

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

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

PETITION FOR DETACHMENT
BY ALL LANDOWNERS

The undersigned (the "Petitioners"), as owners of land hereby petition to detach said land from the City of Meire Grove (the "City") and make the detached land part of the Township of Grove (the "Township"). For their petition, Petitioners state, as follows:

1. Petitioners are spouses married to each other who, with their undersigned consenting contract for deed seller, are all of the owners of the land proposed for detachment.

2. The land proposed for detachment is situated within the municipal boundary of the City and is the most northerly of land lying within the City.

3. The land proposed for detachment is rural in character and not developed for any urban, residential, commercial, or industrial purposes, but contains a long-established farm building site that includes the farm owner's (now the Petitioners') home.

4. The number and character of the buildings located on the building site and land immediately adjacent to the building site, which are a part of the property proposed for detachment, are as follows: a residence, which is occupied by Petitioners as their residence, an old dairy barn and four small sheds, all used for storage, one small grain storage structure, and one 48' x 72' steel pole barn. All of the structures other than the dwelling are used as accessory structures either to the dwelling or to the adjacent farm land which consists of a total of 234 acres in addition to the building site.

5. The reason detachment is requested is that the land proposed for detachment receives no benefit, and has never in the past received any benefit, from being included in the City. The land proposed for detachment is not, and has never been, needed for any municipal purpose. There is no municipal improvement, service, infrastructure on or in the land proposed for detachment, and the land is served by its own water supply and private sewage treatment system. Unlike other land lying within the City, the land proposed for detachment is not served by the existing public sewage treatment system, GEMS (also known as "G.E.M.S" and as "GEM") Sanitary District, an entity authorized by Minnesota Statutes, chapter 115.

6. The land proposed for detachment is not needed for any anticipated development of the City. There is no plan or anticipated plan of the City for any future development of the land proposed for detachment; and there is no reasonably anticipated plan or need for development by the City of the land proposed for detachment. No hardship to the City would result from detachment of the land proposed for detachment.

7. Detachment of the land proposed for detachment would not unreasonably affect the symmetry of the City.

8. The following efforts were taken prior to filing this Petition to resolve any issues related to it: contacts were made by Petitioners with the City and with Grove Township and their responses accompany this Petition.

9. The number of acres in the land proposed for detachment is 30.

10. The description of land proposed for detachment is as follows:

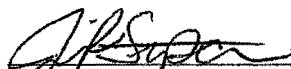
The E1/2 of NE1/4 of SE1/4 of Section 18; and all that part of the NW1/4 of SW1/4 of Section 17 lying westerly of the west right of way line of Minnesota Trunk Highway No. 4 as established in the Final Certificate recorded April 22, 1943 in Book 52 of Misc., Page 298 in the office of county recorder of Stearns County, Minnesota, all in Township 125, Range 33, Stearns County, Minnesota.

11. The land proposed by detachment consists of all of Stearns County tax parcel nos. 64.35800.0000, 64.35801.0000, and 64.35801.0002.

12. The number of residents in the area proposed for detachment is two (2), being only the Petitioners.

Date: 6-20-23

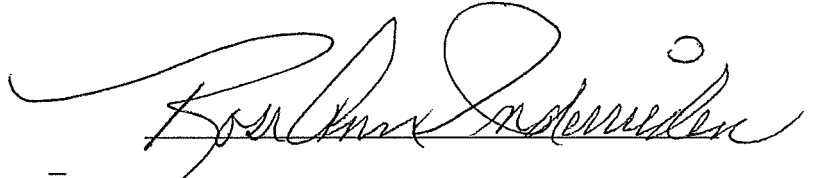

Benjamin Stepan


Jennifer Stepan

CONSENT OF
CONTRACT FOR DEED SELLER

The undersigned, being the owner and holder of legal title to the land proposed for detachment, hereby unconditionally consents to the foregoing Petition For Detachment by all Landowners.

Dated 06/20/23

A handwritten signature in cursive script, appearing to read "Rose Ann Inderrieden", written over a horizontal line.

