

**10/3/00 VACATION - DRAINAGE & UTILITY  
EASEMENTS - BRENDAN GLENN**



City Of Edina, Minnesota  
 DEPARTMENT OF ADMINISTRATION  
 4801 West 50<sup>th</sup> Street, Edina, Minnesota 55424-1394  
 Phone • (612) 927-8861 TDD • (612) 826-0379 Fax • (612) 826-0390

**STREET AND/OR EASEMENT VACATION REVIEW**

Proposed Property/Area To Be Vacated: Brendan Glenn

- City Engineer by *[Signature]*     Acceptable     Opposed     Conditional
- Minnegasco by \_\_\_\_\_     Acceptable     Opposed     Conditional
- NSP by \_\_\_\_\_     Acceptable     Opposed     Conditional
- Paragon Cable by \_\_\_\_\_     Acceptable     Opposed     Conditional
- U.S. West by \_\_\_\_\_     Acceptable     Opposed     Conditional

Conditions: Subject to new easements being granted on the New Brennan Glen Pkwy

Location: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Please sign and return indicating receipt of notice. Thank you for your cooperation.

Return to: City Clerk  
 City of Edina  
 4801 W. 50<sup>th</sup> Street  
 Edina, MN 55424  
 Telephone: 826-0408  
 Fax: 826-0390



## REPORT/RECOMMENDATION

<p><b>To:</b> Mayor &amp; City Council</p> <p><b>From:</b> Francis J. Hoffman City Engineer <i>FJH</i></p> <p><b>Date:</b> October 3, 2000</p> <p><b>Subject:</b> Vacation of Existing Easement over a portion of the NW ¼ of S6 T116 R21</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><b>Agenda Item #</b></td> <td style="width: 40%;"><b>II.A.</b></td> </tr> <tr> <td style="text-align: center;"><b>Consent</b></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><b>Information Only</b></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><b>Mgr. Recommends</b></td> <td style="text-align: center;"><input type="checkbox"/> <b>To HRA</b></td> </tr> <tr> <td></td> <td style="text-align: center;"><input checked="" type="checkbox"/> <b>To Council</b></td> </tr> <tr> <td style="text-align: center;"><b>Action</b></td> <td style="text-align: center;"><input type="checkbox"/> <b>Motion</b></td> </tr> <tr> <td></td> <td style="text-align: center;"><input checked="" type="checkbox"/> <b>Resolution</b></td> </tr> <tr> <td></td> <td style="text-align: center;"><input type="checkbox"/> <b>Ordinance</b></td> </tr> <tr> <td></td> <td style="text-align: center;"><input type="checkbox"/> <b>Discussion</b></td> </tr> </table>	<b>Agenda Item #</b>	<b>II.A.</b>	<b>Consent</b>	<input type="checkbox"/>	<b>Information Only</b>	<input type="checkbox"/>	<b>Mgr. Recommends</b>	<input type="checkbox"/> <b>To HRA</b>		<input checked="" type="checkbox"/> <b>To Council</b>	<b>Action</b>	<input type="checkbox"/> <b>Motion</b>		<input checked="" type="checkbox"/> <b>Resolution</b>		<input type="checkbox"/> <b>Ordinance</b>		<input type="checkbox"/> <b>Discussion</b>
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### Recommendation:

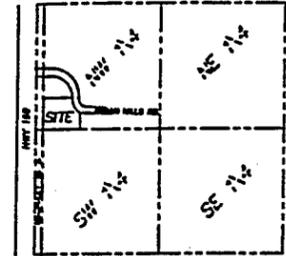
Vacate existing easement in Document No. 3490171 over a portion of the northwest quarter of Section 6, Township 116, Range 21 with the condition that the existing easement be replaced on the new Brendan Glenn Plat.

### Info/Background:

The proposed vacation of the existing easement is requested by the developer of the Brendan Glenn Plat. The new plat will have a new drainage and utility easement which will replace the existing easement. Staff recommends the vacation be approved. NSP (Xcel Energy), US West (Qwest), Time Warner and Minnegasco (Reliant Energy) have all approved the request.

# PRELIMINARY PLAT OF BRENDAN GLEN

SECTION 06, TWP. 116, RGE. 21  
LOCATION MAP  
NO SCALE



### LEGAL DESCRIPTION

That part of Lot 8, Auditor's Subdivision Number 198, Hennepin County, Minnesota, as follows:

Commencing at the Southeast corner of said Lot 8; thence East along the easterly line of said Lot, 417 feet; thence northerly on a line parallel with the West line of said Section 6, 435.5 feet; thence westerly on a line parallel to the South line of said Lot, 417 feet; thence Southerly 435.5 feet to the point of beginning.

Also, that part of Lot 8, Auditor's Subdivision Number 198, described as follows:

Beginning at a point on the South line of said Lot 8, distant 483.3 feet East of the Southwest corner thereof; thence West along the South line of said Lot 86.3 feet; thence North parallel with the West line of said Lot, 435.5 feet; thence East parallel with the South line of said Lot, one foot, more or less, to the Westerly line of McCauley Road as now laid out and opened by the Village of Edina; thence Southerly and Southwesterly along the Westerly line of said road to an intersection with a line drawn North from the point of beginning and parallel with the West line of said Lot; thence Southerly along said line as drawn to the point of beginning, Hennepin County, Minnesota.

