

**IN THE MATTER OF THE PETITION FOR DETACHMENT OF  
CERTAIN LAND FROM THE CITY OF LUVERNE MINNESOTA  
PURSUANT TO MINN. STAT. § 414.06**

<b>Petitioners:</b> David Meyer and Vicki Meyer	<b>Municipality:</b> Luverne
<b>Address of Real Property:</b> 1410 Co. Hwy 4 Luverne, MN 56156	<b>Township:</b> Luverne Township

**PETITION TO DETACH LAND FROM MUNICIPALITY  
PURSUANT TO MINN. STAT. § 414.06**

To: Office of Administrative Hearings  
Municipal Boundary Adjustment  
PO Box 64620  
St. Paul, MN 55164-0620

Petitioners acknowledge that 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.

**NOW COMES PETITIONERS**, David and Vicki Meyer, to Petition the Office of Administrative Hearings for the detachment of certain real property from the above-named municipality:

[¶1] The number of Petitioners required by Minn. Stat. § 414.06, Subd. 1, to commence this proceeding is all of the property owners because the area is less than 40 acres.

[¶2] It is hereby requested by every owner to detach the certain real property identified herein from the City of Luverne and to make a part of the Township of Luverne.

[¶3] There are two property owners in the area proposed for detachment.

[¶4] Both property owners have signed this petition.

[¶5] The property is situated within the City of Luverne, abuts the municipal boundary, and is located in the County of Rock. The Petitioned area abuts on the City's East boundary.

[¶6] The property proposed for detachment is rural in character and not developed for urban residential, commercial, or industrial purposes.

[¶7] Petitioners request this detachment because though the property owners pay the City property taxes, the City does not provide the full array of city services, such as water and sewer services. The city does provide power and garbage pick-up, however. Regardless, this property is not receiving an equal value for taxes paid, and the owners must maintain their own, older, storm sewer.

[¶8] Petitioners' efforts in resolving this prior to filing the petition are as follows: Petitioner David Meyer met with both the City Council and Township Board, or one of the entities' various subcommittees, to determine whether services could be provided or amended to receive equal value for taxes paid. Ultimately, Mr. Meyer, the City, and the Township all determined that detachment was the most equitable solution.

[¶9] The number of acres on the property proposed for detachment is approximately 17.3 acres located in Rock County, State of Minnesota, and more particularly described as follows:

**All that part of Outlot Sixteen (16) lying and being south of CSAH No. 4 (formerly US highway No. 16);**

**EXCEPT a certain parcel thereof conveyed to albert Rinkel September 28, 1956, described as follows:**

**A tract of land in the NE1/4 of Section 11 in Township 102 North of Range 45 West of the 5<sup>th</sup> P.M., described as follows:**

**Beginning at a point on the South line of the Right-of-way of US Highway No. 16, 33 feet east of the center line of a public road (the present entrance of Luverne City Park);**

**Thence southerly at right angles to the Center Line of said Trunk Highway No. 16 for 66.6 feet;**

**Thence southeasterly and 33 feet distant from the center line of said public road for 288.4 feet to the North Line of County Auditor's Outlot No. 22 in said NE1/4 of Section 11;**

**Thence easterly along said North Line of said Outlot 22 and through and past the Northeast Corner of said Outlot 22 for 289.9 feet to the Northerly Projection of the East line of Said Outlot 22;**

**Thence northerly along said Northerly Projection for 77.7 feet to the South line of the Right-of-way of said Trunk Highway No. 16;**

**Thence in a westerly direction along said Line of Right-of-way for 542.8 feet to the point of beginning.**

**AND ALSO**

All of Outlot Seventeen (17); all in County Auditor's Plat of Luverne Outlots in Section Eleven (11) in Township One Hundred Two (102) North of Range Forty-Five (45) West of the 5<sup>th</sup> P.M.

[¶10] The number and character of buildings on said property is as follows: There exists a residential home with an attached garage, and a large (approximately 40'x40') machine shed on the property.

[¶11] The number of residents in the area proposed for detachment is two (2).

[¶12] Public improvements on said property are limited, and on basis of information and belief, only include electrical service, as the property owners maintain their own storm drain and sewage system. A well provides water to the property.


**PROPERTY OWNERS**

DATED: 8-13-24



**DAVID MEYER**

DATED: 8-13-24



**VICKY MEYER**

**Prepared by:**

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**The legal description referenced in the attached document can be more particularly described as follows:**

A tract of land located in Rock County, State of Minnesota, more particularly described as follows:

All that part of Outlot Sixteen (16) lying and being south of CSAH No. 4 (formerly US Highway No. 16).

