needed. Any future subdivision of Parcels A and B as described in Exhibit A shall preserve a utility easement of sufficient size, configuration, and location to allow for the extension of a sewer service to Parcel C.

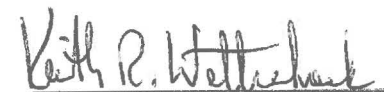
Council members voting in favor:

Adopted by the City Council of the City of Albertville on the 3rd of October, 2022.


Jillian Hendrickson, Mayor


Adam Nafstad, City Administrator

Adopted by the City Council of the City of St. Michael on the 11th of October, 2022.


Keith Wettschreck, Mayor



Steve Bot, City Administrator

EXHIBIT A

PARCEL B

(Part of PID 101-500-121205 & 101-500-121208 to be annexed to St. Michael)

That part of the Northwest Quarter of the Northeast Quarter of Section 12, Township 120, Range 24, Wright County, Minnesota, lying easterly of the east line of HIGHLANDS OF ST. MICHAEL FIFTH ADDITION, according to the recorded plat thereof, and lying southerly of the following described line:

Commencing at the northwest corner of said Northwest Quarter of the Northeast Quarter; thence South 88 degrees 41 minutes 41 seconds East, assumed bearing, along the north line of said Northwest Quarter of the Northeast Quarter, a distance of 1224.00 feet; thence South 00 degrees 57 minutes 19 seconds West, a distance of 264.00 feet; thence South 88 degrees 41 minutes 41 seconds East, a distance of 89.87 feet to the east line of said Northwest Quarter of the Northeast Quarter and the point of beginning of the line to be described; thence North 88 degrees 41 minutes 41 seconds West, a distance of 172.29 feet to the northeast corner of Lot 6, Block 1 of said HIGHLANDS OF ST. MICHAEL FIFTH ADDITION and terminating thereat.

EXISTING PARCEL DESCRIPTIONS

PARCEL A (Existing PID 114-500-121103)

That part of the Northeast Quarter of the Northeast Quarter of Section 12, Township 120, Range 24, Wright County, Minnesota described as follows: Commencing at the northwest corner of the Northeast Quarter of said Section 12; thence east along the north line of said Northeast Quarter, a distance of 1389.0 feet to the actual point of beginning; thence south deflecting 89 degrees 39 minutes right, a distance of 264.0 feet; thence west parallel with the north line of said Northeast Quarter, a distance of 75.16 feet to the west line of said Northeast Quarter of the Northeast Quarter; thence south along said west line, a distance of 528.61 feet; thence east parallel with the north line of said Northeast Quarter of the Northeast Quarter, a distance of 300.00 feet; thence north parallel with the west line of said Northeast Quarter of the Northeast Quarter, a distance of 792.62 feet to the north line of said Northeast Quarter of the Northeast Quarter; thence west along said north line, a distance of 223.83 feet to the point of beginning.

EXISTING PID 101-500-121205

That part of the East 45 rods of the Northwest Quarter of the Northeast Quarter of Section 12, Township 120; Range 24, Wright County, Minnesota, described as follows: Commencing at the Northwest corner of said Northwest Quarter of the Northeast Quarter; thence East along the North line of said Northwest Quarter of the Northeast Quarter, a distance of 1124.00 feet to the actual point of beginning; thence continue East along the said North line, a distance of 100.00 feet to the West line of a tract of land as described in Book 291 of Deeds, page 105; thence South deflecting 89 degrees 39 minutes right along the West line of said tract of land a distance of 264.00 feet to the Southwest corner of said tract of land; thence East deflecting 89 degrees 39 minutes left along the South line of said tract of land, a distance of 89.84 feet to the East line of said Northwest Quarter of the Northeast Quarter; thence South along the said East line, a distance of 236.24 feet; thence West parallel with the North line of said Northwest Quarter, a distance of 117.90 feet; thence North deflecting 89 degrees 39 minutes right, a distance of 164.69 feet; thence Northwestly deflecting 23 degrees 55 minutes 35 seconds left, a distance of 179.60 feet; thence North a distance of 171.82 feet to the point of beginning. Subject to the right-of-way of a Public road over the North 33.00 feet thereof, Together with all hereintments and appurtenances belonging thereto. Subject to easements, reservations, and restrictions of record, if any.