### SITE DATA

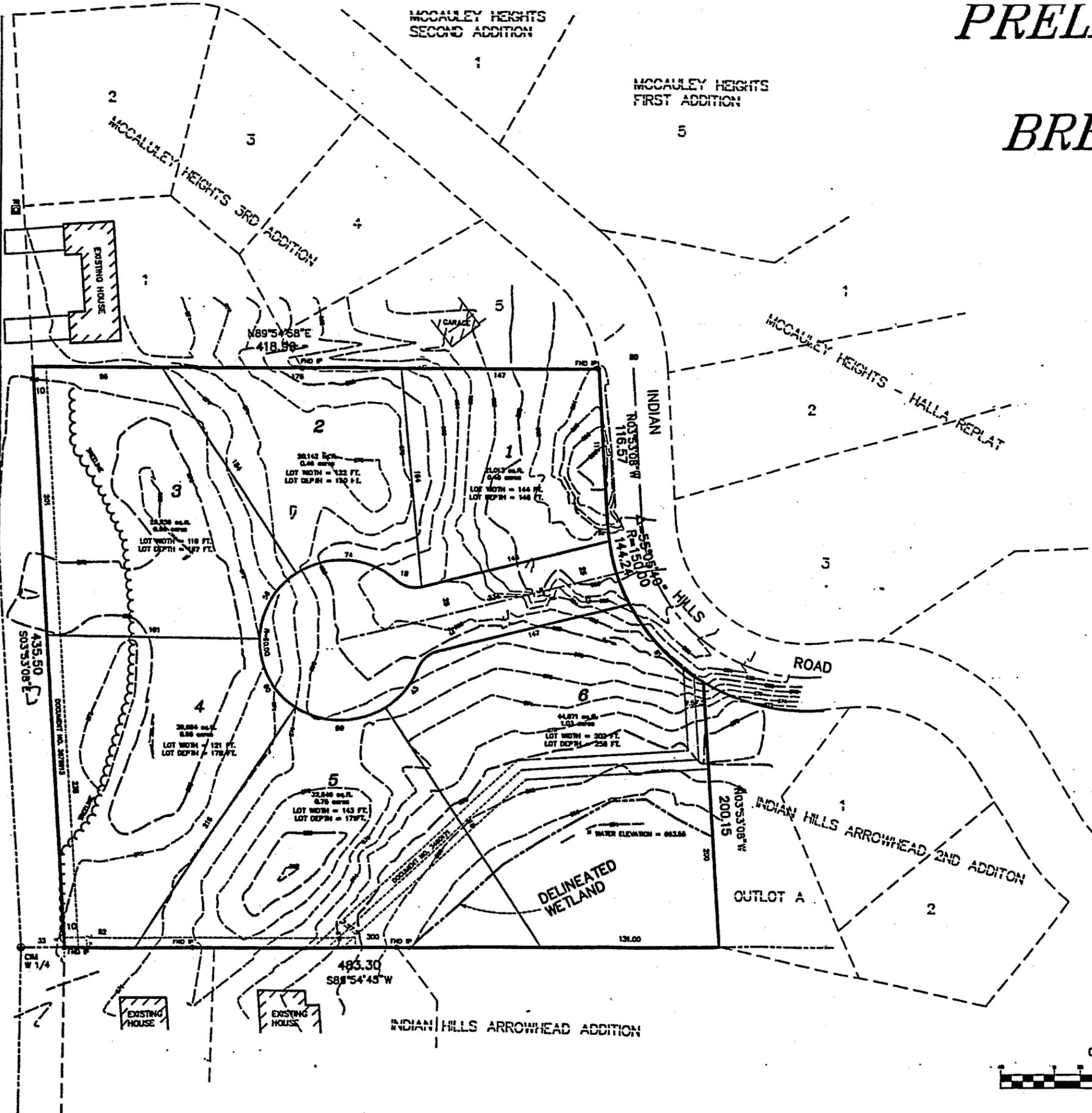
TOTAL AREA	4.53 AC.
LOT AREA	4.09 AC.
R.O.W. AREA	0.44 AC.
NUMBER OF LOTS	6
LARGEST LOT	44,871 S.F.
SMALLEST LOT	20,142 S.F.
AVERAGE LOT	29,702 S.F.
GROSS DENSITY	1.46 LOTS/AC.
MEAN LOT WIDTH	141.3 FT.
MEDIAN LOT WIDTH	132.5 FT.
MEAN LOT DEPTH	183.0 FT.
MEDIAN LOT DEPTH	174.5 FT.

### SHEET INDEX

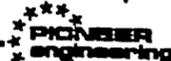
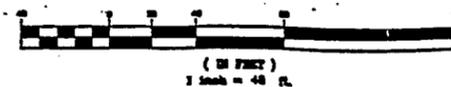
1. PRELIMINARY PLAT
2. PRELIMINARY SITE & UTILITY PLAN
3. PRELIMINARY GRADING PLAN
4. TREE INVENTORY
5. AREA MAP

HWY 169

MCCAULEY TRAIL SOUTH



GRAPHIC SCALE



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

Name: Terry Rasmussen  
Reg. No. 20088 Date: 07/08/2000

Date: 07/08/2000  
Designed: [Signature]  
Drawn: DJR

SHEET TITLE: PRELIMINARY PLAT

OWNER: JANCO, INC.  
10201 Wynnton Boulevard, Suite 200  
Minneapolis, MN 55433

PROJECT: BRENDAN GLEN  
EDINA, MINNESOTA

SHEET 1 OF 5 SHEETS



City Of Edina, Minnesota  
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**STREET AND/OR EASEMENT VACATION REVIEW**

Proposed Property/Area To Be Vacated: Brendan Glenn

- |  |  |                                  |                                      |
|--|--|----------------------------------|--------------------------------------|
| City Engineer by _____                       | <input type="checkbox"/> Acceptable            | <input type="checkbox"/> Opposed | <input type="checkbox"/> Conditional |
| 9-27-03<br>Minnegasco by <u>Steve M. Bay</u> | <input checked="" type="checkbox"/> Acceptable | <input type="checkbox"/> Opposed | <input type="checkbox"/> Conditional |
| NSP by _____                                 | <input type="checkbox"/> Acceptable            | <input type="checkbox"/> Opposed | <input type="checkbox"/> Conditional |
| Paragon Cable by _____                       | <input type="checkbox"/> Acceptable            | <input type="checkbox"/> Opposed | <input type="checkbox"/> Conditional |
| U.S. West by _____                           | <input type="checkbox"/> Acceptable            | <input type="checkbox"/> Opposed | <input type="checkbox"/> Conditional |

Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Location: \_\_\_\_\_  
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(Official Publication)  
CITY OF EDINA  
4801 WEST 50<sup>TH</sup> STREET  
EDINA, MINNESOTA 55424  
NOTICE OF PUBLIC HEARING ON  
VACATION OF DRAINAGE AND UTILITY EASEMENTS  
IN THE CITY OF EDINA  
HENNEPIN COUNTY MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Minnesota will meet on October 5, 2000, at 7:00 P.M. in the Council Chambers at 4801 West 50th Street for a public hearing for the proposed vacation of the following described utility and drainage easements:

Easement Per Doc. No. 3490171

The south seven and five tenths feet (7.5') of the east two hundred fifteen feet (215') of the west two hundred forty-eight feet (248') of the northwest one-quarter of Section 6, Township 116, Range 21, and a strip of land fifteen feet (15') in width, seven and five tenths feet (7.5') on each side of a line described as follows:

Commencing at a point on the south line of the northwest one-quarter of Section 6, Township 116, Range 21, which point is two hundred twenty-eight feet (228') east of the southwest corner of said northwest one-quarter: thence northeasterly deflecting 43 degrees 18 minutes from the south line of said northwest one-quarter a distance of one hundred ninety-five feet (195'); thence at a deflection angle to the right of 39 degrees 52 minutes, a distance of one hundred thirty and four tenths feet (130.4'); thence northerly to a point on the south line of Indian Hills Road, which point is five hundred eleven and three tenths feet (511.3') east of the west line of Section 6, Township 116, Range 21.

Together with a twenty foot (20') temporary construction easement on either side of the aforementioned permanent easement and lying within said northwest one-quarter of Section 6, Township 116, Range 21, said temporary easement to terminate December 31, 19

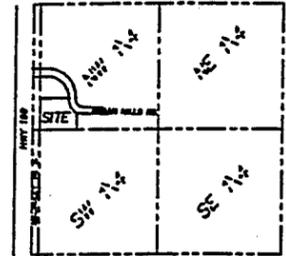
All persons who desire to be heard with respect to the question of whether or not the above proposed street right of way and utility and drainage vacation is in the public interest and should be made shall be heard at said time and place. The Council shall consider the extent to which such proposed street vacation affects existing easements within the area of the proposed vacation and the extent to which the vacation affects the authority of any person, corporation, or municipality owning or controlling electric, telephone or cable television poles and lines, gas and sewer lines, or water pipes, mains, and hydrants on or under the area of the proposed vacation, to continue maintaining the same or to enter upon such easement area or portion thereof vacated to maintain, repair, replace, remove, or otherwise attend thereto, for the purpose of specifying, in any such vacation resolution, the extent to which any or all of such easement, and such authority to maintain, and to enter upon the area of the proposed vacation, shall continue.

