

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

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TO: Office of Administrative Hearings  
Municipal Boundary Adjustment Unit  
PO 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 Minn. Stat. § 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  
☐ 75% or more of the property owners, the area is more than 40 acres;

to detach certain properties described herein from the City of Waverly and make a part of the Township of Woodland.

1. There are 5 property owners in the area proposed for detachment.
2. All property owners have signed this petition. (If the land is owned by more than one person, all must sign the petition to represent all owners.)
3. The property is situated within the City of Waverly, abuts the municipal boundary, and is located in the County of Wright.  
The petitioned area abuts on the city's East boundary.
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 the property was inadvertently annexed.

6. Summarize what efforts were taken prior to filing this petition to resolve the issues: All parties are in agreement.
7. The number of acres in the property proposed for detachment is less than two and is described as follows:

***Outlot A Woodland Shores  
Outlot C Woodland Shores***

8. The number and character of buildings on said property is: all or part of seven outbuildings.
9. The number of residents in the area proposed for detachment is 0.  
(The number of residents is not necessarily the same as number of owners.)
10. Public improvements on said property are: None.

\* Date: 3-10-2025

\* Date: 3/10/25

Date: Mar 10 - 2025

Date: 3-10-25

Date: 3-10-2025

Date: 3-10-25

Mary M Bury  
Gary G. Bury

Brenda L. Bury  
Brenda L. Bury

Gary H. Halderson  
Gary H. Halderson

Janet Halderson  
Janet Halderson

City of Waverly

Constance Holmes

By: Constance Holmes  
Its Mayor

Carrie Krienke

By: Carrie Krienke  
Its City Administrator/Clerk

RESOLUTION OF THE CITY OF WAVERLY  
CONCERNING DETACHMENT OF CERTAIN LAND  
PURSUANT TO MINN. STAT. § 414.06



The City of Waverly received a petition for detachment of certain property on March 10, 2025  
for the following described property:

*Outlot A Woodland Shores*  
*Outlot C Woodland Shores*

The City of Waverly:

- ☒ Supports the attached petition for detachment; or  
☐ Opposes the petition for detachment.

Date: 3-10-2025

  
\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
Administrator/ Clerk

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The petitioned area abuts on the city's East boundary.
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 the property was inadvertently annexed.

-2-



6. Summarize what efforts were taken prior to filing this petition to resolve the issues: All parties are in agreement.
7. The number of acres in the property proposed for detachment is less than two and is described as follows:

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8. The number and character of buildings on said property is: all or part of seven outbuildings.
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10. Public improvements on said property are: None.

\* Date: 3-10-2025

*Gary G. Bury*  
Gary G. Bury

\* Date: 3/10/25

*Brenda L. Bury*  
Brenda L. Bury

Date: Mar 10 - 2025

*Gary H. Halderson*  
Gary H. Halderson

Date: 3-10-25

*Janet Halderson*  
Janet Halderson

Date: 3-10-2025

City of Waverly

*Constance Holmes*

By: Constance Holmes  
Its Mayor

Date: 3-10-25

*Carrie Krienke*

By: Carrie Krienke  
Its City Administrator/Clerk

RESOLUTION OF WOODLAND TOWNSHIP  
CONCERNING DETACHMENT OF CERTAIN LAND  
PURSUANT TO MINN. STAT. § 414.06

The Township of Woodland received a petition for detachment of certain property on  
4-14, 2025 for the following described property:

*Outlot A Woodland Shores*  
*Outlot C Woodland Shores*

The Township of Woodland:

- ☒ Supports the attached petition for detachment;
- ☐ Opposes the petition for detachment; or
- ☐ Is neutral to the petition.

Date:

4/14/25

*Lene Janekula*  
Township Signature

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Date: Mar 10 - 2025

Gary H. Halderson  
Gary H. Halderson

Date: 3-10-25

Janet Halderson  
Janet Halderson

Date: 3-10-2025

City of Waverly

Constance Holmes

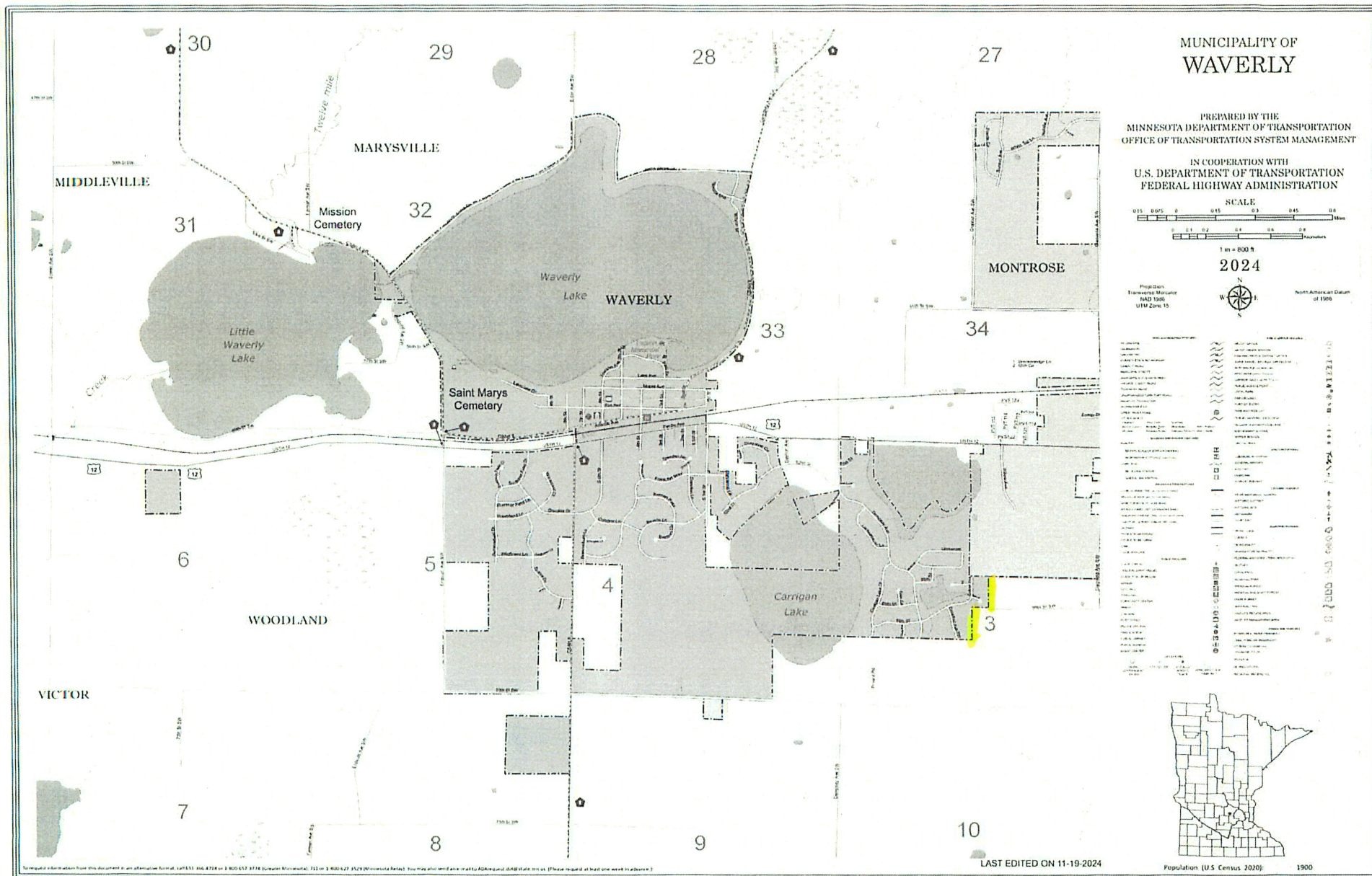
By: Constance Holmes  
Its Mayor

Date: 3-10-25

Carrie Krienke

By: Carrie Krienke  
Its City Administrator/Clerk





Parcels to Detach

## WOODLAND SHORES

KNOWN ALL MEN BY THESE PRESENTS: That Creative Real Estate Services Inc., a Minnesota corporation, fee owner of the following described property situated in the County of Wright, State of Minnesota, to wit:

That part of the North Half of the Southeast Quarter of Section 3, Township 118, Range 26, Wright County, Minnesota. Begin at center of said Section 3; thence East along the quarter line 324.1 feet; thence Southerly parallel with the east line of said North Half of the Southeast Quarter a distance of 664.00 feet to the center of Township road; thence Westerly 341.2 feet to a point on the west line of said North Half of Southeast Quarter, 663.5 feet from the point of beginning; thence Northerly 663.5 feet to the point of beginning.