EXISTING PID 101-500-121208

That part of the East 45 rods of the Northwest Quarter of the Northeast Quarter of Section 12, Township 120, Range 24, Wright County, Minnesota described as follows: Commencing at the Northwest corner of said Northwest Quarter of the Northeast Quarter; thence South 89 degrees 14 minutes 36 seconds East, a distance of 171.82 feet; thence South 23 degrees 31 minutes 11 seconds East, a distance of 179.60 feet to the point hereinafter referred to as Point A; thence South 0 degrees 24 minutes 24 seconds West, a distance of 164.69 feet, thence South 89 degrees 14 minutes 36 seconds East, parallel with the North line of said Northwest Quarter of the Northeast Quarter, a distance of 117.90 feet to the East line of said Northwest Quarter of the Northeast Quarter; thence South 0 degrees 11 minutes 07 seconds West along said East line, a distance of 144.15 feet; thence North 64 degrees 22 minutes 42 seconds West, a distance of 153.60 feet; thence North 5 degrees 15 minutes 55 second East, a distance of 345.44 feet to said Point A; thence North 46 degrees 39 minutes 54 seconds West, a distance of 55.33 feet; thence North 22 degrees 58 minutes 44 seconds West a distance of 95.89 feet, thence North 32 degrees 22 minutes 18 seconds West, a distance of 117.44 feet; thence North 0 degrees 24 minutes 18 seconds East, a distance of 11.97 feet to the point of beginning. Containing 0.70 acres and subject to the right of way of a township road over the North 33.00 feet thereof.

PROPOSED PARCEL DESCRIPTIONS

PARCEL B

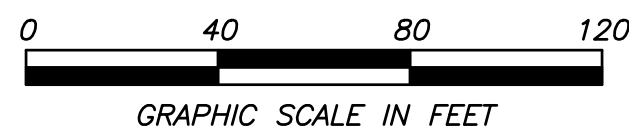
(Part of PID 101-500-121205 & 101-500-121208 to be annexed to St. Michael)

That part of the Northwest Quarter of the Northeast Quarter of Section 12, Township 120, Range 24, Wright County, Minnesota, lying easterly of the east line of HIGHLANDS OF ST. MICHAEL FIFTH ADDITION, according to the recorded plat thereof, and lying southerly of the following described line: Commencing at the northwest corner of said Northwest Quarter of the Northeast Quarter; thence South 88 degrees 41 minutes 41 seconds East, assumed bearing, along the north line of said Northwest Quarter of the Northeast Quarter, a distance of 1054.72 feet; thence South 00 degrees 57 minutes 13 seconds West, a distance of 111.97 feet; thence South 31 degrees 49 minutes 23 seconds East, a distance of 117.44 feet to the point of beginning; thence return North 31 degrees 49 minutes 23 seconds West, a distance of 117.44 feet; thence return North 00 degrees 57 minutes 13 seconds East, a distance of 111.97 feet to said north line of the Northwest Quarter of the Northeast Quarter; thence South 88 degrees 41 minutes 41 seconds East, a distance of 169.28 feet; thence South 00 degrees 57 minutes 19 seconds West, a distance of 264.00 feet; thence North 88 degrees 41 minutes 41 seconds West, a distance of 82.42 feet to a line bearing South 22 degrees 25 minutes 49 seconds East from the point of beginning; thence North 22 degrees 25 minutes 49 seconds West, along said line, a distance of 58.65 feet to the point of beginning.

