

2/20/96 UTILITY & DRAINAGE EASEMENT  
OUTLOTS A & B, THE COVENTRY  
AT CENTENNIAL LAKES 2ND ADDN.



AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)

ss.

COUNTY OF HENNEPIN)

Denis L. Mindak, being duly sworn on an oath says that he/she is the publisher or authorized agent and employee of the publisher of the newspaper known as Sun-Current, and has full knowledge of the facts which are stated below.

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statue 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed Notice of Public Hearing

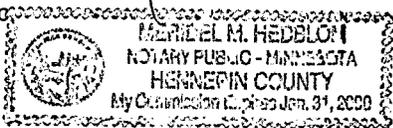
which is attached was cut from the columns of said newspaper, and was printed and published once each week, for two successive weeks; it was first published on Wednesday, the 31 day of January, 1996, and was thereafter printed and published on every Wednesday to and including Wed, the 7 day of February, 1996; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

BY: Denis L. Mindak
TITLE: Publisher

Acknowledged before me on this 7 day of February, 1996.

Meridel M. Hedelon, Notary Public



RATE INFORMATION

Table with 2 columns: Description and Rate. (1) Lowest classified rate paid by commercial users for comparable space \$ 2.15 per line. (2) Maximum rate allowed by law for the above matter \$ 5.95 per line. (3) Rate actually charged for the above matter \$ 1.09 per line.

City of Edina

(Official Publication) CITY OF EDINA 4801 WEST 50TH STREET NOTICE OF PUBLIC HEARING ON VACATION OF DRAINAGE EASEMENT IN THE CITY OF EDINA

HENNEPIN COUNTY, MINNESOTA NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Hennepin County, Minnesota will meet at the Edina City Hall, 4801 West 50th Street on February 20, 1996, at 7:00 P.M. for the purpose of holding a public hearing on the proposed vacation of the following drainage and utility easements: THE COVENTRY AT CENTENNIAL LAKES described as follows:

All that part of the DRAINAGE AND UTILITY EASEMENT in OUTLOT A, THE CRESCENT AT CENTENNIAL LAKES, according to the recorded plat thereof, Hennepin County, Minnesota, as donated and dedicated by said THE CRESCENT AT CENTENNIAL LAKES, which lies within OUTLOT A, OUTLOT B and LOT 7, BLOCK 1, THE COVENTRY AT CENTENNIAL LAKES 2ND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

and All that part of the DRAINAGE & UTILITY EASEMENT in OUTLOT B, THE COVENTRY AT CENTENNIAL LAKES 2ND ADDITION, DESCRIBED AS FOLLOWS:

Commencing at the most easterly corner of OUTLOT A, said THE COVENTRY AT CENTENNIAL LAKE 2ND ADDITION; thence on an assumed bearing of South 89 degrees 58 minutes 32 seconds West along the boundary between said OUTLOT A and said OUTLOT B for 54.18 feet; thence North 00 degrees 01 minutes 28 seconds West for 5.01 feet to the actual point of beginning; thence North 81 degrees 32 minutes 43 seconds West for 47.51 feet; thence North 89 degrees 57 minutes 39 seconds East for 48.30 feet; thence southerly for 7.14 feet along a non-tangential curve concave to the west, radius 936.98 feet and central angle 00 degrees 26 minutes 11 seconds, the chord of said curve bears South 10 degrees 33 minutes 28 seconds West, to the point of beginning.

All persons who desire to be heard with respect to the question of whether or not the above 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, 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 any such easements, 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 (Jan. 31 & Feb. 7, 1996) D1cove - ED



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

City of Edina

NOTICE IS HEREBY GIVEN that the City Council of Edina, Hennepin County, Minnesota, on February 20, 1996 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:

All that part of the DRAINAGE AND UTILITY EASEMENT in OUTLOT A, THE CRESCENT AT CENTENNIAL LAKES, according to the recorded plat thereof, Hennepin County, Minnesota, as donated and dedicated by said THE CRESCENT AT CENTENNIAL LAKES, which lies within OUTLOT A, OUTLOT B and LOT 7, BLOCK 1, THE COVENTRY AT CENTENNIAL LAKES 2ND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

and

All that part of the DRAINAGE & UTILITY EASEMENT in OUTLOT B, THE COVENTRY AT CENTENNIAL LAKES 2ND ADDITION, DESCRIBED AS FOLLOWS:

Commencing at the most easterly corner of OUTLOT A, said THE COVENTRY AT CENTENNIAL LAKE 2ND ADDITION; thence on an assumed bearing of South 89 degrees 58 minutes 32 seconds West along the boundary between said OUTLOT A and said OUTLOT B for 53.85 feet; thence North 00 degrees 01 minutes 28 seconds West for 7.12 feet to the actual point of beginning; thence North 81 degrees 38 minutes 55 seconds West for 33.61 feet; thence North 89 degrees 57 minutes 39 seconds East for 34.16 feet; thence southerly for 4.99 feet along a non-tangential curve concave to the west, radius 936.98 feet and central angle 00 degrees 18 minutes 18 seconds, the chord of said curve bears South 10 degrees 31 minutes 13 seconds West, to the point of beginning.

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 February 20, 1996.

