

5/4/98 VACATION OF DRAINAGE/UTILITY  
EASEMENT NORMANDALE KRIESER  
REPLAT, LOT 2, BLOCK 1

6921654

CERTIFIED FILED AND ON  
RECORD

98 JUN 29 PM 3: 20

THIS DOCUMENT **6921654**

R. Dan Carlson CO. RECORDER  
BY M. [Signature] DEPUTY

REC FEE 15.00  
COPY FEE 1.00

Box 348

39 JUN 29 15:21 6921654 300 14 70  
39 JUN 29 15:21 6921654 000 14 70

**NOTICE OF COMPLETION OF PROCEEDINGS ON VACATION OF  
EASEMENT FOR UTILITY AND DRAINAGE  
PURPOSES IN THE CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA**

NIT

NOTICE IS HEREBY GIVEN that the City Council of Edina, Hennepin County, Minnesota, on April 6, 1998 adopted a Resolution Vacating the Easement for Drainage and Utility Purposes after public hearing and notice thereof as required by law and after determining it to be in the best interest of the City and of the public that said easement vacation be made, which resolution ordered the vacation of the following described easement for utility and drainage purposes:

Easterly Five (5) feet of the Southerly one hundred two (102) feet of the westerly ten (10) feet of Lot Two (2), Block One (1), Normandale-Kreiser Replat according to the plat thereof on file or of record in the office of the Registrar of Titles, Hennepin County, Minnesota.

Said vacation did not affect, and there was continued, reserved, and retained, by the said resolution ordering the vacation, the following existing easements and authority in, on and under the above vacated area:

(a) The authority of Northern States Power Company, US West Communications, Paragon Cable Minnesota, or Minnegasco to enter upon the above vacated area for the maintenance, replacement, repair and removal of and for otherwise attending to, underground conduit, manholes, cables, wires and poles required for utility service now in, on or under the above vacated area.

The time of completion of proceedings and the effective date of said vacation is 4<sup>th</sup> day of May, 1998

BY ORDER OF THE CITY COUNCIL,  
CITY OF EDINA

[Signature]  
City Clerk

Signed and sworn to before me, a Notary Public in and for the State of Minnesota, County of Hennepin, this 22 day of June, 1998.

[Signature]  
Notary Public

This document was drafted by:

City of Edina  
4801 West 50th Street  
Edina, MN 55424



98 JUN 29 PM 3:20

AS DOCUMENT **6921654**  
R. Dan Carlson CO. RECORDER

BY \_\_\_\_\_ DEPUTY

**Duplicate  
Filing  
Certificate**

**NOTICE OF COMPLETION OF PROCEEDINGS ON VACATION OF  
EASEMENT FOR UTILITY AND DRAINAGE  
PURPOSES IN THE CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA**

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Said vacation did not affect, and there was continued, reserved, and retained, by the said resolution ordering the vacation, the following existing easements and authority in, on and under the above vacated area:

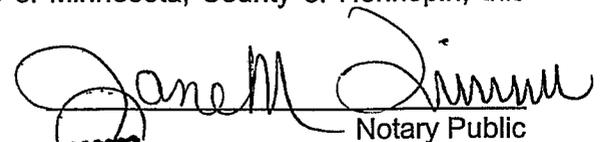
(a) The authority of Northern States Power Company, US West Communications, Paragon Cable Minnesota, or Minnegasco to enter upon the above vacated area for the maintenance, replacement, repair and removal of and for otherwise attending to, underground conduit, manholes, cables, wires and poles required for utility service now in, on or under the above vacated area.

The time of completion of proceedings and the effective date of said vacation is 4<sup>th</sup> day of May, 1998

BY ORDER OF THE CITY COUNCIL,  
CITY OF EDINA

  
City Clerk

Signed and sworn to before me, a Notary Public in and for the State of Minnesota, County of Hennepin, this 22 day of June, 1998.

  
Notary Public

This document was drafted by:

City of Edina  
4801 West 50th Street  
Edina, MN 55424





City of Edina

June 22, 1998

Mr. Jerry Gilligan  
Dorsey & Whitney  
220 South 6<sup>th</sup> Street  
Minneapolis, MN 55402-1498

RE: Vacation of Public Drainage and Utility Easement - Normandale Kreiser Replat  
Vacation of a Portion West 41<sup>st</sup> Street adjacent to Lot 1, Blk 3, Morningside  
Oaks Addn.

Dear Jerry:

I am sending two certified copies of Notice of Completion of Proceedings for each of the above reference vacations.