PARCEL C

(Part of PID 101-500-121205 & 101-500-121208 to remain in Albertville)

That part of the Northwest Quarter of the Northeast Quarter of Section 12, Township 120, Range 24, Wright County, Minnesota, described as follows: Commencing at the northwest corner of said Northwest Quarter of the Northeast Quarter; thence South 88 degrees 41 minutes 41 seconds East, assumed bearing, along the north line of said Northwest Quarter of the Northeast Quarter, a distance of 1054.72 feet; thence South 00 degrees 57 minutes 13 seconds West, a distance of 111.97 feet; thence South 31 degrees 49 minutes 23 seconds East, a distance of 117.44 feet to the point of beginning; thence return North 31 degrees 49 minutes 23 seconds West, a distance of 117.44 feet; thence return North 00 degrees 57 minutes 13 seconds East, a distance of 111.97 feet to said north line of the Northwest Quarter of the Northeast Quarter; thence South 88 degrees 41 minutes 41 seconds East, a distance of 169.28 feet; thence South 00 degrees 57 minutes 19 seconds West, a distance of 264.00 feet; thence North 88 degrees 41 minutes 41 seconds West, a distance of 82.42 feet to a line bearing South 22 degrees 25 minutes 49 seconds East from the point of beginning; thence North 22 degrees 25 minutes 49 seconds West, along said line, a distance of 58.65 feet to the point of beginning.



- DENOTES IRON MONUMENT SET
- DENOTES IRON MONUMENT FOUND
- ⊙ DENOTES CAST-IRON MONUMENT FOUND

—O—O—O—	OVERHEAD UTILITY LINE
—G—G—G—	BURIED GAS
—S—S—S—	SANITARY SEWER
—>>>>>>	STORM SEWER
— — — — —	WATERMAIN
●	SANITARY MANHOLE
○	SANITARY CLEANOUT
⊙	CATCH BASIN
⊙	STORM MANHOLE
⊙	HYDRANT
⊙	GATE VALVE
⊙	WATER SHUTOFF
—O—O—O—	CHAIN LINK FENCE
—X—X—X—	WOOD FENCE
—X—X—X—	WIRE FENCE
— — — — —	EDGE OF WOODED AREA
⊙	DECIDUOUS TREE
⊙	CONIFEROUS TREE
⊙	SHRUB
—950—	INDEX CONTOUR
—951—	INTERMEDIATE CONTOUR
× 951.0	SPOT ELEVATION
— — — — —	CULVERT
— — — — —	UTILITY POLE
— — — — —	GUY WIRE
— — — — —	TEL./COMM. RISERS
— — — — —	ELECTRIC METER
— — — — —	GAS METER
— — — — —	SIGN
— — — — —	MAIL BOX
— — — — —	EDGE OF WETLAND (DELINEATED BY AG WETLAND SERVICES, INC., JULY 2022)
— — — — —	BITUMINOUS SURFACE
— — — — —	GRAVEL SURFACE
— — — — —	CONCRETE SURFACE