BY ORDER OF THE CITY COUNCIL, CITY OF EDINA

[Signature of Melba A. Manger]
City Clerk

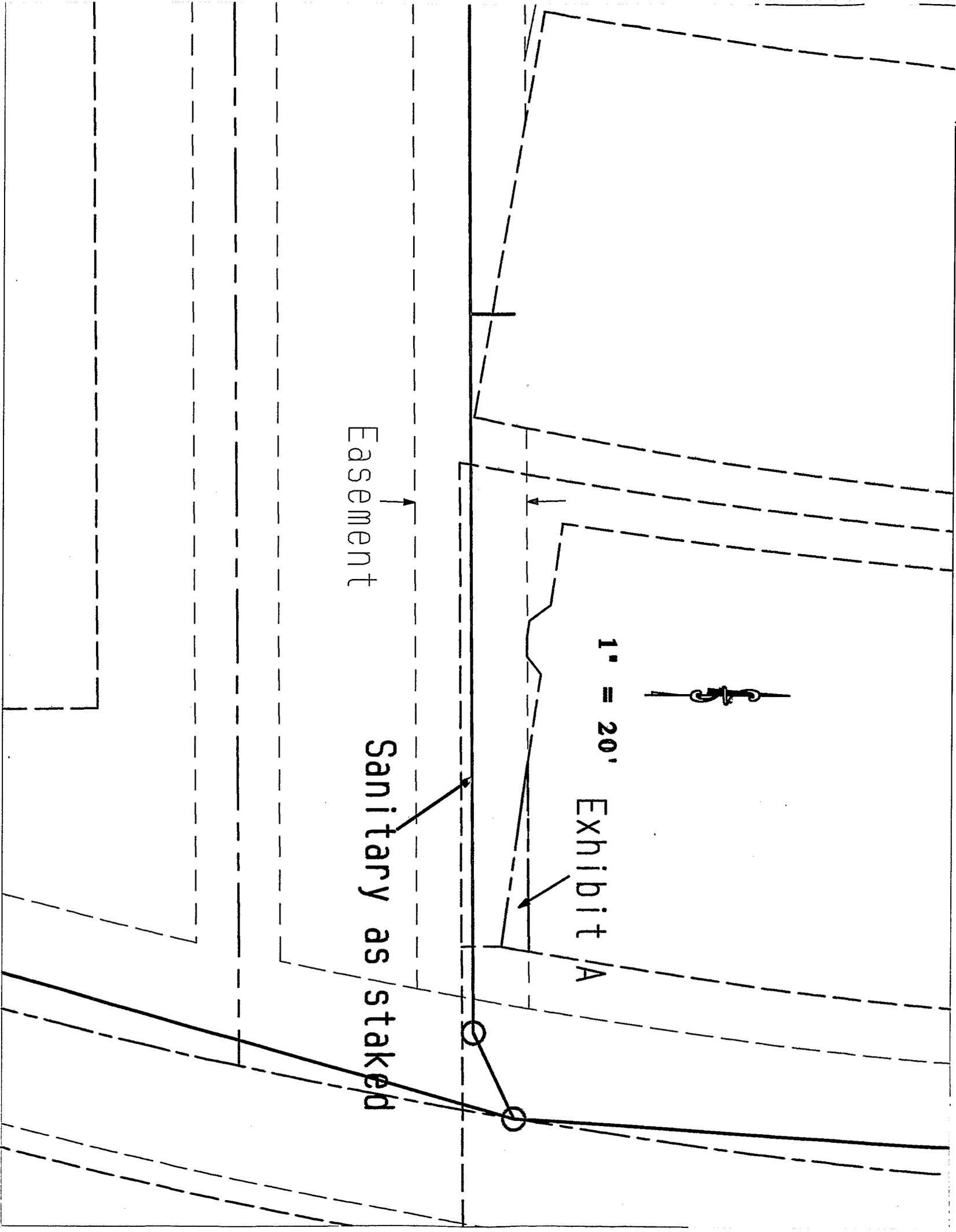
Signed and sworn to before me, a Notary Public in and for the State of Minnesota, County of Hennepin, this 21st day of February, 1996.

[Signature of Darlene J. Rittmiller]
Notary Public

This document was drafted by:

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





Easement

Sanitary as staked

1" = 20' Exhibit A



EXHIBIT A

January 23, 1996

EASEMENT VACATION DESCRIPTION

THE COVENTRY AT CENTENNIAL LAKES

All that part of the DRAINAGE AND UTILITY EASEMENT in OUTLOT A, THE CRESCENT AT CENTENNIAL LAKES, according to the recorded plat thereof, Hennepin County, Minnesota, as donated and dedicated by said THE CRESCENT AT CENTENNIAL LAKES, which lies within OUTLOT A, OUTLOT B and LOT 7, BLOCK 1, THE COVENTRY AT CENTENNIAL LAKES 2ND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