Dated August 24, 2000

Please publish in the Edina Sun Current, Wednesday, September 20 and September 27, 2000  
Send two affidavits of publication  
Bill to Edina City Clerk

# PRELIMINARY PLAT OF BRENDAN GLEN

SECTION 06, TWP. 116, RGE. 21  
LOCATION MAP  
AS SHOWN



## LEGAL DESCRIPTION

That part of Lot 8, Auditor's Subdivision Number 196, Hennepin County, Minnesota, as follows:

Commencing at the Southwest corner of said Lot 8; thence East along the westerly line of said Lot, 417 feet; thence North on a line parallel with the West line of said Section 6, 435.5 feet; thence westerly on a line parallel to the South line of said Lot, 417 feet; thence Southwesterly 435.5 feet to the point of beginning.

Also, that part of Lot 8, Auditor's Subdivision Number 196, described as follows:

Beginning at a point on the South line of said Lot 8, distant 483.3 feet East of the Southwest corner thereof; thence West along the South line of said Lot 66.3 feet; thence North parallel with the West line of said Lot, 435.5 feet; thence East parallel with the South line of said Lot, one foot, more or less, to the westerly line of McCauley Road as now laid out and opened by the Village of Edina; thence Southwesterly and Southwesterly along the westerly line of said road to an intersection with a line drawn North from the point of beginning and parallel with the West line of said Lot; thence Southwesterly along said line as drawn to the point of beginning, Hennepin County, Minnesota.

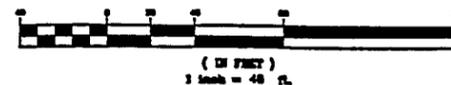
## SITE DATA

TOTAL AREA	4.53 AC.
LOT AREA	4.09 AC.
R.O.W. AREA	0.44 AC.
NUMBER OF LOTS	6
LARGEST LOT	44,871 S.F.
SMALLEST LOT	20,142 S.F.
AVERAGE LOT	29,702 S.F.
GROSS DENSITY	1.46 LOTS/AC.
MEAN LOT WIDTH	141.3 FT.
MEDIAN LOT WIDTH	132.5 FT.
MEAN LOT DEPTH	183.0 FT.
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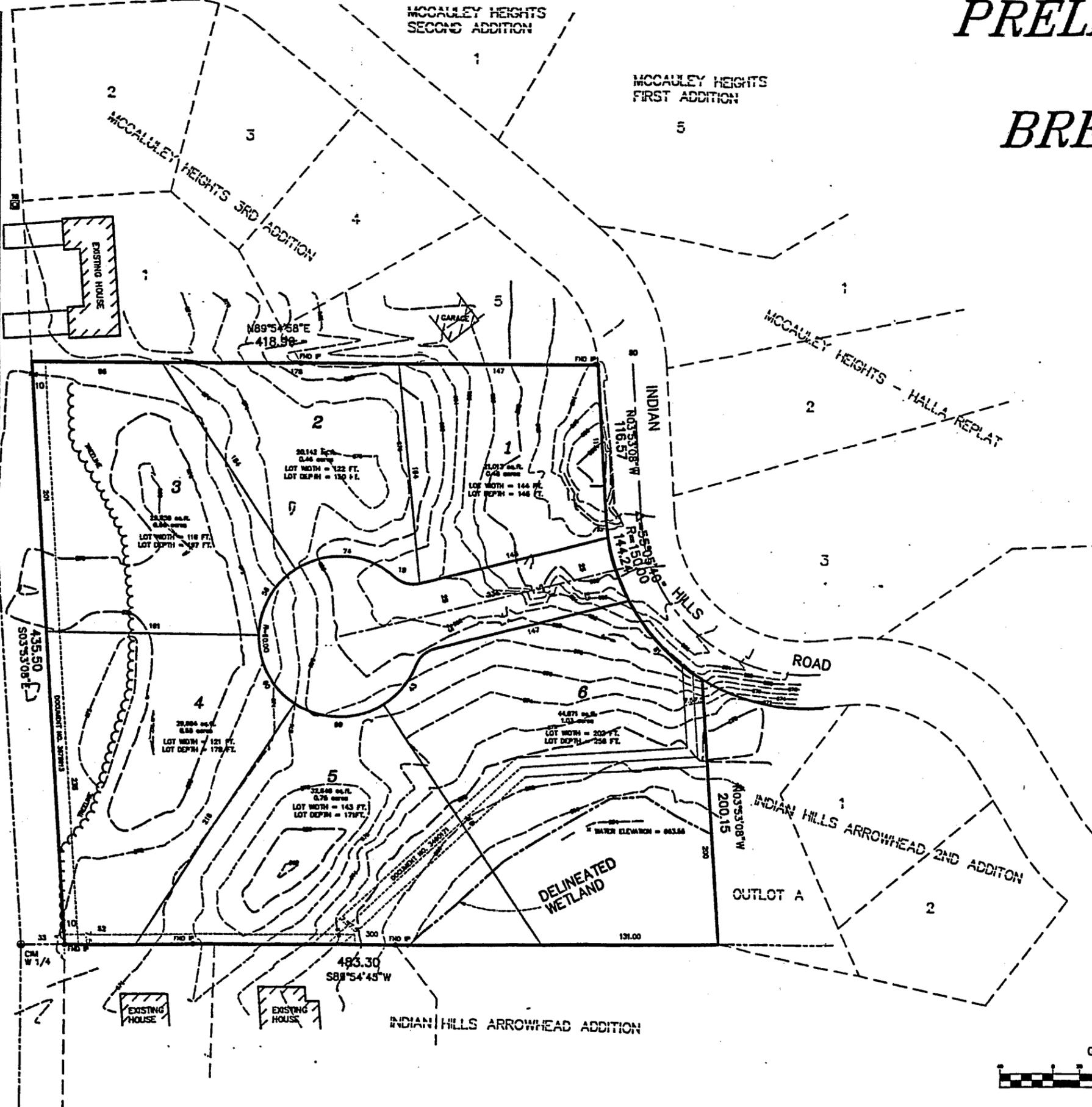
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4. TREE INVENTORY
5. AREA MAP

## GRAPHIC SCALE



HWY 169

MCCAULEY TRAIL SOUTH





City Of Edina, Minnesota  
DEPARTMENT OF ADMINISTRATION

4801 West 50<sup>th</sup> Street, Edina, Minnesota 55424-1394  
Phone • (612) 927-8861 TDD • (612) 826-0379 Fax • (612) 826-0390

**PUBLIC RIGHT OF WAY VACATION APPLICATION**

Applicant JANCO, INC.  
*Print Name*

Address 10201 Wayzata Blvd. #220 Minnetonka, Minnesota 55305  
*Street City/State Zip*

Telephone No. 952-546-8216 Fax No. 952-546-1721

I hereby petition the City Council of the City of Edina to vacate all of the following described public right of way pursuant to M.S. 412.851 and Edina Code Section 820:

- Street
- Alley
- Utility Easement
- Drainage Easement
- Other \_\_\_\_\_

Legal description of the area proposed to be vacated:

See attached. \_\_\_\_\_

Does the area proposed to be vacated or any part thereof terminate at or abut upon any public water?  Yes  No

*Please note if the area requested to be vacated terminates at or abuts upon any public water, no vacation shall be made unless written notice of the petition is served by certified mail upon the commissioner of natural resources by the City of Edina thirty days before any Council action.*

- Attach a copy of a scaled drawing showing in full detail the area proposed to be vacated.
- Include the vacation fee of \$310.00 with your application.