Rose Ann Inderrieden

Property to be detached.

Official Zoning Meire Grove, Minnesota

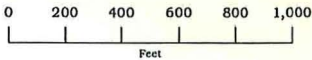
April 16th, 2014

 Agricultural

 Commercial

 Residential

 City Limits



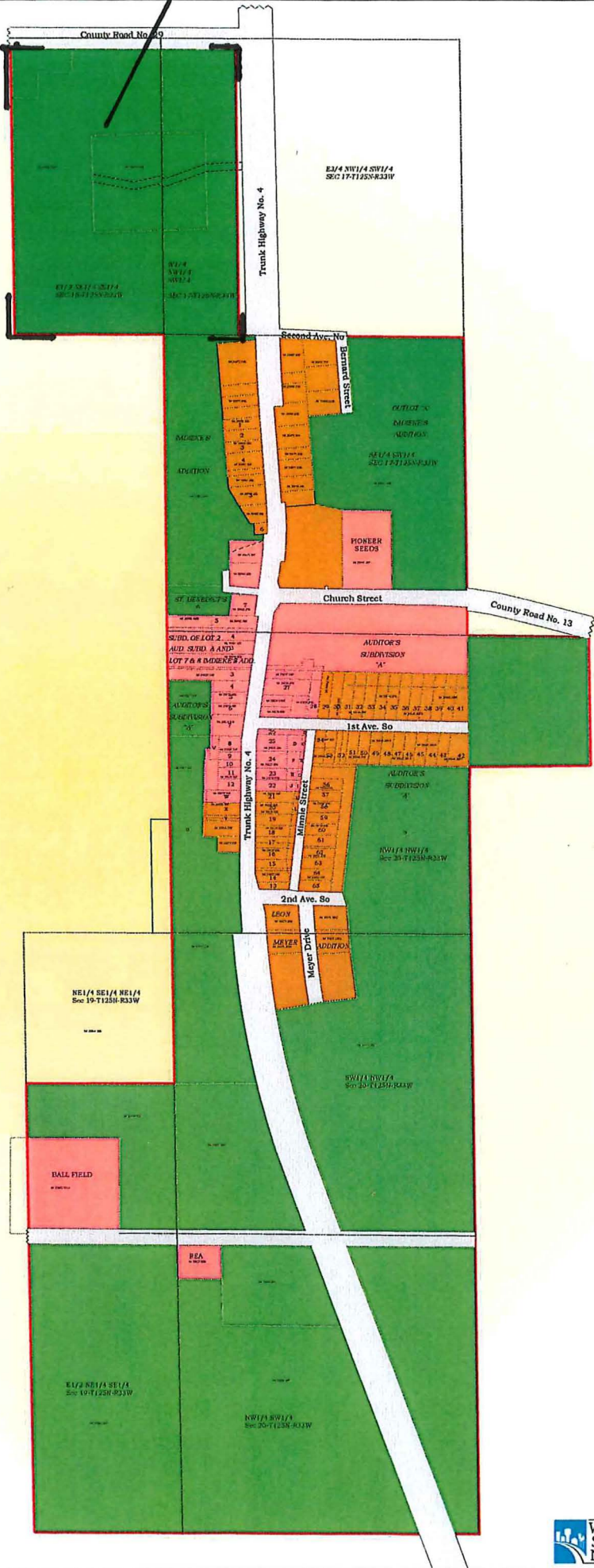
City of Meire Grove

Mayor: _____ Date: _____

City Clerk: _____ Date: _____

Signature Block

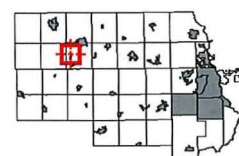
Base map Source: Englewood Surveying P.A.





Property to be detached. Minn. Hwy. 4 right of way along the east boundary is not included and not owned by the landowners/petitioners. See also tax information (attached) for the other 2 included tax parcels.