and

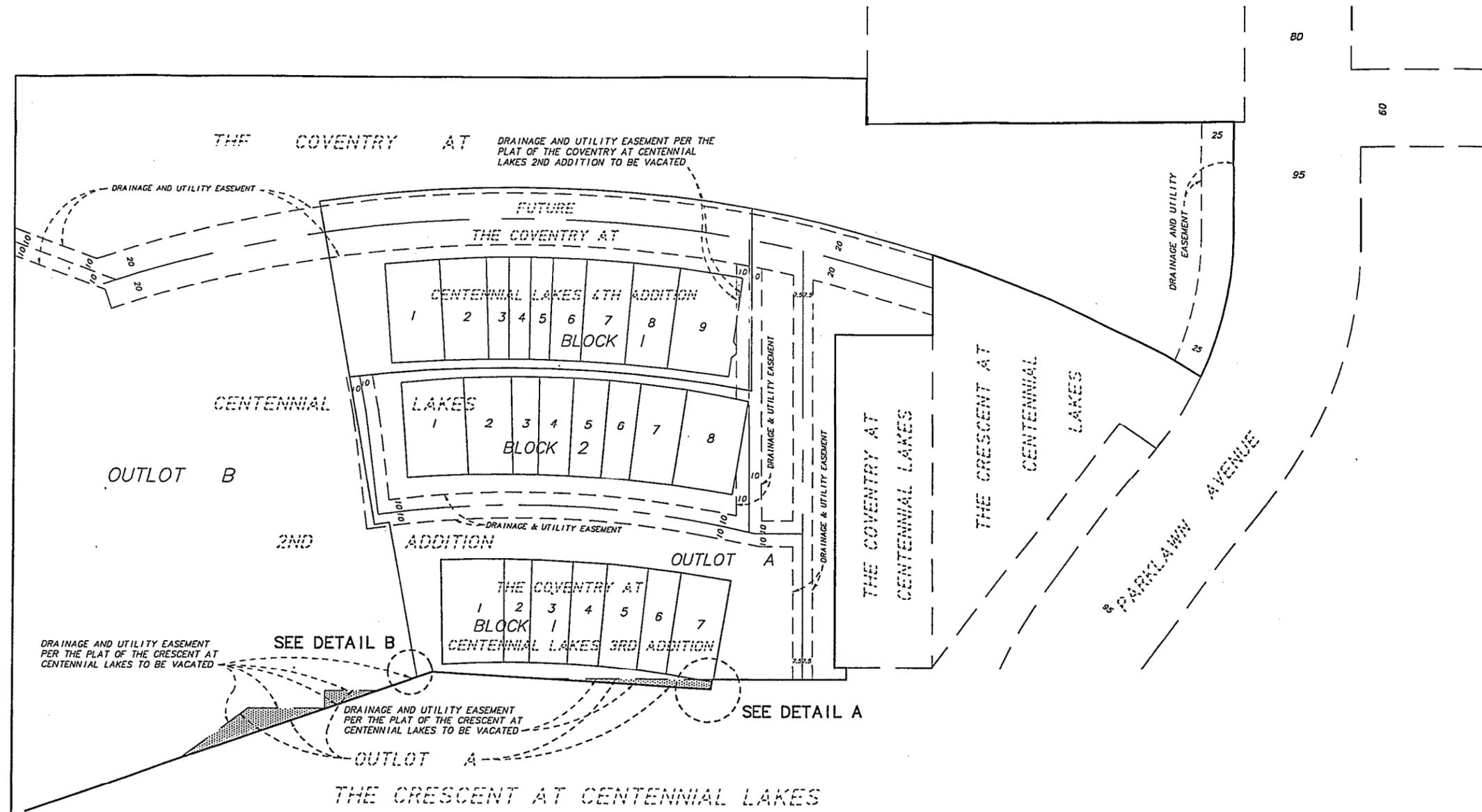
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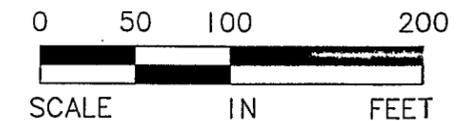
CH = 4.99

# EXHIBIT B

## EASEMENT VACATION EXHIBIT



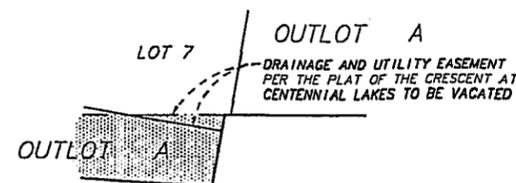
DENOTES EASEMENT AREA TO BE VACATED



**DETAIL A**



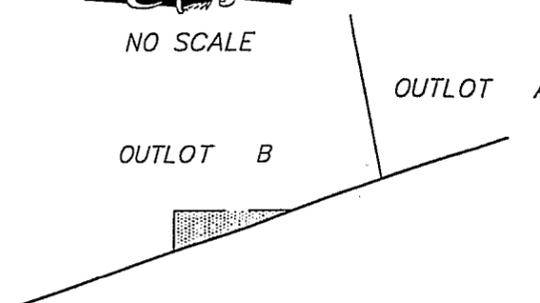
NO SCALE



**DETAIL B**



NO SCALE



# THE COVENTRY AT CENTENNIAL LAKES 4TH ADDITION

C.R.DOC.NO. \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS: That Centennial Land Limited Partnership, a Minnesota limited partnership, an undivided 91.43% interest and John W. Hedberg, an undivided 8.57% interest, fee owners, and that the Housing and Redevelopment Authority of Edina, Minnesota, a public body corporate and politic under the laws of the State of Minnesota, contract purchaser, of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

All that part of OUTLOT B, THE COVENTRY AT CENTENNIAL LAKES 2ND ADDITION, according to the recorded plat thereof, which lies southerly of the easterly extension of the most easterly portion of the most northerly line of OUTLOT A, said THE COVENTRY AT CENTENNIAL LAKES 2ND ADDITION and which lies westerly of the northerly continuation of the most easterly line of said OUTLOT A.