Date Initiated 8/21/2000 Signature Jamie M. Graham

DEED  
2452 PG 5233490171  
~~EASEMENT~~

THIS INSTRUMENT, Made this 10th day of July, 1964, by  
and between Donald E. Nelson and Leona L. Nelson, husband and wife  
\_\_\_\_\_, of the County of Hennepin  
and State of Minnesota, parties of the first part, and the Village of  
Edina, a municipal corporation organized under the laws of the State of  
Minnesota, party of the second part;

WITNESSETH, That the said parties of the first part, in consid-  
eration of One and No/100 Dollars (\$1.00), to them in hand paid by the  
said party of the second part, the receipt whereof is hereby acknowledged,  
do Grant, Bargain, Sell, Convey and Warrant to said party of the second  
part an Easement in perpetuity for all utility and drainage purposes  
including, but not being limited to, sanitary sewer, storm sewer, water  
pipes, including the right to enter for the purpose of constructing,  
maintaining, siting, repairing and reconstructing said utility and  
drainage systems in and over the following described property situate  
in the County of Hennepin and State of Minnesota, to-wit:

The south seven and five tenths feet (7.5') of the east two hundred  
fifteen feet (215') of the west two hundred forty-eight feet (248')  
of the northwest one-quarter of Section 6, Township 116, Range 21,  
and a strip of land fifteen feet (15') in width, seven and five  
tenths feet (7.5') on each side of a line described as follows:  
Commencing at a point on the south line of the northwest one-quarter  
of Section 6, Township 116, Range 21, which point is two hundred  
twenty-eight feet (228') east of the southwest corner of said north-  
west one-quarter; thence northeasterly deflecting 43° 18' from the  
south line of said northwest one-quarter a distance of one hundred  
ninety-five feet (195'); thence at a deflection angle to the right  
of 39° 52', a distance of one hundred thirty and four tenths feet  
(130.4'); thence northerly to a point on the south line of Indian  
Hills Road, which point is five hundred eleven and three tenths feet  
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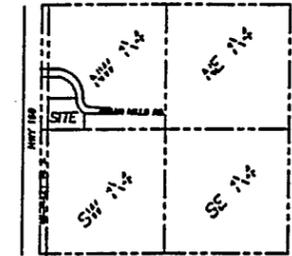
Together with a twenty foot (20') temporary construction easement  
on either side of the aforementioned permanent easement and lying  
within said northwest one-quarter of Section 6, Township 116, Range 21,  
said temporary easement to terminate December 31, 1964.

This instrument is exempt from state deed tax.

It is the intention and agreement of the Parties hereto that  
the party of the second part shall in the construction, or maintenance  
of said utility and drainage systems replace any shrubs or sod removed  
by any excavation in connection with such construction or maintenance  
work, in as nearly as possible the same condition as before such excavation.

# PRELIMINARY PLAT OF BRENDAN GLEN

SECTION 06, TWP. 118, RGE. 21  
LOCATION MAP  
NO SCALE



### LEGAL DESCRIPTION

That part of Lot 6, Auditor's Subdivision Number 196, Hennepin County, Minnesota, as follows:  
Commencing at the Southwest corner of said Lot 6; thence East along the easterly line of said Lot, 417 feet; thence northerly on a line parallel with the West line of said Section 6, 435.5 feet; thence westerly on a line parallel to the South line of said Lot, 417 feet; thence Southerly 435.5 feet to the point of beginning.

