



*Resolution*  
*of the*  
**Board of County Commissioners**  
*St. Louis County, Minnesota*  
*Adopted on: October 4, 2011 Resolution No. 527*  
*Offered by Commissioner: Sweeney*

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**Sale of Surplus Fee Land –  
Section 22, T50N, R15W (Hermantown)**

WHEREAS, the Property Management Team had identified the following described property as surplus county fee owned land and said property was advertised for sale and bids were received. Said property is legally described as follows:

See Exhibit "A" Below

WHEREAS, Peggy Lynne Bullyan and Joseph M. Bullyan submitted the highest bid of \$30,600 for said parcel.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the requirements of and procedures of Minn. Stat. § 373.01, the Chair of the County Board and the County Auditor are authorized to execute a quit claim deed, conveying the above listed property to Peggy Lynne Bullyan and Joseph M. Bullyan of Hermantown, Minnesota, for the bid amount of \$30,600, payable to Fund 100, Agency 128014, Object 583100. Buyers are also responsible for deed tax and recording fees.

Exhibit "A"

E½ of SE¼, SECTION 22, TOWNSHIP 50 NORTH, RANGE 15 WEST of the Fourth Principal Meridian EXCEPT the following described parcels:

(1) That part of the NE¼ of SE¼, Section 22, Township 50, Range 15, lying West of the LaVaque Road and between the following described two parallel lines:

- (a) 675 feet South and parallel to the Northern boundary of said forty; and
- (b) 900 feet South and parallel to the Northern boundary of said forty.

(2) That part of the NE¼ of SE¼, Section 22, Township 50, Range 15, lying East of the LaVaque Road and between the following described two parallel lines:

- (a) 500 feet South and parallel to the North boundary of said forty; and
- (b) 1150 feet South and parallel to the North boundary of said forty.

(3) That part of the NE¼ of SE¼, Section 22, Township 50, Range 15, lying West of the LaVaque Road and between the following described two parallel lines:

- (a) 1175 feet South and parallel to the Northern boundary of said forty; and
- (b) 1300 feet South and parallel to the Northern boundary of said forty.

(4) That part of the E½ of SE¼, Section 22, Township 50 North, Range 15 West of the LaVaque Road between the two sets of parallel lines, line A & B for one parcel and lines C & D for the second parcel:

Line A – 1100 feet South and parallel to the Northern boundary of said forty.

Line B – 1175 feet South and parallel to the Northern boundary of said forty.

Line C – 1300 feet South and parallel to the Northerly line of said Ely ½ of SE ¼.

Line D – 1400 feet South and parallel to the Northerly boundary line of said Ely ½ of SE¼.

(5) Nly 300 feet of the Sly 820 feet of the E½ of SE¼, Section 22, Township 50, Range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota.

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(6) That part of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 22, Township 50, Range 15 lying West of the LaVaque Road and between the following described two parallel lines:

(a) 640 feet South and parallel to the Northern boundary of said forty; and

(b) 675 feet South and parallel to the Northern boundary of said forty.

(7) All that part of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 22, Township 50 North, Range 15 West of the Fourth Principal Meridian, lying E of the LaVaque Road and North of a line 500 feet South and parallel to the Northern boundary of said forty.

(8) That part of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 22, Township 50, Range 15 lying West of the LaVaque Road and between the following described two parallel lines:

(a) 865 feet South and parallel to the Northern boundary of said forty; and

(b) 1100 feet South and parallel to the Northern boundary of said forty.

(9) All that part of the Nly 100 feet of the Sly 920 feet of the E $\frac{1}{2}$  of the SE $\frac{1}{4}$ , Section 22, Township 50, Range 15 which lies East of LaVaque Road.

(10) All that part of the E $\frac{1}{2}$  of SE $\frac{1}{4}$ , Section 22, Township 50, Range 15 lying East of the LaVaque Road and lying between the following described lines:

(a) The Nly line of the Sly 920 feet of said eighty; and

(b) The Nly line of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$ .

(11) Sly 520 feet of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 22, Township 50, Range 15.

(12) That part of the North 640 feet of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  lying Wly of the centerline of LaVaque Road (CSAH 48), Section 22, Township 50 North, Range 15 West, subject to easement for LaVaque Road over the East 50 feet herein.

(13) That part of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  lying East of the Ely line of the LaVaque Road EXCEPT the North 1150 feet thereof.