EXCEPTING the following described tract:

A tract of land in the NE1/4 of Section 11 in Township 102 North of Range 45 West of the 5th P.M., described as follows:

Beginning at the intersection of the Northerly Projection of the East Line of County Auditor's Outlot No. 22 in the NE1/4 of Section 11 and the South Line of the Right of Way of CSAH No. 4;

Thence in a westerly direction along said Line of Right-of-way for 542.8 feet;

Thence southerly at right angles to the Center Line of said CSAH No. 4 for 66.6 feet;

Thence South 60 degrees 4 minutes 23 seconds East (assumed bearing) for a distance of 288.4 feet to the North line of said Outlot No. 22 in Said NE ¼ of Section 11;

Thence Easterly along said North Line of Said Outlot No. 22 for 289.9 feet to the Northerly Projection of the East line of Said Outlot No. 22;

Thence northerly along said Northerly projection for 77.7 feet to the South line of the Right-of-way of CSAH No. 4, the point of beginning.

Subject to all easements of record, if any.

AND ALSO

All of Outlot Seventeen (17); all in County Auditor's Plat of Luverne Outlots in Section Eleven (11) in Township One Hundred Two (102) North of Range Forty-Five (45) West of the 5th P.M

Subject to all easements of record, if any.



# Meyer Detachment 3

Corridor

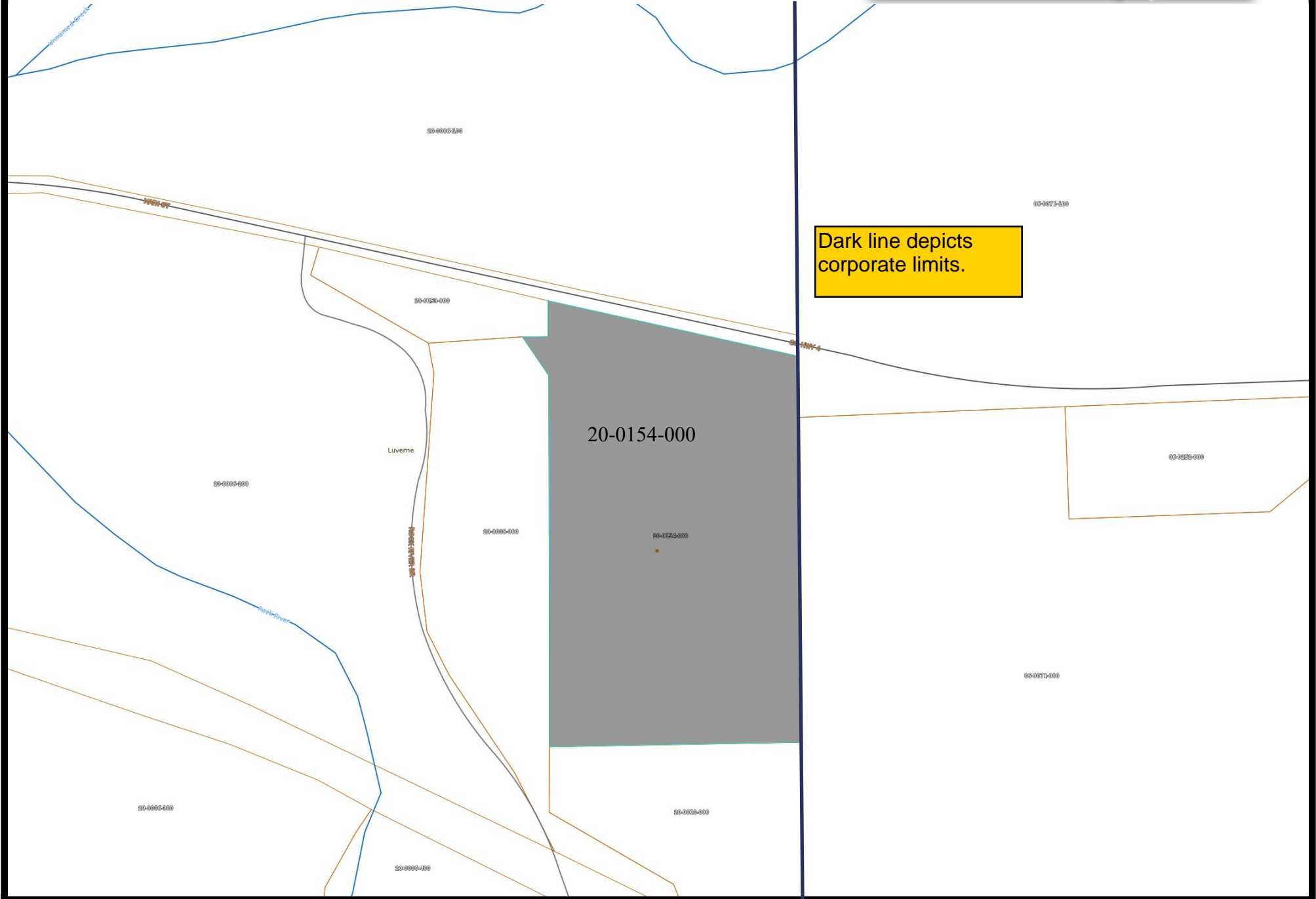


Dark line depicts corporate limits.