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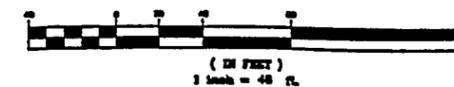
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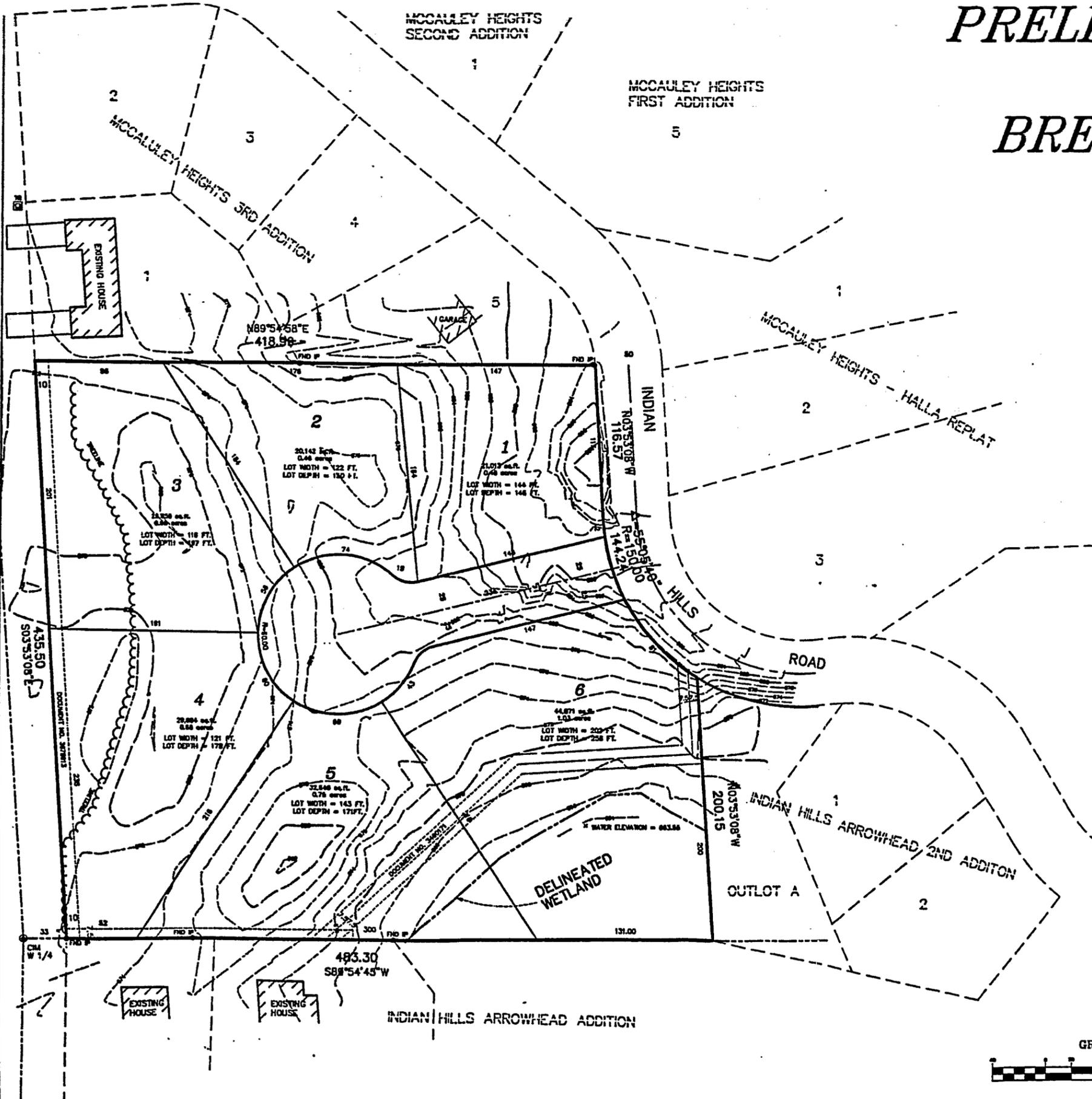
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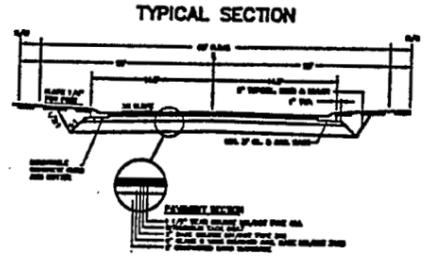
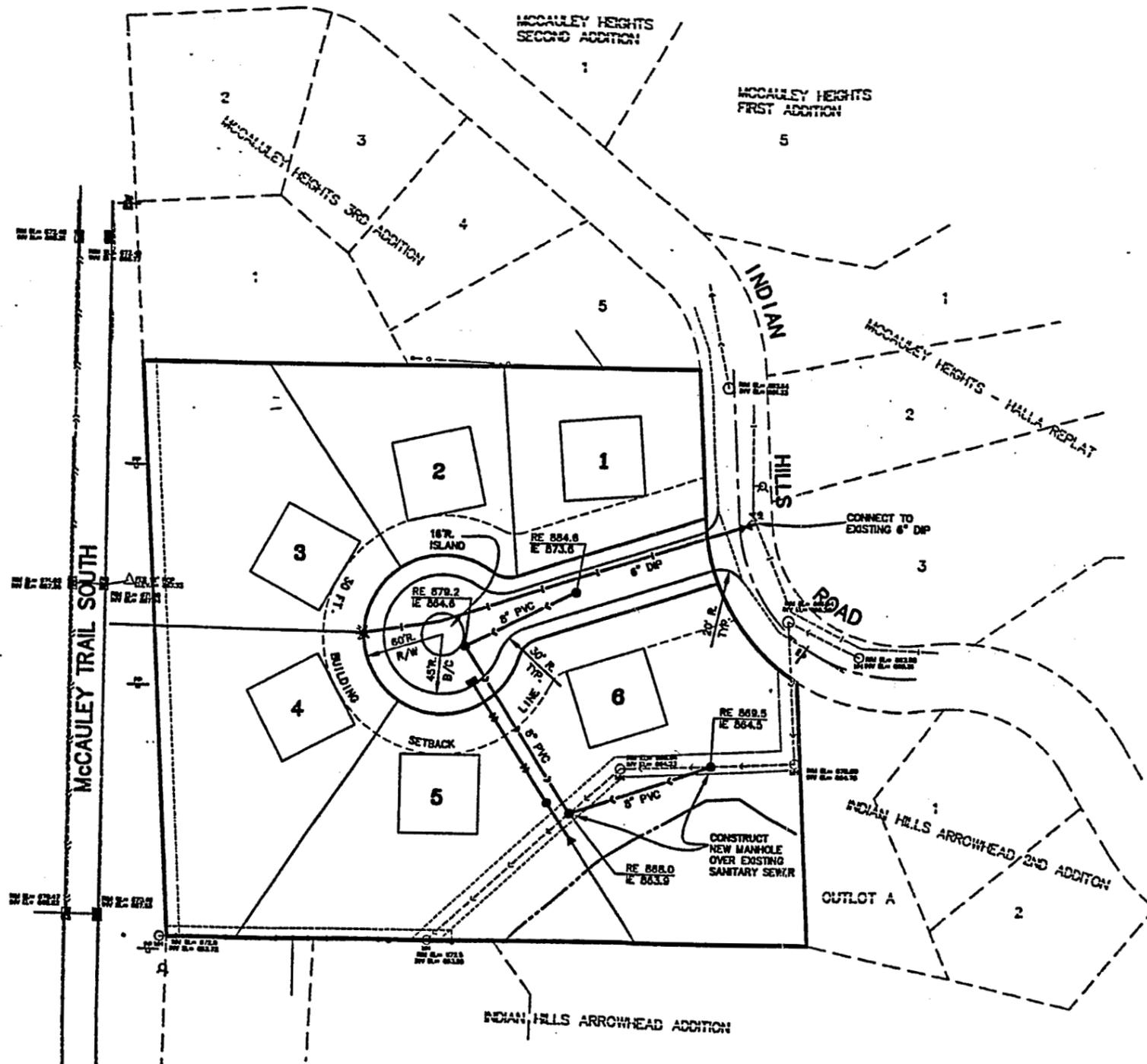
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5. AREA MAP

### GRAPHIC SCALE



HWY 169  
MCCAULEY TRAIL SOUTH





11/15/2001 1:00 PM J:\Projects\1155\1155.dwg 8/17/01 9:43 AM DT



I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered Professional Engineer under the laws of the State of Minnesota.  
 Name: Paul J. Cherns  
 Reg. No. 11980 Date:

SHEET TITLE: PRELIMINARY GRADING PLAN  
 Date: 7/7/00  
 Designed: PJC  
 Drawn: SAG

OWNER: JANCO, INC.  
 10201 WAYZATA BOULEVARD, SUITE 200  
 MINNETONKA, MINNESOTA 55343

PROJECT: BRENDAN GLEN

SHEET 2 OF 5 SHEETS



City of Edina

September 10, 2000

Mr. Patrick Cline  
Excel Energy  
5309 West 70th Street  
Edina, MN 55435

Re: Vacation of Utility Easements & Street Right-of-way, Brendan Glenn

Dear Patrick:

I am sending copies of a public hearing notice, the exhibit from the vacation request, and an Edina check off sheet for both above referenced vacation request received by my office. The City Council has scheduled the public hearing for this vacation on October 5, 2000. I would very much appreciate your response by Tuesday September 26, 2000, if possible. This allows time for City staff to complete necessary work before the public hearing. If I may answer any questions regarding this matter, or if you need any other documentation please feel free to contact me at your convenience.

Sincerely,

Debra Mangen  
City Clerk

Enclosures



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NSP by <u><i>[Signature]</i></u>	<input checked="" type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional
Paragon Cable by _____	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional
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Conditions: \_\_\_\_\_  
 \_\_\_\_\_  
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Location: \_\_\_\_\_  
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NSP by \_\_\_\_\_  Acceptable  Opposed  Conditional

*Time Warner*  
~~Paragon~~ Cable by   Acceptable  Opposed  Conditional

U.S. West by \_\_\_\_\_  Acceptable  Opposed  Conditional

Conditions: \_\_\_\_\_  
 \_\_\_\_\_  
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Location: \_\_\_\_\_  
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| City Engineer by _____                 | <input type="checkbox"/> Acceptable            | <input type="checkbox"/> Opposed | <input type="checkbox"/> Conditional |
| Minnegasco by _____                    | <input type="checkbox"/> Acceptable            | <input type="checkbox"/> Opposed | <input type="checkbox"/> Conditional |
| NSP by _____                           | <input type="checkbox"/> Acceptable            | <input type="checkbox"/> Opposed | <input type="checkbox"/> Conditional |
| Paragon Cable by _____                 | <input type="checkbox"/> Acceptable            | <input type="checkbox"/> Opposed | <input type="checkbox"/> Conditional |
| U.S. West by <u><i>[Signature]</i></u> | <input checked="" type="checkbox"/> Acceptable | <input type="checkbox"/> Opposed | <input type="checkbox"/> Conditional |

Conditions: \_\_\_\_\_  
 \_\_\_\_\_

Location: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Please sign and return indicating receipt of notice. Thank you for your cooperation.