**AND ALL MINERALS AND MINERAL RIGHTS TO:**

That part of the North 640 feet of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  lying Wly of the centerline of LaVaque Road (CSAH 48) and that part of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  lying East of the Ely line of the LaVaque Road EXCEPT the North 1150 feet thereof, Section 22, Township 50 North, Range 15 West.

SUBJECT to an easement for highway purposes, over and across the land with the right and permission to go upon adjacent lands for proper construction of highways, slopes, fill side ditches and offtake ditches recorded in the office of the Register of Deeds, in Book 679 of Deeds, page 689.

Commissioner Sweeney moved the adoption of the Resolution and it was declared adopted upon the following vote:

Yeas – Commissioners Jewell, Dahlberg, Forsman, Sweeney, Nelson, Raukar, and Chair O’Neil - 7

Nays – None

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STATE OF MINNESOTA  
Office of County Auditor, ss.  
County of St. Louis

I, **DONALD DICKLICH**, Auditor of the County of St. Louis, do hereby certify that I have compared the foregoing with the original resolution filed in my office on the 4<sup>th</sup> day of October, A.D. 2011, and that this is a true and correct copy.

WITNESS MY HAND AND SEAL OF OFFICE at Duluth, Minnesota, this 4th day of October, A.D., 2011.

DONALD DICKLICH, COUNTY AUDITOR

By

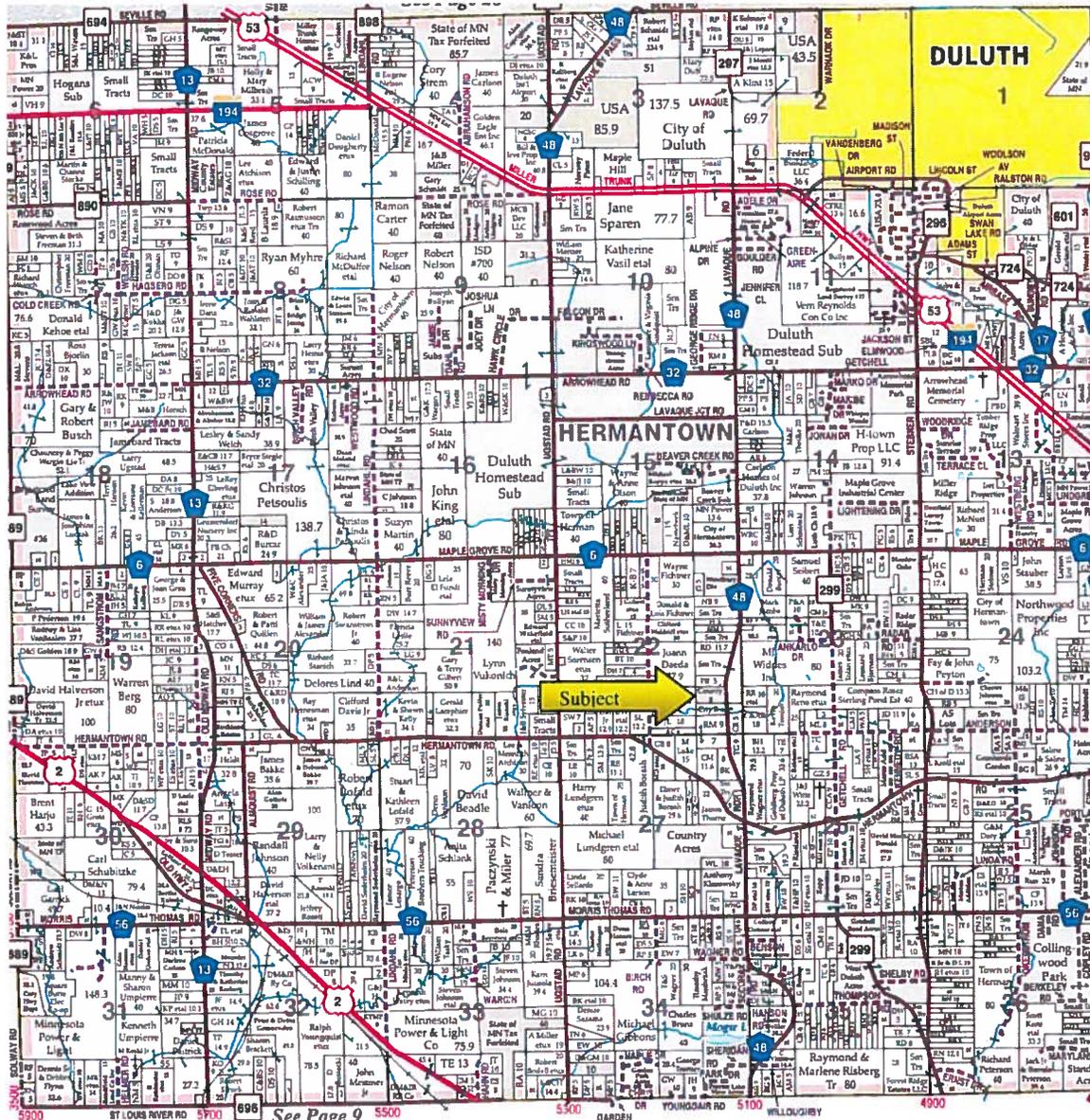
  
Deputy Auditor/Clerk of County Board

# Sale of County Fee Land

Section 22, T50N, R15W

Parcel 395-0010-06076

City of Hermantown



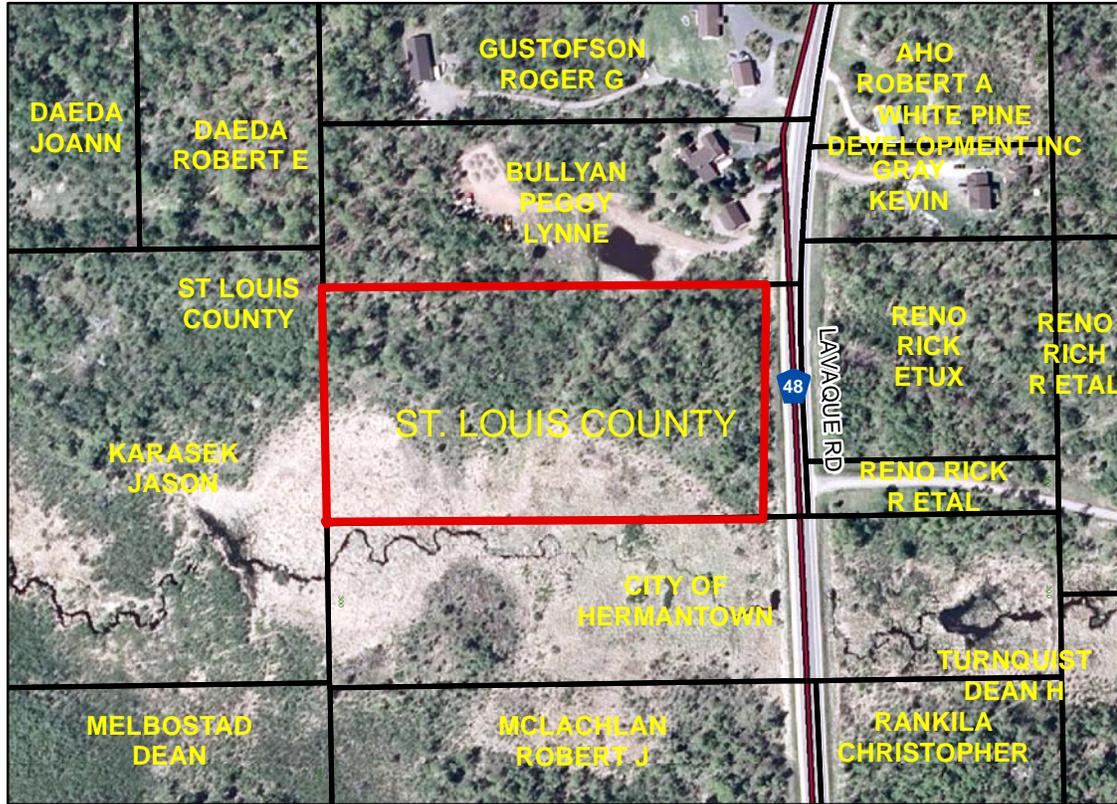
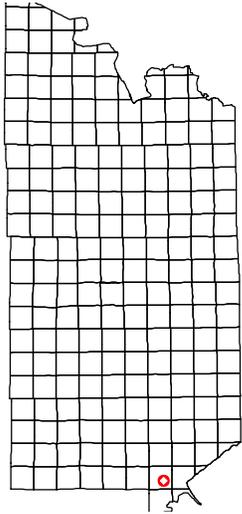
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## Sale of County Fee Owned Property St. Louis County Property Management Dept.