AND

The North Half of the Southwest Quarter of Section 3, Township 118, Range 26, Wright County, Minnesota.

EXCEPT that part thereof described as follows:

The North Half of the Southwest Quarter of Section 3, Township 118, Range 26, Wright County, Minnesota, lying Southwesterly of the following described line. Beginning at the southwest corner of said Southwest Quarter; thence North 01 degrees 05 minutes 50 seconds West, assumed bearing along the west line of said Southwest Quarter, a distance of 2055.36 feet to the point of beginning of line to be described; thence South 41 degrees 16 minutes 09 seconds East, a distance of 971.19 feet to the south line of said North Half of the Southwest Quarter and there said line terminates.

Has caused the same to be surveyed and platted as WOODLAND SHORES and does hereby donate and dedicate to the public for public use forever the thoroughfares, cul de sacs and the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Creative Real Estate Services Inc., has caused these presents to be signed by its proper officer this 14 day of April, 2005

Creative Real Estate Services Inc.

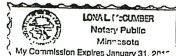
Jack Komovich  
Jack Komovich, President

STATE OF MINNESOTA  
COUNTY OF ANDOLA

The foregoing instrument was acknowledged before me this 14 day of April, 2005 by Jack Komovich, President of Creative Real Estate Services Inc., a Minnesota corporation, on behalf of the corporation.

Frances R. Lumban  
Notary Public, ANDOLA County, Minnesota

My Commission Expires 1-31-2010



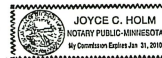
I hereby certify that I have surveyed and platted the property described on this plat as WOODLAND SHORES; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat or will be placed as required by the local governmental unit; that the outside boundary lines are correctly designated on the plat and that there are no wet lands, as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

Peter M. Wagenaar  
Peter M. Wagenaar, Land Surveyor  
Minnesota License No. 12282

STATE OF MINNESOTA  
COUNTY OF WRIGHT

The foregoing Surveyor's Certificate was acknowledged before me this 14 day of April, 2005, by Peter M. Wagenaar, Land Surveyor, Minnesota license number 12282.

Joyce C. Holm  
Notary Public, WRIGHT County, Minnesota  
My Commission Expires Jan 31, 2010



CITY COUNCIL, WAVERLY, MINNESOTA

This plat of WOODLAND SHORES was approved and accepted by the City Council of the City of Waverly, Minnesota, at a regular meeting thereof held this 12 day of April, 2005.

By: Charles A. Bush, Mayor By: Debrah Ryff, Administrator



CITY PLANNING COMMISSION, WAVERLY, MINNESOTA

This plat of WOODLAND SHORES was approved by the Planning Commission of the City of Waverly, Minnesota at a meeting held this 21 day of July, 2004.

By: Robert H. Winter, Chairman By: Mary Johnson, Secretary

COUNTY SURVEYOR, WRIGHT COUNTY, MINNESOTA

Examined and recommended for approval this 4<sup>TH</sup> day of May, 2005.

Memo C. Wittstock  
Wright County Surveyor

COUNTY AUDITOR, WRIGHT COUNTY, MINNESOTA

Taxes paid for all years through year 2004 and transfer entered this 13<sup>TH</sup> day of MAY, 2005.

By: Robert G. Hivola by Mary Palmquist, Deputy  
Wright County Auditor

COUNTY TREASURER, WRIGHT COUNTY, MINNESOTA

I hereby certify that taxes payable in the year 2005 on lands herein described are paid this 13<sup>TH</sup> day of MAY, 2005.