Return to: City Clerk  
 City of Edina  
 4801 W. 50<sup>th</sup> Street  
 Edina, MN 55424  
 Telephone: 826-0408  
 Fax: 826-0390



City Of Edina, Minnesota  
 DEPARTMENT OF ADMINISTRATION  
 4801 West 50<sup>th</sup> Street, Edina, Minnesota 55424-1394  
 Phone • (612) 927-8861 TDD • (612) 826-0379 Fax • (612) 826-0390

**STREET AND/OR EASEMENT VACATION REVIEW**

Proposed Property/Area To Be Vacated: Brendan Glenn

- |  |  |                                  |                                      |
|--|--|----------------------------------|--------------------------------------|
| City Engineer by _____                 | <input type="checkbox"/> Acceptable            | <input type="checkbox"/> Opposed | <input type="checkbox"/> Conditional |
| Minnegasco by _____                    | <input type="checkbox"/> Acceptable            | <input type="checkbox"/> Opposed | <input type="checkbox"/> Conditional |
| NSP by _____                           | <input type="checkbox"/> Acceptable            | <input type="checkbox"/> Opposed | <input type="checkbox"/> Conditional |
| Paragon Cable by _____                 | <input type="checkbox"/> Acceptable            | <input type="checkbox"/> Opposed | <input type="checkbox"/> Conditional |
| U.S. West by <u><i>[Signature]</i></u> | <input checked="" type="checkbox"/> Acceptable | <input type="checkbox"/> Opposed | <input type="checkbox"/> Conditional |

Conditions: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Location: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Please sign and return indicating receipt of notice. Thank you for your cooperation.

Return to: City Clerk  
 City of Edina  
 4801 W. 50<sup>th</sup> Street  
 Edina, MN 55424  
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(Official Publication)  
CITY OF EDINA  
4801 WEST 50<sup>TH</sup> STREET  
EDINA, MINNESOTA 55424  
NOTICE OF PUBLIC HEARING ON  
VACATION OF DRAINAGE AND UTILITY EASEMENTS  
IN THE CITY OF EDINA  
HENNEPIN COUNTY MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Minnesota will meet on October 5, 2000, at 7:00 P.M. in the Council Chambers at 4801 West 50th Street for a public hearing for the proposed vacation of the following described utility and drainage easements:

Easement Per Doc. No. 3490171

The south seven and five tenths feet (7.5') of the east two hundred fifteen feet (215') of the west two hundred forty-eight feet (248') of the northwest one-quarter of Section 6, Township 116, Range 21, and a strip of land fifteen feet (15') in width, seven and five tenths feet (7.5') on each side of a line described as follows:

Commencing at a point on the south line of the northwest one-quarter of Section 6, Township 116, Range 21, which point is two hundred twenty-eight feet (228') east of the southwest corner of said northwest one-quarter: thence northeasterly deflecting 43 degrees 18 minutes from the south line of said northwest one-quarter a distance of one hundred ninety-five feet (195'); thence at a deflection angle to the right of 39 degrees 52 minutes, a distance of one hundred thirty and four tenths feet (130.4'); thence northerly to a point on the south line of Indian Hills Road, which point is five hundred eleven and three tenths feet (511.3') east of the west line of Section 6, Township 116, Range 21.

Together with a twenty foot (20') temporary construction easement on either side of the aforementioned permanent easement and lying within said northwest one-quarter of Section 6, Township 116, Range 21, said temporary easement to terminate December 31, 19

All persons who desire to be heard with respect to the question of whether or not the above proposed street right of way and utility and drainage vacation is in the public interest and should be made shall be heard at said time and place. The Council shall consider the extent to which such proposed street vacation affects existing easements within the area of the proposed vacation and the extent to which the vacation affects the authority of any person, corporation, or municipality owning or controlling electric, telephone or cable television poles and lines, gas and sewer lines, or water pipes, mains, and hydrants on or under the area of the proposed vacation, to continue maintaining the same or to enter upon such easement area or portion thereof vacated to maintain, repair, replace, remove, or otherwise attend thereto, for the purpose of specifying, in any such vacation resolution, the extent to which any or all of such easement, and such authority to maintain, and to enter upon the area of the proposed vacation, shall continue.

Dated August 24, 2000

Please publish in the Edina Sun Current, Wednesday, September 20 and September 27, 2000  
Send two affidavits of publication  
Bill to Edina City Clerk

SOHAN UPPAL  
8334 VIRGINIA AVE S  
BLOOMINGTON MN 55438

RICHARD G PRYSE  
6801 INDIAN HILLS RD  
EDINA MN 55439

DONALD K NELSON  
6709 INDIAN HILLS RD  
EDINA MN 55439

S C URRUTIA & M M URRUTIA  
6744 INDIAN WAY W  
EDINA MN 55439

THOMAS & PAULA CROUCH  
6740 INDIAN WAY W  
EDINA MN 55439

CITY OF EDINA  
4801 50TH ST W  
EDINA MN 55424

September 10, 2000

Mr. Steven Von Bargen  
Reliant.  
P.O. Box 1165  
Minneapolis, MN 55440-1165

328-5381

Talked to him  
on 8/27

*[Handwritten signature]*

OK you  
voice

Re: Vacation of Utility Easements & Street Right-of-way, Brendan Glenn *(no. 1)*

Dear Steven:

I am sending copies of a public hearing notice, the exhibit from the vacation request, and an Edina check off sheet for both above referenced vacation request received by my office. The City Council has scheduled the public hearing for this vacation on October 5, 2000. I would very much appreciate your response by Tuesday September 26, 2000, if possible. This allows time for City staff to complete necessary work before the public hearing. If I may answer any questions regarding this matter, or if you need any other documentation please feel free to contact me at your convenience.

Sincerely,

Debra Mangen  
City Clerk

Enclosures

September 10, 2000

Mr. Patrick Cline  
Excel Energy  
5309 West 70th Street  
Edina, MN 55435

Re: Vacation of Utility Easements & Street Right-of-way, Brendan Glenn

Dear Patrick:

I am sending copies of a public hearing notice, the exhibit from the vacation request, and an Edina check off sheet for both above referenced vacation request received by my office. The City Council has scheduled the public hearing for this vacation on October 5, 2000. I would very much appreciate your response by Tuesday September 26, 2000, if possible. This allows time for City staff to complete necessary work before the public hearing. If I may answer any questions regarding this matter, or if you need any other documentation please feel free to contact me at your convenience.

Sincerely,

Debra Mangen  
City Clerk

Enclosures

September 10, 2000

Ms. Jan Polander  
Quest  
6244 Cedar Avenue So.  
Richfield, MN 55423

Re: Vacation of Utility Easements & Street Right-of-way, Brendan Glenn

Dear Jan:

I am sending copies of a public hearing notice, the exhibit from the vacation request, and an Edina check off sheet for both above referenced vacation request received by my office. The City Council has scheduled the public hearing for this vacation on October 5, 2000. I would very much appreciate your response by Tuesday September 26, 2000, if possible. This allows time for City staff to complete necessary work before the public hearing. If I may answer any questions regarding this matter, or if you need any other documentation please feel free to contact me at your convenience.