Please have the Notice of Completion entered in the transfer record of the county Auditor and filed with the County Recorder and then return the recorded document to me.

Sincerely,

  
Debra A. Mangen  
City Clerk

**NOTICE OF COMPLETION OF PROCEEDINGS ON VACATION OF  
EASEMENT FOR UTILITY AND DRAINAGE  
PURPOSES IN THE CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA**

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Said vacation did not affect, and there was continued, reserved, and retained, by the said resolution ordering the vacation, the following existing easements and authority in, on and under the above vacated area:

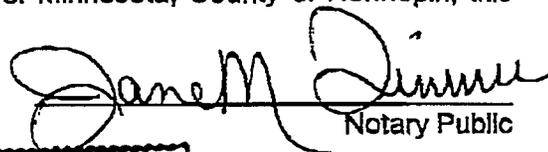
(a) The authority of Northern States Power Company, US West Communications, Paragon Cable Minnesota, or Minnegasco to enter upon the above vacated area for the maintenance, replacement, repair and removal of and for otherwise attending to, underground conduit, manholes, cables, wires and poles required for utility service now in, on or under the above vacated area.

The time of completion of proceedings and the effective date of said vacation is 4<sup>th</sup> day of May, 1998

BY ORDER OF THE CITY COUNCIL,  
CITY OF EDINA

  
City Clerk

Signed and sworn to before me, a Notary Public in and for the State of Minnesota, County of Hennepin, this 22 day of June, 1998.

  
Notary Public

This document was drafted by:

City of Edina  
4801 West 50th Street  
Edina, MN 55424



**(Official Publication)**  
**CITY OF EDINA**  
**4801 WEST 50<sup>TH</sup> STREET**  
**NOTICE OF PUBLIC HEARING ON**  
**VACATION OF PUBLIC DRAINAGE AND UTILITY EASEMENT**  
**NORMANDALE-KREISER REPLAT**

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Minnesota will meet on May 4, 1998, in the Council Chambers at 4801 West 50<sup>th</sup> Street for a public hearing for vacation of public drainage and utility easements as shown on the recorded plat thereof, described as follows:

Easterly Five (5) feet of the Southerly one hundred two (102) feet of the westerly ten (10) feet of Lot Two (2), Block One (1), Normandale-Kreiser Replat.

All persons who desire to be heard with respect to the question of whether or not the proposed easement 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 easement 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.