Parcel Code: 395-0010-06076  
 Address: 3949 LaVaque Rd,  
 Approximately 8.2 Acres  
 Commissioner District # 3

Legal Description: Part of the E1/2 of SE1/4 Section 22, T50N,  
 R15W (8.2 acres) See Certificate of title 305438  
 for complete Legal Description.



**Parcel Specifications:** This is a 8.26 acre parcel with approximately 440 feet of frontage on LaVaque Rd (CSAH 48). Municipal water is available on the parcel. Sanitary sewer is near the property but is approximately 175 feet from the northerly property line and is located on the opposite side of LaVaque Rd. Questions regarding feasibility of City sewer should be directed to Hermantown Public Works Department (729-7441) or to Salo Engineering (727-8796)

**Zoning:** Parcel is in Zoning District R3 but may be subject to R1 Zoning depending on the feasibility of connection to Public Sanitary Sewer. This parcel appears to be a conforming parcel for either Zoning Schedule.

**Setbacks** include 50' from road right of way line. 40' rear yard setback. 10' north property line setback. 200' setback from normal high water mark on southside of property.

Minimum bid for this parcel is \$24,500. Bidding closes September 23, 2011.

Questions on zoning should be directed to John Klaers City Planner/Zoning Director 729-3617  
 jklaers@hermantownmn.com

For further information please contact  
 Mark J. Hudson  
 Right of Way Agent  
 St. Louis County Property Management  
 100 N 5th Avenue West RM 2  
 Duluth, MN 55811  
 218-726-2356  
 218-343-3505 Cellular  
 hudsonm@stlouiscountymn.gov



# Saint Louis County

Property Management Department • Duluth Courthouse, 100 North 5<sup>th</sup> Ave. W., Room 2  
Duluth, MN 55802-1209 • Phone: (218) 725-5085 • Fax: (218) 725-5086

## St. Louis County Property Management Bid Form

**St. Louis County** is offering for sale (fee) land at 3949 LaVague Road in the City of Hermantown. Property is approximately 8.2 acres located within the East ½ of the Southeast Quarter of Section 22, Township 50, Range 15. (Parcel Code 395-0010-06076).

The property has a minimum bid value of \$24,500. All bids shall be considered and the one most favorable to the County accepted. The County Board may, in the interest of the County, reject any or all bids. Upon acceptance and payment receipt, a quit claim deed will be executed. Deed tax and a recording fee of \$46.00 are the responsibility of the purchaser. Do not include payment with this bid form. You will be contacted for payment upon County Board approval. Unless mutually agreed, payment will be due within 60 days of acceptance.

**Bid form and /or proposal will be accepted by the Property Management Director, until 4:00 p.m. CDT Friday September 23, 2011.**

**Send bid form to:**

**St. Louis County Property Management Dept.**

**Attn: Tony Mancuso " Parcel 395-0010-06076 LaVague Property Bid"**

**100 North 5<sup>th</sup> Avenue West, Room 2**

**Duluth, MN 55802**

**Bidders may use only 1 form of bidding: Firm Bid or Proxy Bid (check one).**

**FIRM BID:** I have read the above and agree to the direct purchase as outlined above for (Parcel Codes as listed above). I / we submit a bid of \$ \_\_\_\_\_  
\_\_\_\_\_ for this parcel.  
(written bid amount)

**PROXY BID:** I have read the above and agree to the direct purchase as outlined above for (Parcel Code 395-0010-06076). I / we submit the Minimum Bid Amount of \$24,500.00 (Twenty Four Thousand Five Hundred dollars) for this parcel and bid \$500 (five hundred dollars) over any bid received for said property up to \$ \_\_\_\_\_ dollars.  
\_\_\_\_\_ Dollars.  
(written maximum bid amount)

**I understand that this purchase is contingent upon the approval of the St. Louis County Board of Commissioners, and the County Board may, in the interest of the County, reject any or all bids.**

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Contact Phone: \_\_\_\_\_

Address: \_\_\_\_\_



04.19.2010 11:04