Have caused the same to be surveyed and platted as THE COVENTRY AT CENTENNIAL LAKES 4TH ADDITION, and do hereby donate to the public, for public use forever, the drainage and utility easements as shown on the plat. In witness whereof, said Centennial Land Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper officers, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, and said John W. Hedberg and Jean M. Hedberg, husband and wife, have hereunto set their hands this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, and said Housing and Redevelopment Authority of Edina, Minnesota, a public body corporate and politic under the laws of the State of Minnesota, has caused these presents to be signed by Frederick S. Richards, its Chairman, and by Glenn L. Smith, its Secretary, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Signed: Centennial Land Limited Partnership, A Minnesota limited partnership.

By: \_\_\_\_\_

By: \_\_\_\_\_

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

John W. Hedberg

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

Jean M. Hedberg

Signed: Housing and Redevelopment Authority of Edina, Minnesota, a public body corporate and politic under the laws of the State of Minnesota.

By: \_\_\_\_\_, Chairman

By: \_\_\_\_\_, Secretary

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ by \_\_\_\_\_ and by \_\_\_\_\_ of Centennial Land Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

Notary Public

\_\_\_\_\_, County, \_\_\_\_\_

My Commission Expires \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by John W. Hedberg and Jean M. Hedberg, husband and wife.

Notary Public

\_\_\_\_\_, County, \_\_\_\_\_

My Commission Expires \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by Frederick S. Richards, Chairman, and by Glenn L. Smith, Secretary of Housing and Redevelopment Authority of Edina, Minnesota, a public body corporate and politic under the laws of the State of Minnesota, on behalf of the corporation.

Notary Public

\_\_\_\_\_, County, \_\_\_\_\_

My Commission Expires \_\_\_\_\_

I hereby certify that I have surveyed and platted the property described on this plat as THE COVENTRY AT CENTENNIAL LAKES 4TH ADDITION, 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 or will be placed as required by the local governmental unit as designated on the plat; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in Minnesota Statute 505.02 Subd.1, or public highways to be designated.

Keith E. Dahl, Land Surveyor  
Minnesota License No. 18418

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by Keith E. Dahl, Land Surveyor, Minnesota License No. 18418.

Notary Public

\_\_\_\_\_, County, \_\_\_\_\_

My Commission Expires \_\_\_\_\_

EDINA, MINNESOTA

This plat of THE COVENTRY AT CENTENNIAL LAKES 4TH ADDITION, was approved and accepted by the City Council of the City of Edina, Minnesota, at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30-day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF EDINA, MINNESOTA

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

Mayor

Manager

TAXPAYER SERVICES DIVISION, Hennepin County, Minnesota

I hereby certify that taxes payable in \_\_\_\_\_ and prior years have been paid for the land described on this plat. Dated this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Patrick H. O'Connor, Hennepin County Auditor

By \_\_\_\_\_ Deputy

SURVEY SECTION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383 B.565 (1969), this plat has been approved this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Gary F. Caswell, Hennepin County Surveyor

By \_\_\_\_\_

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that this plat of THE COVENTRY AT CENTENNIAL LAKES 4TH ADDITION was filed in this office this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ M.

R. Dan Carlson, County Recorder

By \_\_\_\_\_ Deputy

PRINTED  
JAN 23 1996  
BRW, Inc.

PRELIMINARY





ORIGIN	NAME	ROUTING	NOTED	ORIGIN	NAME	ROUTING	NOTED
X	S E Fraser				G L Higgins		
	V L Markell				S C Johnson		
	R J Abbott				P H Jubert		
	L R Crawford				W B Karlsrud	X	X
	G E Spaeth				D C Maurer		
	P L Erdmann				R B Minsaas		
	K R Erickson				D A Odegard		
	M K Lennander				A C Radke		
	K M Shearer				E J Johnson		
	R W Johnson				M G Gilbertson		
	S B Zima				K A Hudson		
					D L Sebald		
					M J Woolf		
					L A Cline		
					A G Joe		
					M K Meyer		

REMARKS *Please handle*

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RETURN ( ) PLEASE SEE ME ( ) RETAIN ( ) DESTROY ( ) FILE ( )

# PARAGON CABLE

# FAX COVER SHEET

10210 Crosstown Circle  
Eden Prairie, MN 55344-3304

FAX: 612/941-7163

**DATE:**

2.12.96

**FAX:**

927-7645

**TO:**

DEBRA MANGEN

**TOTAL #  
OF PAGES**

4

**PLEASE COPY:**

**FROM:**

SUSAN - DESIGN

**TELEPHONE:**

287-3022

**ADDITIONAL COMMENTS:**

THE COUNTRY OF CENTENNIAL LAKES  
2ND ADDITION



PARAGON  
CABLE

MINNESOTA

VIA FAX: 927-7645

February 12, 1996

Debra Mangen  
City Clerk  
City of Edina  
4801 West 50th Street  
Edina, MN 55424

RE: Vacation of Drainage and Utility Easement  
The Coventry of Centennial Lakes 2nd Addition

Dear Debra:

Paragon Cable TV has a pedestal in the southeast corner of Block 1 (Centennial Lakes - 4th Addition), and therefore, objects to this vacate of easement. For faxing purposes, I have attached and circled the portion of BRW's construction map pertaining to the objected area. Also attached is the Street and/or Easement Vacation Review Sheet.

If you have any questions or need further information, please call me at 287-3622.