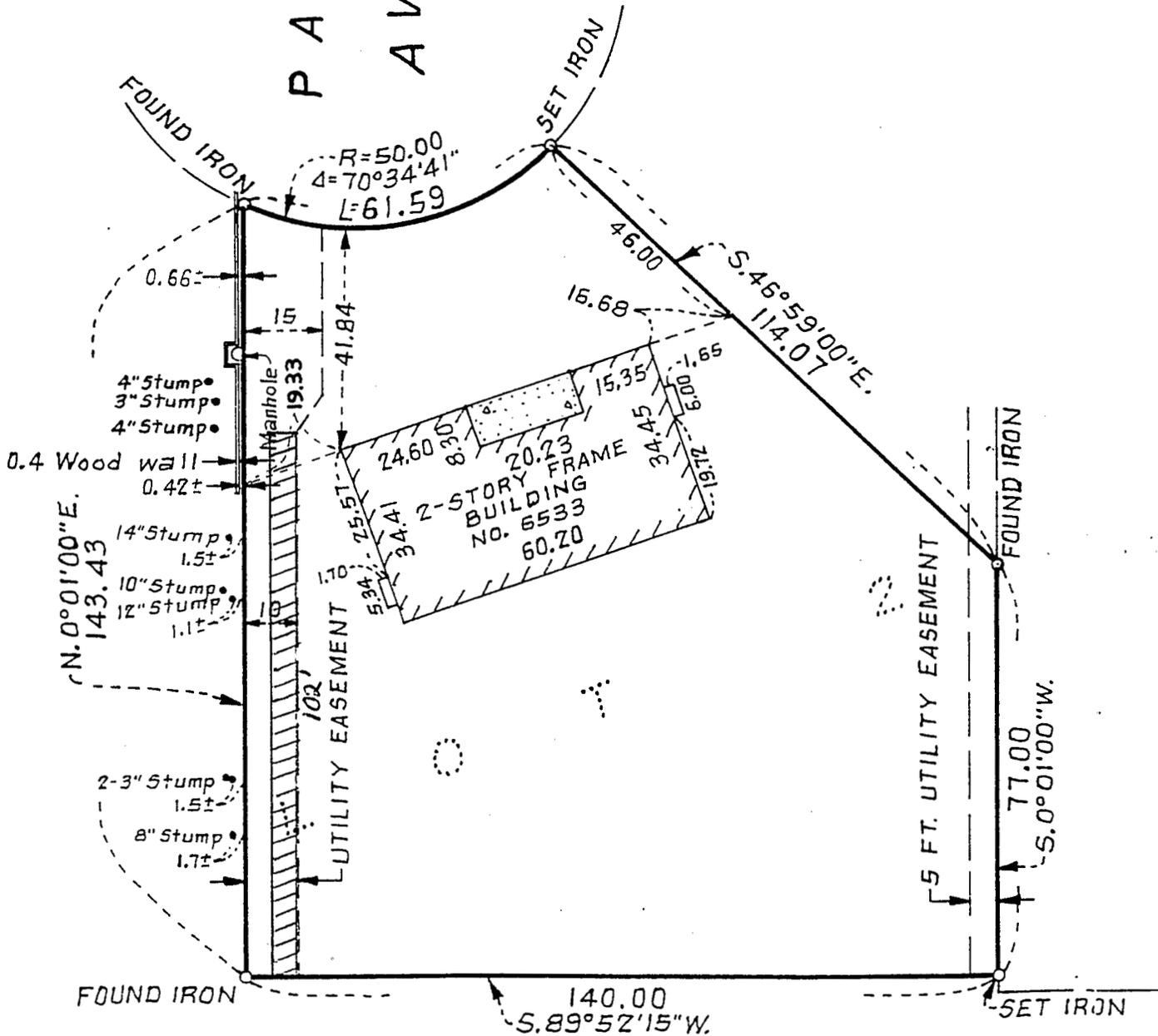
BY ORDER OF THE EDINA CITY COUNCIL

Debra A. Mangen, City Clerk

Dated: April 6, 1998

Publish in the Edina Sun-Current on Wednesday, April 15 & 22, 1998  
Send two affidavits of publication  
Bill to City Clerk

# PARNELL AVENUE

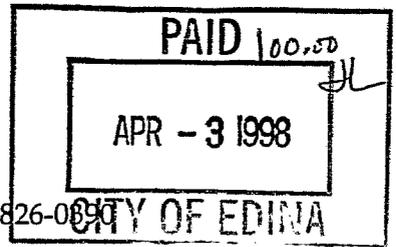


SCALE: 1" = 30'

# WEST 66TH STREET



**City Of Edina, Minnesota**  
**DEPARTMENT OF ADMINISTRATION**  
 4801 West 50th Street, Edina, Minnesota 55424-1394  
 Phone • (612) 927-8861 TDD • (612) 826-0379 Fax • (612) 826-0890



**PUBLIC RIGHT OF WAY VACATION APPLICATION**

Applicant ROBERT G. WINDER  
 Print Name

Address 6533 PARNELL AVE. SO., EDINA, MN 55435  
 Street City/State Zip

Telephone No. (612) 925-4023 Fax No. (612) 925-3302

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:

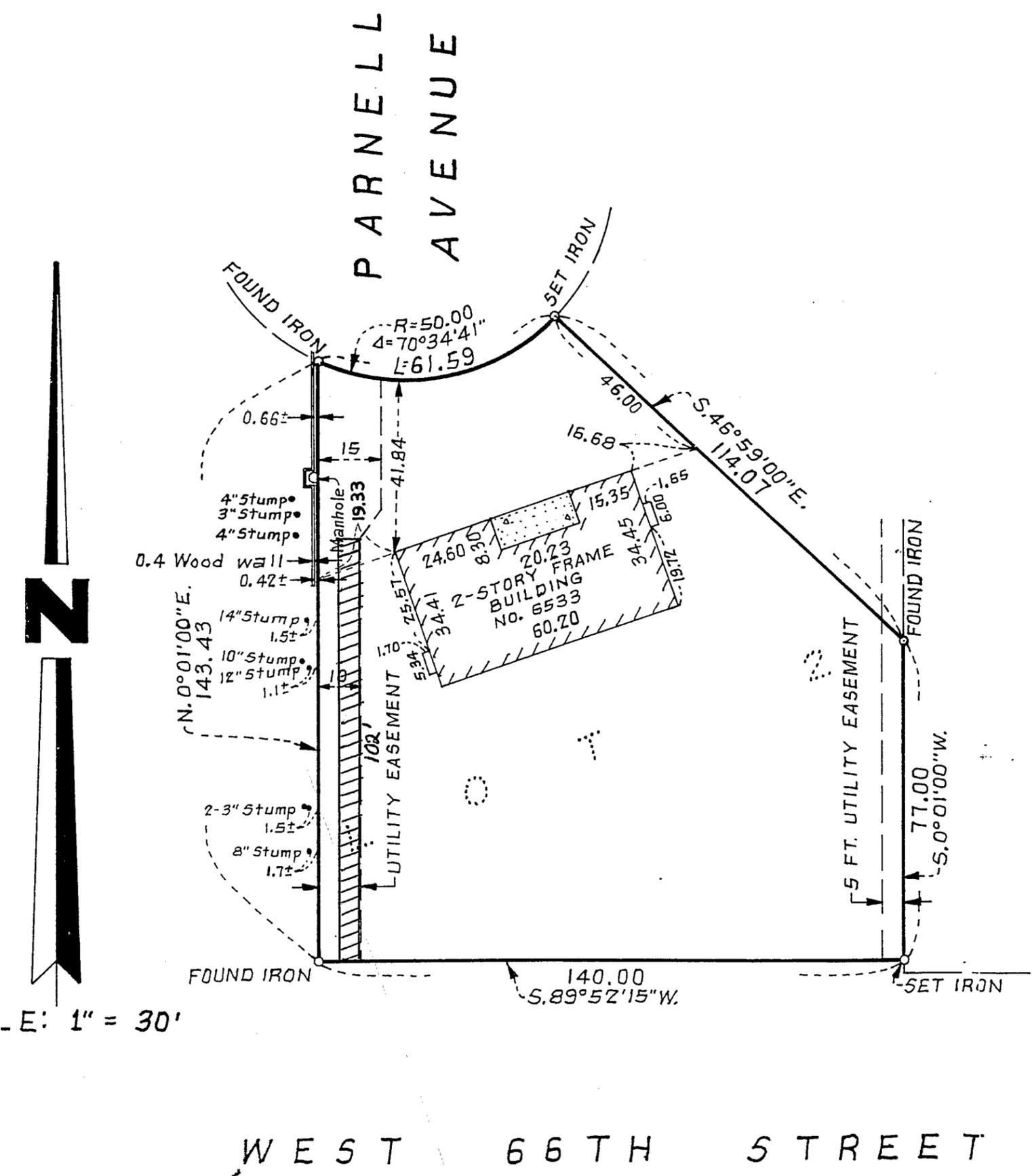
EASTERLY FIVE (5) FEET OF THE SOUTHERLY ONE  
HUNDRED TWO (102) FEET OF THE WESTERLY TEN (10)  
FEET OF LOT # TWO (2), BLOCK ONE (1), NORMANDALE-  
KREISER REPLAT.

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.

Date Initiated APRIL 2, 1998 Signature Robert G. Winder



SURVEY FOR: **ATLANTIC MUTUAL COMPANIES**

PROPERTY ADDRESS: 6533 Parnell Avenue South, Edina, Minnesota.

LEGAL DESCRIPTION: (Furnished by Client)

Lot 2, Block 1, NORMANDALE-KREISER REPLAT, according to the recorded plat thereof and situate in Hennepin County, Minnesota.

**CERTIFICATION:**

I hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.

Dated this 24th day of July, 1992.

EGAN, FIELD & NOWAK, INC.  
Surveyors

by   
Jack Bolke  
Minnesota License No. 20281

**NOTES:**

1. No title work was furnished for the preparation of this survey to verify the existence of any easements or encumbrances.
2. Area of the property described hereon is 17,744 square feet or 0.407 acres.
3. This survey does not purport to show all improvements to the property.