Sincerely,

Debra Mangen  
City Clerk

Enclosures

September 10, 2000

Mr. Jeff Simmons  
Time Warner Cable  
10210 Crosstown Circle  
Eden Prairie, MN 55435-3377

Re: Vacation of Utility Easements & Street Right-of-way, Brendan Glenn

Dear Jeff:

I am sending copies of a public hearing notice, the exhibit from the vacation request, and an Edina check off sheet for both above referenced vacation request received by my office. The City Council has scheduled the public hearing for this vacation on October 5, 2000. I would very much appreciate your response by Tuesday September 26, 2000, if possible. This allows time for City staff to complete necessary work before the public hearing. If I may answer any questions regarding this matter, or if you need any other documentation please feel free to contact me at your convenience.

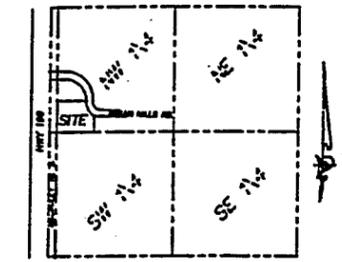
Sincerely,

Debra Mangan  
City Clerk

Enclosures

# PRELIMINARY PLAT OF BRENDAN GLEN

SECTION 06, TWP. 118, RGE. 21  
LOCATION MAP  
NO SCALE



### LEGAL DESCRIPTION

That part of Lot 8, Auditor's Subdivision Number 196, Hennepin County, Minnesota, as follows:  
Commencing at the Southeastern corner of said Lot 8; thence East along the easterly line of said Lot, 417 feet; thence northerly on a line parallel with the West line of said Section 6, 435.5 feet; thence westerly on a line parallel to the South line of said Lot, 417 feet; thence Southerly 435.5 feet to the point of beginning.

Also, that part of Lot 8, Auditor's Subdivision Number 196, described as follows:  
Beginning at a point on the South line of said Lot 8, distant 463.3 feet East of the Southwest corner thereof; thence West along the South line of said Lot 66.3 feet; thence North parallel with the West line of said Lot, 436.5 feet; thence East parallel with the South line of said Lot, one foot, more or less, to the Westerly line of McCauley Road as now laid out and opened by the Village of Edina; thence Southerly and Southwesterly along the Westerly line of said road to an intersection with a line drawn North from the point of beginning and parallel with the West line of said Lot; thence Southerly along said line as drawn to the point of beginning, Hennepin County, Minnesota.

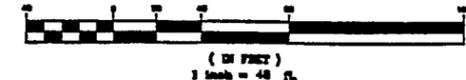
### SITE DATA

TOTAL AREA	4.53 AC.
LOT AREA	4.09 AC.
R.O.W. AREA	0.44 AC.
NUMBER OF LOTS	6
LARGEST LOT	44,871 S.F.
SMALLEST LOT	20,142 S.F.
AVERAGE LOT	29,702 S.F.
GROSS DENSITY	1.46 LOTS/AC.
MEAN LOT WIDTH	141.3 FT.
MEDIAN LOT WIDTH	132.5 FT.
MEAN LOT DEPTH	183.0 FT.
MEDIAN LOT DEPTH	174.5 FT.

### SHEET INDEX

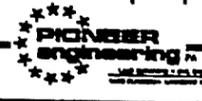
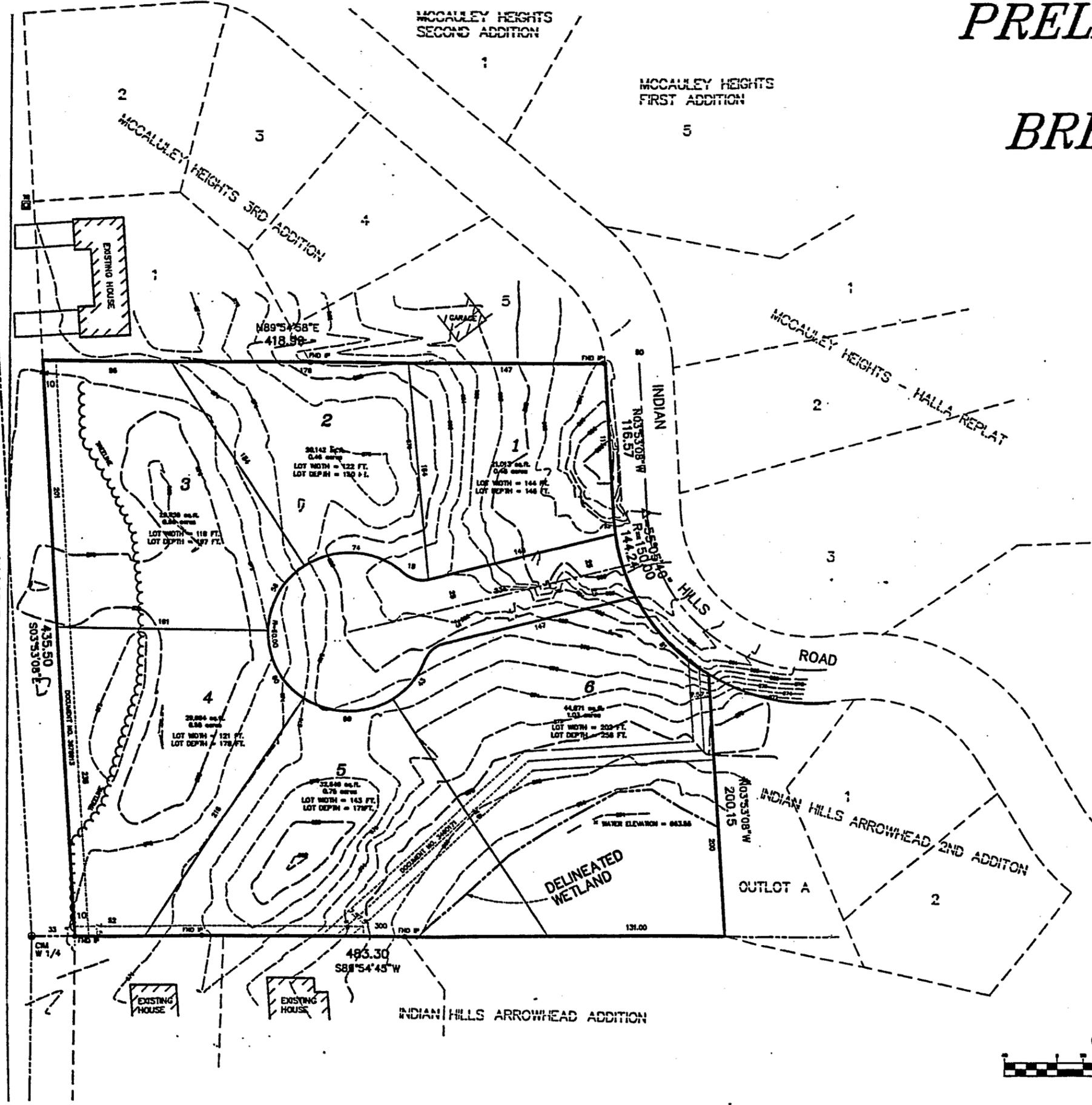
1. PRELIMINARY PLAT
2. PRELIMINARY SITE & UTILITY PLAN
3. PRELIMINARY GRADING PLAN
4. TREE INVENTORY
5. AREA MAP