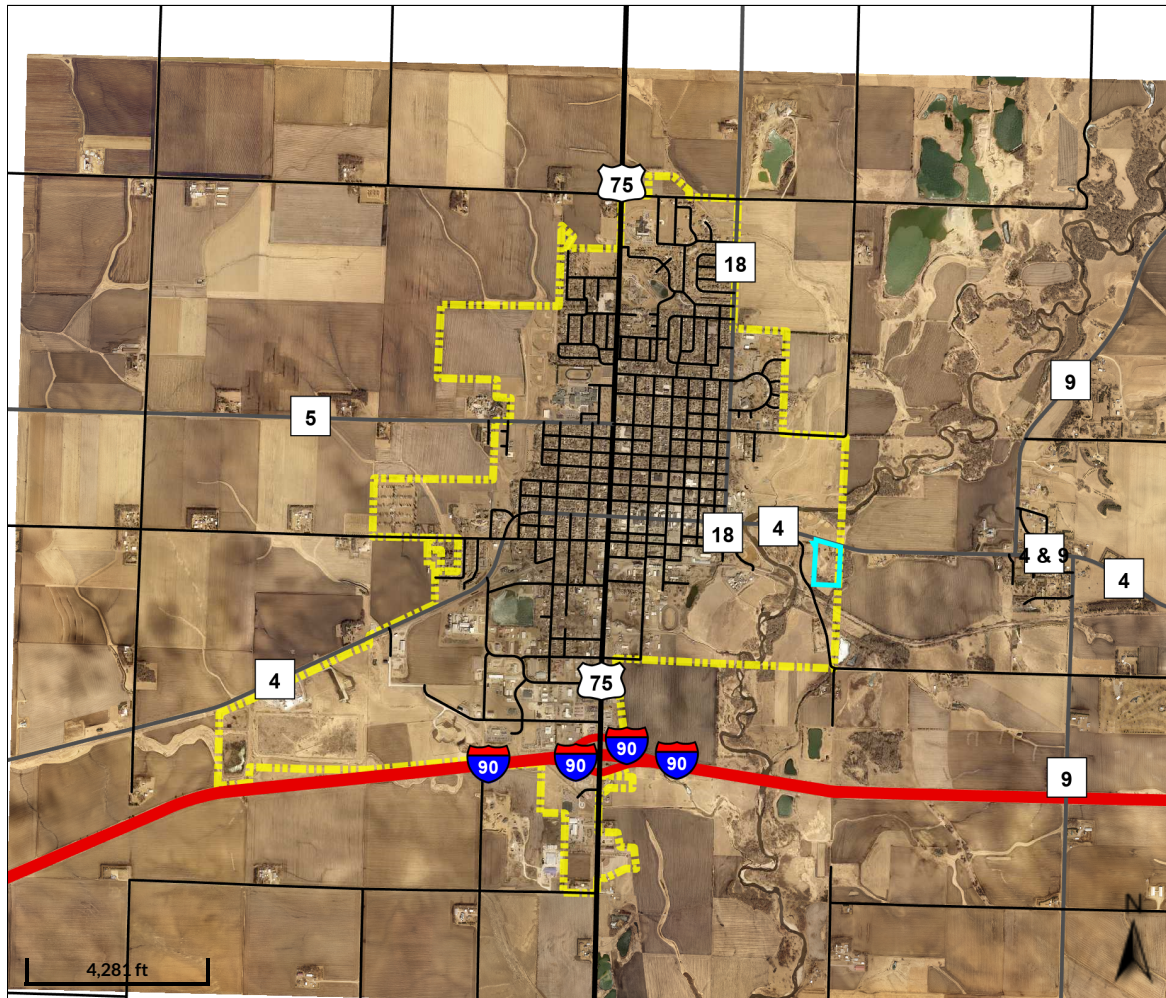
# Meyer Detachment 3

Legend



## Luverne City Map

Meyer Detachment



### Overview



### Legend

- Local Roads
- County Highway
- State Highway
- US Highway
- Interstate
- Parcels
- Corporate Limits

<b>Parcel ID</b>	20-0154-000	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	MEYER/DAVID R & VICKY S
<b>Sec/Twp/Rng</b>	0-0-0	<b>Class</b>	RESIDENTIAL\ SINGLE UNIT		1410 CO HWY 4
<b>Property Address</b>	1410 CO HWY 4 LUVERNE	<b>Acreage</b>	17.32		LUVERNE MN 56156-4260
<b>District</b>	n/a				
<b>Brief Tax Description</b>	OUTLOT 16 LNG & BNG S OF CSAH #4 EXC 1.33 A TR DESC AS: BEG AT PT ON S LN OF R/W OF US HWY #16 33' E OF C L OF PUBLIC RD (PRESENT ENTRANCE TO LUVERNE CITY PARK); SLY TO C L OF SD TH #16 66.6'; SELY & 33' DISTANT FROM C L OF SD PUBLIC RD 288.4' TO N LN OF OUTLOT 22; ELY ALG SD N LN OF SD O L 22 & THROUGH & PAST THE NE COR OF SD				
	(Note: Not to be used on legal documents)				

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