WEST 66TH STREET

**RECEIVED**

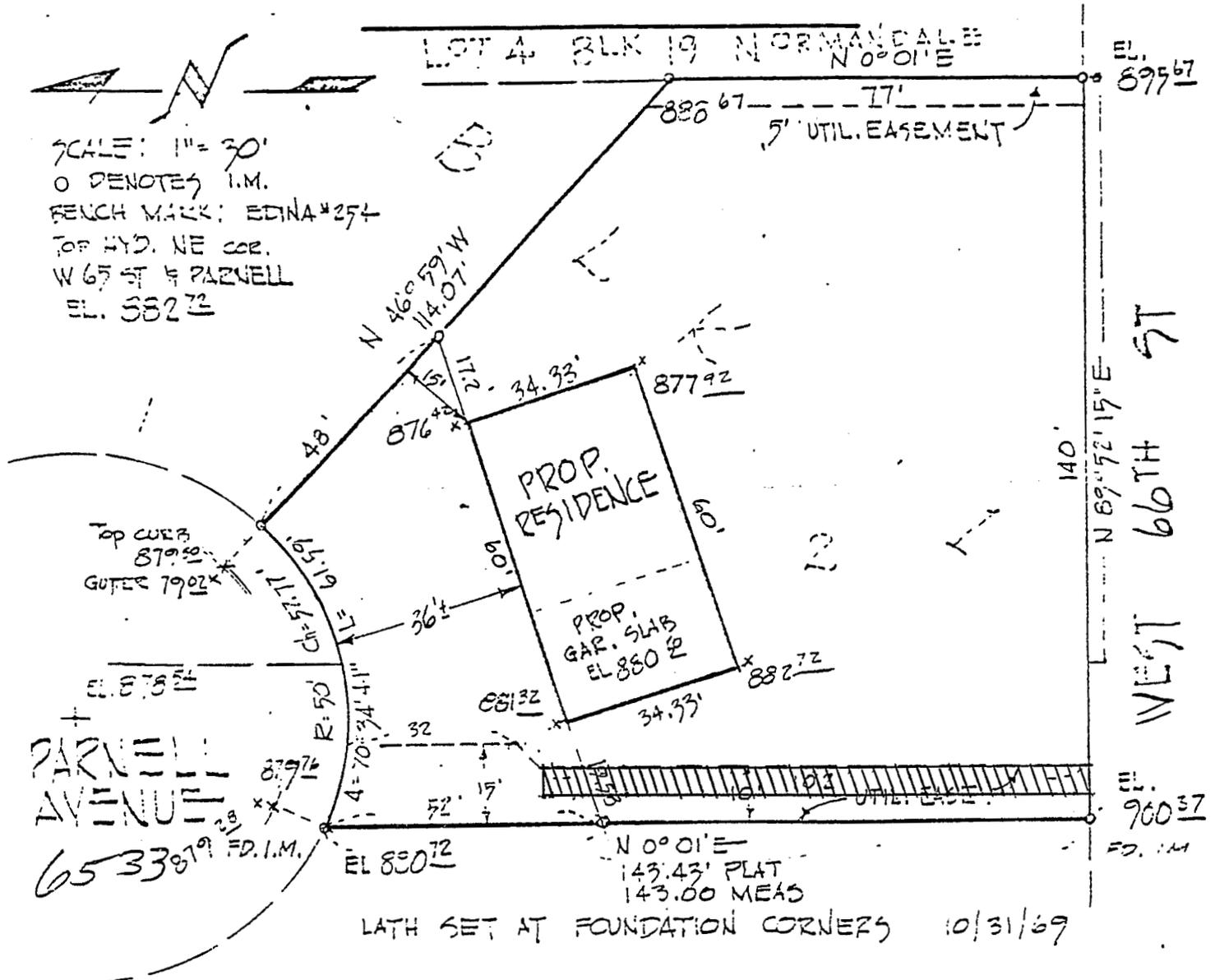
AUG 11 1992

The Atlantic Companies  
MINNEAPOLIS OFFICE

2097

**Lindsey engineering, inc.**  
 Hy. 169 & Co. Rd. 18, P.O. Box 6225  
 Minneapolis 24, Minn. Tel. 941-1220

**CIVIL ENGINEERS  
 ELECTRONIC SURVEYORS**



I hereby certify that this is a true and correct representation of a survey of the boundaries of Lot 2, Block 1, NORMANDALE-KREISER REPLAT. It does not purport to show improvements or encroachments, if any. Surveyed by me this 5th day of November, 1969.