### GRAPHIC SCALE

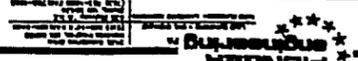


HWY 169

MCCAULEY TRAIL SOUTH



I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Name: Terry Rasmussen Reg. No. 20088 Date: 07/08/2000	Date: 07/09/2000 Designed: DJR Drawn: DJR	SHEET TITLE	OWNER	PROJECT	SHEET 1 OF 5 SHEETS
		PRELIMINARY PLAT	JANCO, INC. 10200 Wagon Wheel Boulevard, Suite 200 Edina, MN 55343	BRENDAN GLEN EDINA, MINNESOTA	



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

NAME: Terry Hildebrand  
REG. NO.: 077087000  
DATE: 07/08/2008

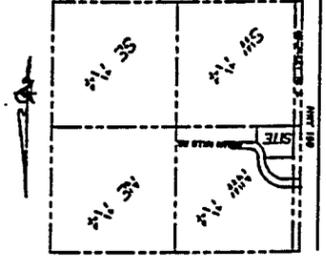
OWNER: JANCO, INC.  
10200 Wagon Wheel Road, Suite 200  
Minneapolis, MN, 55434

PROJECT: BRENDAN GLEN  
EDINA, MINNESOTA

SHEET TITLE: PRELIMINARY PLAT  
SHEET 1 OF 5 SHEETS

# PRELIMINARY PLAT OF BRENDAN GLEN

SECTION 05, TWP. 115, RGE. 21  
NO SCALE  
LOCATION MAP



## LEGAL DESCRIPTION

That part of Lot 8, Auditor's Subdivision Number 158, Hennepin County, Minnesota, as shown on the point of beginning.

Lot 417 has a boundary on a line parallel to the south line of said Lot 417 and a boundary on a line parallel to the south line of said Lot 417 and a boundary on a line parallel to the south line of said Lot 417 and a boundary on a line parallel to the south line of said Lot 417.

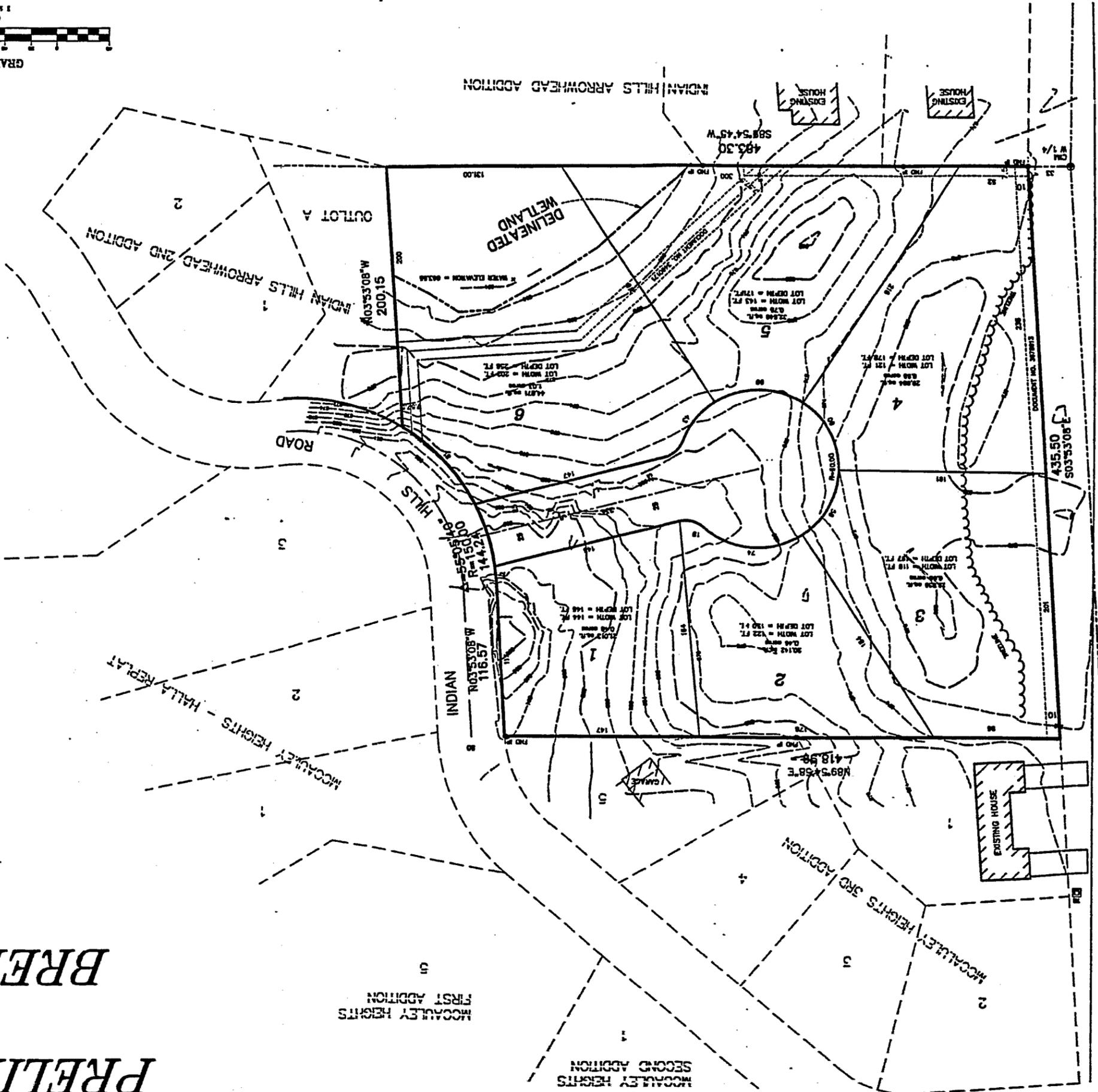
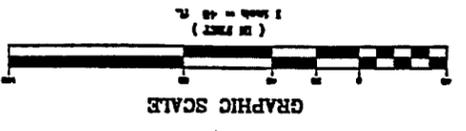
That part of Lot 8, Auditor's Subdivision Number 158, Hennepin County, Minnesota, as shown on the point of beginning.

### SITE DATA

TOTAL AREA	4.53 AC
LOT AREA	4.09 AC
R.O.W. AREA	0.44 AC
NUMBER OF LOTS	8
LARGEST LOT	44,071 S.F.
SMALLEST LOT	20,142 S.F.
AVERAGE LOT	29,702 S.F.
GROSS DENSITY	1.46 LOTS/AC
MEAN LOT WIDTH	141.3 FT.
MEAN LOT DEPTH	132.5 FT.
MEAN LOT DEPTH	103.0 FT.
MEDIAN LOT DEPTH	174.5 FT.

### SHEET INDEX

1. PRELIMINARY PLAT
2. PRELIMINARY SITE & UTILITY PLAN
3. PRELIMINARY GRADING PLAN
4. TREE INVENTORY
5. AREA MAP



HWY 169  
MCCAULEY TRAIL SOUTH