Overview



Legend

- ☐ Parcels
- Additions
 - ☐ A
 - ☐ M
 - ☐ T
- ☐ Sections
- ☐ Quarter-Quarter Sections
- ☒ Active Rail Line
- ☐ Unincorporated Cities
- ☐ Minor Civil Divisions - Township
- ☐ Water Access
- ☐ Airport
- ☐ Cemetery
- ☐ Parks
- ☐ Lakes PWI
- ☐ Streams and Rivers
- Major Roads
 - ☐ Interstate Hwy
 - ☐ US Hwy
 - ☐ State Hwy
 - ☐ County Hwy
 - ☐ Roads

Parcel ID	64.35800.0000	Alternate ID	n/a	Owner Address	BENJAMIN & JENNIFER STEPAN
Sec/Twp/Rng	17/125/033	Class	2AREM-Agricultural Homestead - Remainder		195 HIGHWAY 4 N MEIRE GROVE
Property Address		Acreage	8.06		MELROSE MN 56352
District	6401 MEIRE GROVE 740				
Brief Tax Description	17-125-33 8.06A W4NW4SW4 LESS P/O FDT:P/O NW4SW4 SEC 17 & P/O NE4SE4 SEC 18 COM NE COR NE4SE4-N89D W ALG N LN 321.43'-S1D E 427.07' TO POB-CONT S1D E 430'-N88D E 507'-N1D W 430'-S88D W 507' TO POB				
	(Note: Not to be used on legal documents)				

This map is made available on an "as is" basis, without express or implied warranty of any sort including, specifically, any implied warranties of fitness for a particular purpose, warranties of merchantability or warranties relating to the accuracy or completeness of the database(s).

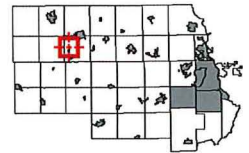
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Overview



Legend

-  Parcels
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 -  M
 -  T
-  Sections
-  Quarter-Quarter Sections
-  Active Rail Line
-  Unincorporated Cities
-  Minor Civil Divisions - Township
-  Water Access
-  Airport
-  Cemetery
-  Parks
-  Lakes PWI
-  Streams and Rivers
- Major Roads**
 -  Interstate Hwy
 -  US Hwy
 -  State Hwy
 -  County Hwy
 -  Roads

Parcel ID	64.35801.0000	Alternate ID	n/a	Owner Address	BENJAMIN & JENNIFER STEPAN
Sec/Twp/Rng	17/125/033	Class	2AREM-Agricultural Homestead - Remainder		195 HIGHWAY 4 N MEIRE GROVE
Property Address		Acreage	5.0		MELROSE MN 56352
District	6401 MEIRE GROVE 740				
Brief Tax Description	17 & 18-125-33 5.00A P/O NW4SW4 SEC 17 & P/O NE4SE4 SEC 18 COM NE COR NE4SE4-N89D W ALG N LN 321.43'-S1D E 427.07' TO POB-CONT S1D E 430'-N88D E 507'-N1D W 430'-S88D W 507' TO POB				
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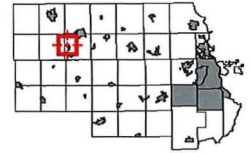
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 - ☒ County Hwy
 - ☒ Roads

Parcel ID	64.35801.0002	Alternate ID	n/a	Owner Address	BENJAMIN & JENNIFER STEPAN
Sec/Twp/Rng	18/125/033	Class	2AREM-Agricultural Homestead - Remainder		195 HIGHWAY 4 N MEIRE GROVE
Property Address		Acreage	16.94		MELROSE MN 56352
District	6401 MEIRE GROVE 740				
Brief Tax Description	18-125-33 16.94A E2NE4SE4 LESS P/O FDT:P/O NW4SW4 SEC 17 & P/O NE4SE4 SEC 18 COM NE COR NE4SE4-N89D W ALG N LN 321.43'-S1D E 427.07' TO POB-CONT S1D E 430'-N88D E 507'-N1D W 430'-S88D W 507' TO POB				
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