By: Robert G. Hivola by Mary Palmquist, Deputy  
Wright County Treasurer

COUNTY RECORDER, WRIGHT COUNTY, MINNESOTA

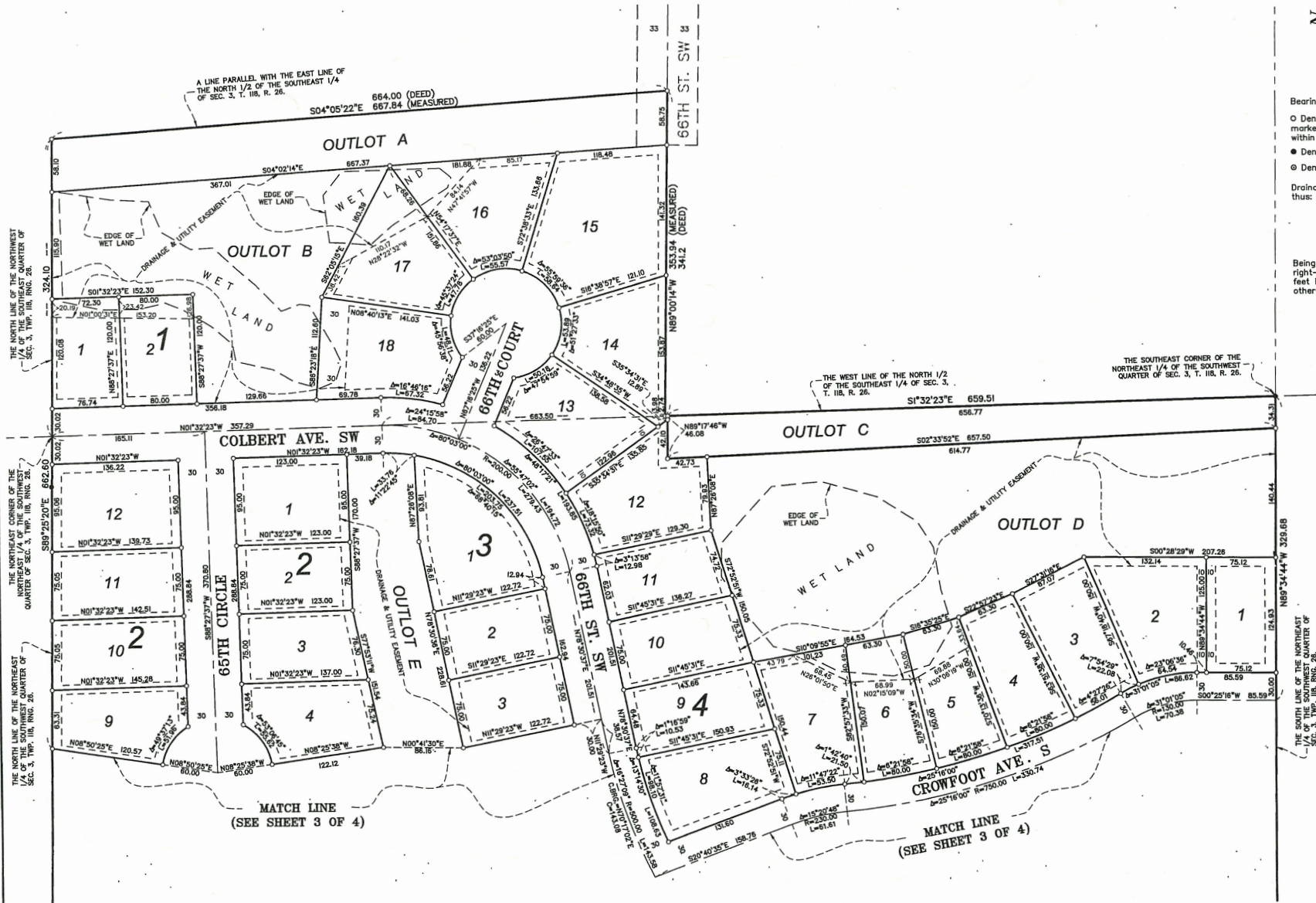
I hereby certify that this instrument was filed in the office of the County Recorder for record on this 13<sup>th</sup> day of MAY, 2005, at 9:00 o'clock A.M., and was duly recorded in Cabinet 6, Sleeve 1697, as Document Number 958962

By: Paul J. Hagan  
County Recorder, Wright County, Minnesota

John Oliver & Associates, Inc.  
Brooklyn Center Office



# WOODLAND SHORES



0 30 60 120  
SCALE IN FEET

Bearings are based on Wright County NAD 1983.

○ Denotes 1/2 inch by 14 inch iron monument marked by License No. 12282 that will be set within one year of recording of this plat.

● Denotes 1/2" iron pipe found.

⊙ Denotes 1/4" rebar found.