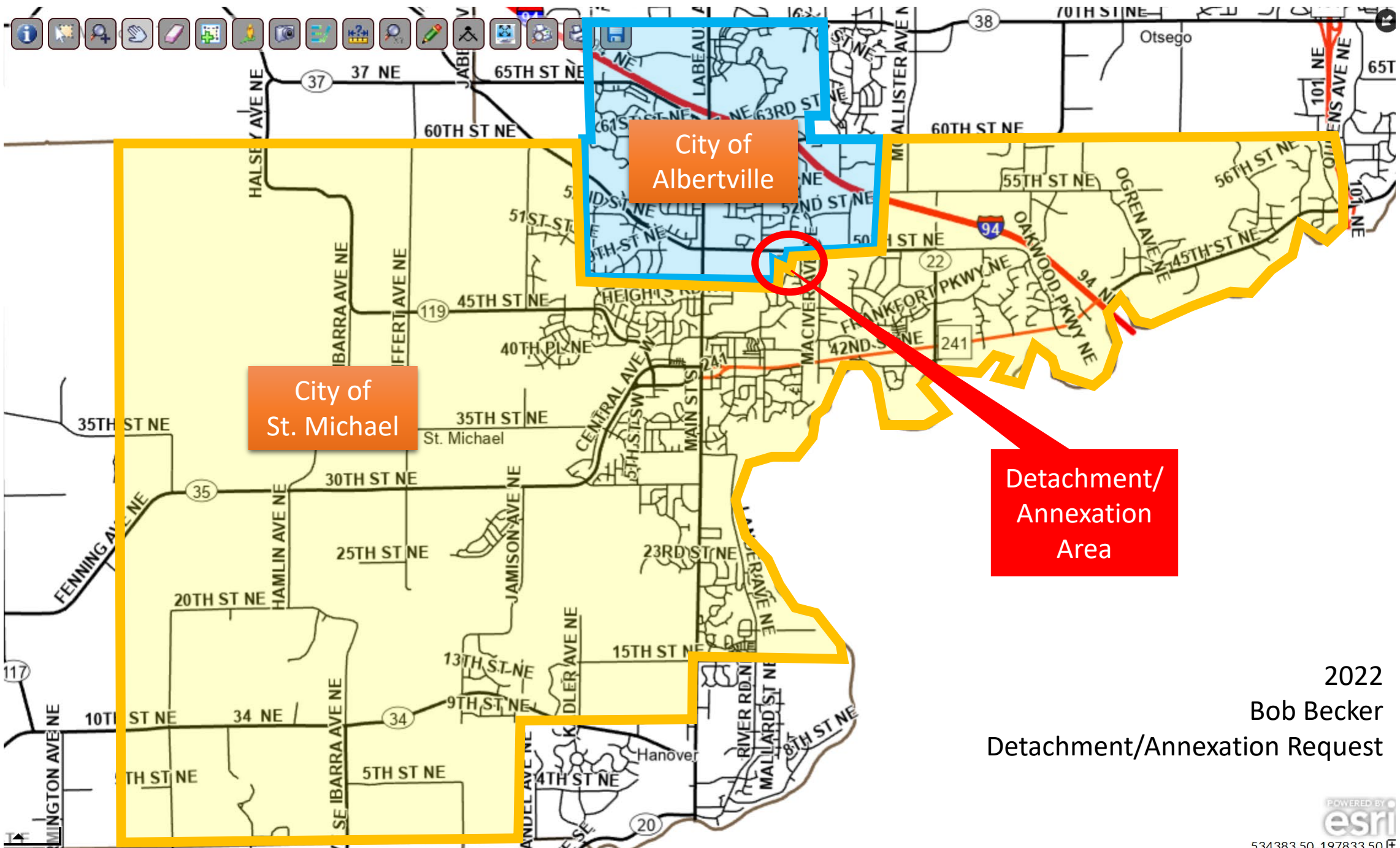
SURVEYOR'S NOTES:

- Property description for Parcel A was provided by the client. Property description for PID 101-500-121205 and PID 101-500-121208 is shown according to Wright County Recorder Doc. No. A1271449. No title documentation was provided. Easements and/or encumbrances may exist which are not shown hereon.
- Existing utilities are shown according to observed evidence, and flags or markings placed pursuant to Gopher State One Call Ticket No. 222014346 (non-excavation locate request), and maps made available to us. Please be aware that locators do not always respond to non-excavation locate requests. Utilities may exist which are not shown hereon. Contact Gopher State One Call prior to excavation.
- Project Benchmark: MN/DOT Geodetic Monument "8680 B". Elevation = 945.75 (NAVD 88 Datum)

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.

Date 08/16/2022
Abram A. Niemela
License No. 48664





2022
Bob Becker
Detachment/Annexation Request