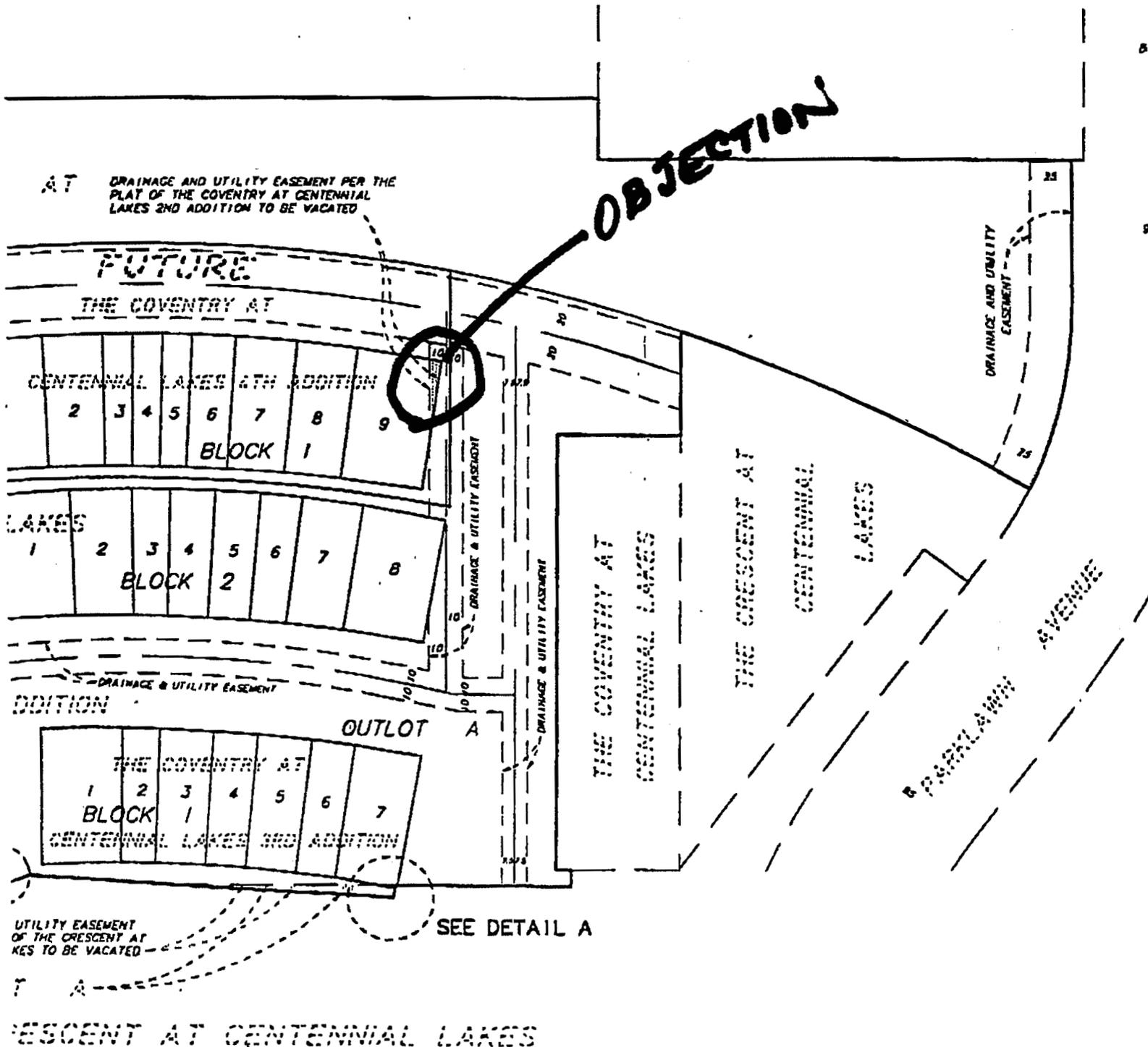
Sincerely,

Susan Lagerquist  
Design Clerk

Attachment

obj,,ed/1

# EXHIBIT B EASEMENT VACATION EXHIBIT



DETAIL A

DETAIL B



CITY OF EDINA  
4801 W. 50TH STREET  
EDINA, MINNESOTA 55424

STREET AND/OR EASEMENT VACATION REVIEW

CITY ENGINEER by \_\_\_\_\_  Acceptable  Opposed  Conditional

MINNEGASCO by \_\_\_\_\_  Acceptable  Opposed  Conditional

NSP by \_\_\_\_\_  Acceptable  Opposed  Conditional

{ PARAGON CABLE by \_\_\_\_\_  Acceptable  Opposed  Conditional

*Sharon August 2-12-96*  
U.S. WEST by \_\_\_\_\_  Acceptable  Opposed  Conditional

CONDITIONS: \_\_\_\_\_

LOCATION: PEDESTAL LOCATED IN EASEMENT AREA  
BLOCK 1 CORNER - SOUTHEAST CORNER

Please sign and return to indicate receipt of notice as. Thank you for your cooperation.  
Return to: City Clerk, City of Edina, 4801 W. 50th Street, Edina, MN 55424.