Drainage and Utility Easements are shown thus:

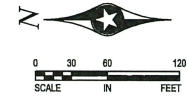
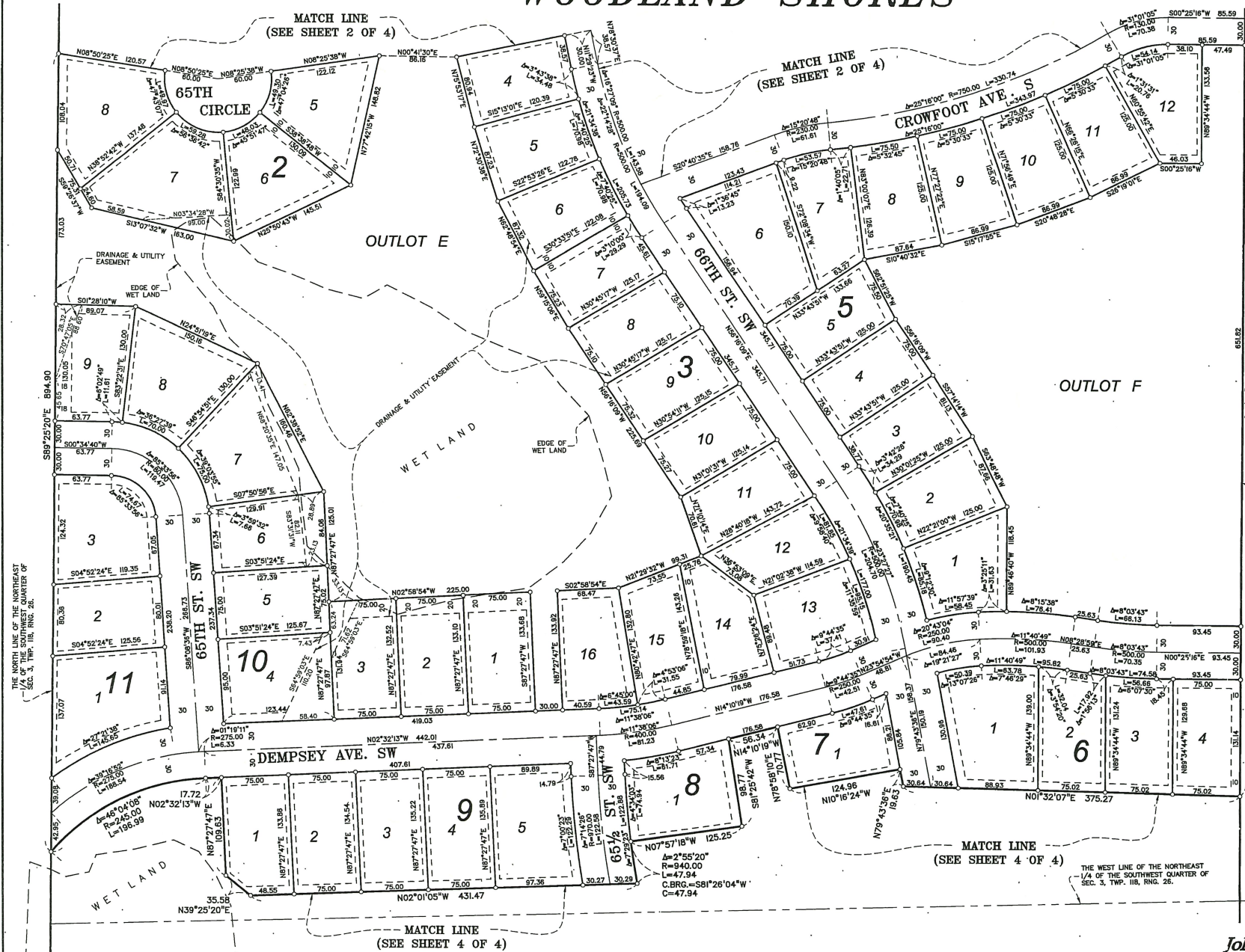


Being 10 feet in width and adjoining right-of-way lines, rear lot lines and being 5 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plat.

**John Oliver & Associates, Inc.**  
**Brooklyn Center Office**

SHEET 2 OF 4 SHEETS

## WOODLAND SHORES



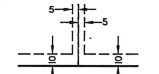
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John Oliver & Associates, Inc.  
Brooklyn Center Office

SHEET 3 OF 4 SHEETS



*WOODLAND SHORES*