*[Signature]*  
 BUILDING INSPECTOR  
 VILLAGE OF EDINA

*[Signature]*  
 Minn. Reg. No. 2716

RECEIVED NOV 10 1969

File No.	Book	Page
Ed-67-051	5/35-21	15

3 of 7

HOUSE PLAN # 553







3775659

EASEMENT

THIS INSTRUMENT, Made this 9<sup>th</sup> day of May, 1969, by  
and between John T. Bessman; Laurel T. Bessman  
Husband & 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, altering, 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:

An easement over that part of vacated Parnell Avenue  
described as follows:  
Beginning at the Northwest corner of Lot 2, Block 1,  
Normandale-Kreiser Replat; thence South along the West  
line of said Lot 2 a distance of twenty-two feet (22');  
thence West, at right angles to said West line, a  
distance of five feet (5'); thence North, parallel to  
and five feet (5') West of said West line of Lot 2, to  
an intersection with a circular curve (concave to the  
North and having a radius of fifty feet (50')) the center  
of said circle being ten feet (10') West of the Southerly  
extension of the West line of Lot 5, Block 1, Normandale-  
Wicklund Replat and fifty feet (50') South of the Westerly  
extension of the South line of said Lot 5; thence South-  
easterly along said circular curve to the point of  
beginning.

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.

THIS INSTRUMENT IS EXEMPT FROM THE STATE DEED TAX





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: Lot 2, Block 1, Normandale-Kreiser Replat

- |                                     |                                                |                                  |                                      |
|-------------------------------------|------------------------------------------------|----------------------------------|--------------------------------------|
| City Engineer by <u>[Signature]</u> | <input checked="" 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 _____                  | <input 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



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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 <u>Andrew Dals</u>	<input checked="" 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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Proposed Property/Area To Be Vacated: Lot 2, Block 1, Normandale-Kreiser Replat

City Engineer by _____	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional
4998 Minnegasco by <u>Theresa V. Buzza</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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**STREET AND/OR EASEMENT VACATION REVIEW**

Proposed Property/Area To Be Vacated: Lot 2, Block 1, Normandale-Kreiser Replat

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>Michael W Johnson</u>	<input checked="" type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional

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

Location: \_\_\_\_\_  
 \_\_\_\_\_  
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Proposed Property/Area To Be Vacated: Lot 2, Block 1, Normandale-Kreiser Replat

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 <u><i>Greg Higgins</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
U.S. West by _____	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional

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

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

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Return to: City Clerk  
 City of Edina  
 4801 W. 50<sup>th</sup> Street  
 Edina, MN 55424  
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City of Edina

April 6, 1998

Stuart Fraser  
Community Relations Manager  
Northern States Power Company  
5309 West 70th Street  
Edina, MN 55435

RE: UTILITY/DRAINAGE EASEMENT REQUEST, NORMANDALE-KREISER REPLAT

Dear Stuart:

I am sending copies of the public hearing notice, exhibits 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 May 4, 1998. I would very much appreciate your response by Monday, April 27, 1998, 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 Mungen  
City Clerk

Enclosures



City of Edina

April 6, 1998

Steven Von Bargen  
Minnegasco, Inc.  
P.O. Box 1165  
Minneapolis, MN 55440-1165

RE: UTILITY/DRAINAGE EASEMENT REQUEST, NORMANDALE-KREISER REPLAT

Dear Steve:

I am sending copies of the public hearing notice, exhibits 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 May 4, 1998. I would very much appreciate your response by Monday, April 27, 1998, 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



City of Edina

April 6, 1998

Stuart Fraser  
Community Relations Manager  
Northern States Power Company  
5309 West 70th Street  
Edina, MN 55435

RE: UTILITY/DRAINAGE EASEMENT REQUEST, NORMANDALE-KREISER REPLAT

Dear Stuart:

I am sending copies of the public hearing notice, exhibits 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 May 4, 1998. I would very much appreciate your response by Monday, April 27, 1998, 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,

A handwritten signature in cursive script that reads "Debra Mangen".

Debra Mangen  
City Clerk

Enclosures



City of Edina

April 6, 1998

Susan Lagerquist  
Paragon Cable  
10210 Crosstown Circle  
Eden Prairie, MN 55435

RE: UTILITY/DRAINAGE EASEMENT REQUEST, NORMANDALE-KREISER REPLAT

Dear Susan:

I am sending copies of the public hearing notice, exhibits 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 May 4, 1998. I would very much appreciate your response by Monday, April 27, 1998, 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,

A handwritten signature in cursive script that reads "Debra Mangen".

Debra Mangen  
City Clerk

Enclosures



City of Edina

April 6, 1998

Darrell Perkins  
U.S. West Communications  
6244 Cedar Avenue South  
Richfield, MN 55423

RE: UTILITY/DRAINAGE EASEMENT REQUEST, NORMANDALE-KREISER REPLAT

Dear Darrell:

I am sending copies of the public hearing notice, exhibits 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 May 4, 1998. I would very much appreciate your response by Monday, April 27, 1998, 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