CITY OF EDINA  
4801 W. 50TH STREET  
EDINA, MINNESOTA 55424

STREET AND/OR EASEMENT VACATION REVIEW

CITY ENGINEER by \_\_\_\_\_  Acceptable  Opposed  Conditional

MINNEGASCO by \_\_\_\_\_  Acceptable  Opposed  Conditional

NSP by \_\_\_\_\_  Acceptable  Opposed  Conditional

PARAGON CABLE by \_\_\_\_\_  Acceptable  Opposed  Conditional

U.S. WEST by *D. H. Perkins*  Acceptable  Opposed  Conditional

CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please sign and return to indicate receipt of notice as. Thank you for your cooperation.  
Return to: City Clerk, City of Edina, 4801 W. 50th Street, Edina, MN 55424.



CITY OF EDINA  
4801 W. 50TH STREET  
EDINA, MINNESOTA 55424

STREET AND/OR EASEMENT VACATION REVIEW

CITY ENGINEER by \_\_\_\_\_  Acceptable  Opposed  Conditional

MINNEGASCO by Steve Van Dyke  Acceptable  Opposed  Conditional  
1-25-96

NSP by \_\_\_\_\_  Acceptable  Opposed  Conditional

PARAGON CABLE by \_\_\_\_\_  Acceptable  Opposed  Conditional

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

CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please sign and return to indicate receipt of notice as. Thank you for your cooperation.  
Return to: City Clerk, City of Edina, 4801 W. 50th Street, Edina, MN 55424.

**CITY OF EDINA  
4801 WEST 50TH STREET  
NOTICE OF PUBLIC HEARING  
ON VACATION OF DRAINAGE EASEMENT  
IN THE CITY OF EDINA  
HENNEPIN COUNTY, MINNESOTA**

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Hennepin County, Minnesota will meet at the Edina City Hall, 4801 West 50th Street on February 20, 1996, at 7:00 P.M. for the purpose of holding a public hearing on the proposed vacation of the following drainage and utility easements THE COVENTRY AT CENTENNIAL LAKES described as follows:

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and

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All persons who desire to be heard with respect to the question of whether or not the above 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, 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 any such easements, 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



## REPORT/RECOMMENDATION

<b>TO:</b> MAYOR & CITY COUNCIL	<b>Agenda Item #</b> <u>IV. G.</u>
<b>FROM:</b> DEBRA MANGEN CITY CLERK	<b>Consent</b> <input checked="" type="checkbox"/>
<b>DATE:</b> FEBRUARY 5, 1996	<b>Information Only</b> <input type="checkbox"/>
<b>SUBJECT:</b> SET HEARING DATE FOR UTILITY EASEMENT VACATION, OUTLOTS A AND B, THE COVENTRY AT CENTENNIAL LAKES 2ND ADDITION	<b>Mgr. Recommends</b> <input type="checkbox"/> To HRA <input checked="" type="checkbox"/> To Council
	<b>Action</b> <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Discussion

### Recommendation:

Set hearing date of February 20, 1996 for a utility and drainage easement vacation on Outlots A and B, THE COVENTRY AT CENTENNIAL LAKES 2ND ADDITION.

### Info/Background:

The City of Edina has received a utility and drainage easement vacation request from Laukka Jarvis, Inc. Developer of The Coventry. Staff recommends setting a hearing date of February 20, 1996.



CITY OF EDINA  
4801 W. 50TH STREET  
EDINA, MINNESOTA 55424

STREET AND/OR EASEMENT VACATION REVIEW

CITY ENGINEER by \_\_\_\_\_  Acceptable  Opposed  Conditional

MINNEGASCO by \_\_\_\_\_  Acceptable  Opposed  Conditional

NSP by Wayne Kalsup  Acceptable  Opposed  Conditional

PARAGON CABLE by \_\_\_\_\_  Acceptable  Opposed  Conditional

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

CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please sign and return to indicate receipt of notice as. Thank you for your cooperation.  
Return to: City Clerk, City of Edina, 4801 W. 50th Street, Edina, MN 55424.



City of Edina

January 24, 1996

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

RE: Notice of Vacation, The Coventry at Centennial Lakes 2nd Addition

Dear Stuart:

I am sending copies of the public hearing notice, petition, easement vacation exhibit and an Edina check off sheet for the above referenced vacation request received by my office. The City Council has scheduled the public hearing for this vacation on February 20, 1996. I would very much appreciate your response by Monday, February 12, 1996, 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

Enclosure



**EXHIBIT A**

January 16, 1996

**EASEMENT VACATION DESCRIPTION**

**THE COVENTRY AT CENTENNIAL LAKES**

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and

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**CITY OF EDINA  
4801 WEST 50TH STREET  
NOTICE OF PUBLIC HEARING  
ON VACATION OF DRAINAGE EASEMENT  
IN THE CITY OF EDINA  
HENNEPIN COUNTY, MINNESOTA**

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Hennepin County, Minnesota will meet at the Edina City Hall, 4801 West 50th Street on February 20, 1996, at 7:00 P.M. for the purpose of holding a public hearing on the proposed vacation of the following drainage and utility easements THE COVENTRY AT CENTENNIAL LAKES described as follows:

All that part of the DRAINAGE AND UTILITY EASEMENT in OUTLOT A, THE CRESCENT AT CENTENNIAL LAKES, according to the recorded plat thereof, Hennepin County, Minnesota, as donated and dedicated by said THE CRESCENT AT CENTENNIAL LAKES, which lies within OUTLOT A, OUTLOT B and LOT 7, BLOCK 1, THE COVENTRY AT CENTENNIAL LAKES 2ND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

and

All that part of the DRAINAGE & UTILITY EASEMENT in OUTLOT B, THE COVENTRY AT CENTENNIAL LAKES 2ND ADDITION, DESCRIBED AS FOLLOWS:

Commencing at the most easterly corner of OUTLOT A, said THE COVENTRY AT CENTENNIAL LAKE 2ND ADDITION; thence on an assumed bearing of South 89 degrees 58 minutes 32 seconds West along the boundary between said OUTLOT A and said OUTLOT B for 54.18 feet; thence North 00 degrees 01 minutes 28 seconds West for 5.01 feet to the actual point of beginning; thence North 81 degrees 32 minutes 43 seconds West for 47.51 feet; thence North 89 degrees 57 minutes 39 seconds East for 48.30 feet; thence southerly for 7.14 feet along a non-tangential curve concave to the west, radius 936.98 feet and central angle 00 degrees 26 minutes 11 seconds, the chord of said curve bears South 10 degrees 33 minutes 28 seconds West, to the point of beginning.

All persons who desire to be heard with respect to the question of whether or not the above 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, 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 any such easements, 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

STATE OF MINNESOTA )  
COUNTY OF HENNEPIN )SS  
CITY OF EDINA )

CERTIFICATE OF POSTING NOTICE

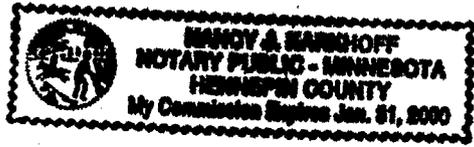
I, the undersigned duly appointed and acting CSO for the City of Edina, County of Hennepin, State of Minnesota, do hereby certify that I have on this date posted copies of the attached notice of: Public Hearing Centennial Lakes at each of the official City bulletin boards, located at conspicuous places within the City as follows:

- 1) City Hall, 4801 West 50th Street
- 2) Municipal Liquor Store, 50th and France Business Area
- 3) Centennial Lakes Park Centrum, 7499 France Avenue South

Dated 1/25/96 Signed [Signature]

Signed and sworn to before me, a Notary Public in and for Hennepin County, Minnesota, this 25<sup>th</sup> day of January, 1996

[Signature]



**To:** Bill Bernhjelm  
**From:** Deb Mangen  
**Subject:** Posting Notice of Public Hearing  
**Date:** January 23, 1996

# MEMORANDUM

I am attaching three copies of a notice for a public hearing that will be held February 20, 1996. Please have an officer post the notices no later than on either February 5 or February 6 which will meet our two week posting deadline for this notice.

I also need the attached certificate of posting completed by the posting office and returned to my office. Thanks for your assistance.



---

**CITY OF EDINA  
4801 WEST 50TH STREET  
NOTICE OF PUBLIC HEARING  
ON VACATION OF DRAINAGE EASEMENT  
IN THE CITY OF EDINA  
HENNEPIN COUNTY, MINNESOTA**

City of Edina

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BY ORDER OF THE EDINA CITY COUNCIL  
Debra A. Mangen, City Clerk



City of Edina

January 23, 1996

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

Dear Steve:

I am sending copies of the public hearing notice, petition, easement vacation exhibit and an Edina check off sheet for the above referenced vacation request received by my office. The City Council has scheduled the public hearing for this vacation on February 20, 1996. I would very much appreciate your response by Monday, February 12, 1996, 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 (3)

at 2/5  
call hearing  
for 2/20  
publish 1/31  
& 2/17  
Post 2/6



---

City of Edina

January 23, 1996

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

Dear Susan:

I am sending copies of the public hearing notice, petition, easement vacation exhibit and an Edina check off sheet for the above referenced vacation request received by my office. The City Council has scheduled the public hearing for this vacation on February 20, 1996. I would very much appreciate your response by Monday, February 12, 1996, 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 (3)



City of Edina

January 24, 1996

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

RE: Notice of Vacation, The Coventry at Centennial Lakes 2nd Addition

Dear Stuart:

I am sending copies of the public hearing notice, petition, easement vacation exhibit and an Edina check off sheet for the above referenced vacation request received by my office. The City Council has scheduled the public hearing for this vacation on February 20, 1996. I would very much appreciate your response by Monday, February 12, 1996, 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

Enclosure



---

City of Edina

January 24, 1996

Steven Van Anman  
U.S. West Communications  
6244 Cedar Avenue South  
Richfield, MN 55423

Dear Steven:

I am sending copies of the public hearing notice, petition, easement vacation exhibit and an Edina check off sheet for the above referenced vacation request received by my office. The City Council has scheduled the public hearing for this vacation on February 20, 1996. I would very much appreciate your response by Monday, February 12, 1996, 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 (3)

**CITY OF EDINA  
4801 WEST 50TH STREET  
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ON VACATION OF DRAINAGE EASEMENT  
IN THE CITY OF EDINA  
HENNEPIN COUNTY, MINNESOTA**

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BY ORDER OF THE EDINA CITY COUNCIL  
Debra A. Mangen, City Clerk

Mailing List for Vacation

(Petitioner)

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

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

Stuart E. Fraser  
NSP Normandale Division  
5309 West 70th Street  
Edina, MN 55435

Steven Van Anman  
U.S. West Communications  
6244 Cedar Avenue South  
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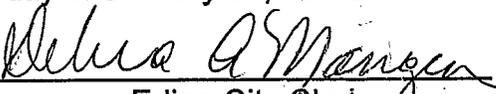
*Abutting property owners are Edina HRA  
and Hauka Jarvis, Inc as per Planning  
Department (Craig Larsen) & Engineering  
Department (Fran Hoffmann) as of 4/23/96.*

STATE OF MINNESOTA)  
COUNTY OF HENNEPIN) SS  
CITY OF EDINA )

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following date January 24, 1996, acting on behalf of said City I deposited in the United States mail copies of the attached: Notice of Public Hearing - Utility Easement Vacation (Exhibit A) enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B) attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of 10 days prior to the date of the hearing; and that I also sent said notice to the following corporations at the indicated addresses whose property is exempt from taxation and is therefore not carried on the records of said County Auditor.

WITNESS my hand and seal of said City this 20th day of January 24, 1996.

  
\_\_\_\_\_  
Edina City Clerk



1/23/96-

As per Engineering and Planning abutting properties are owned by proponent and Edina HRA.

**EXHIBIT A**

January 16, 1996

**EASEMENT VACATION DESCRIPTION**

**THE COVENTRY AT CENTENNIAL LAKES**

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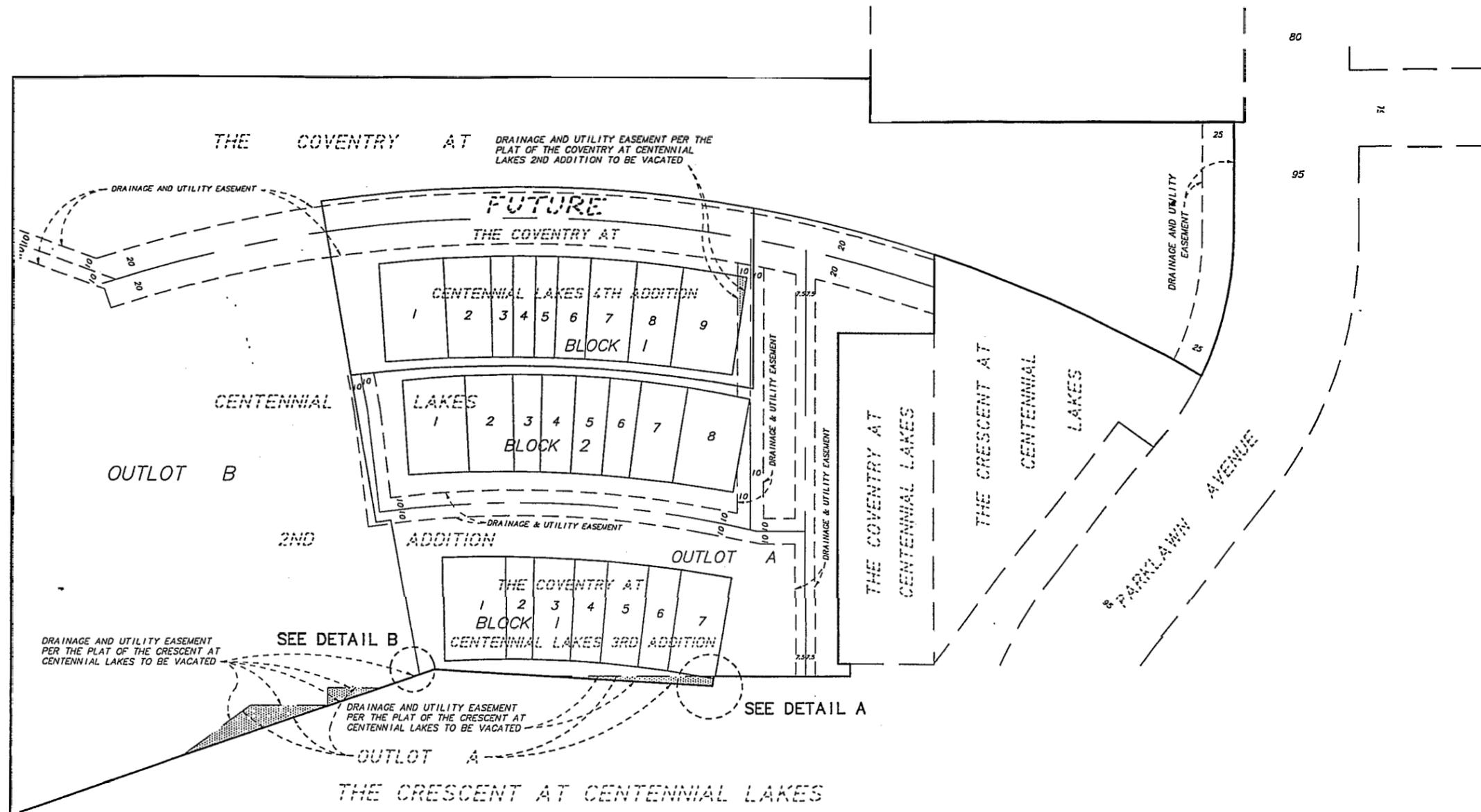
and

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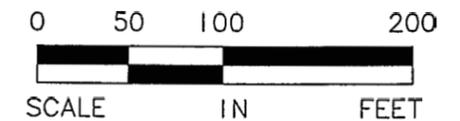
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# EXHIBIT B

## EASEMENT VACATION EXHIBIT



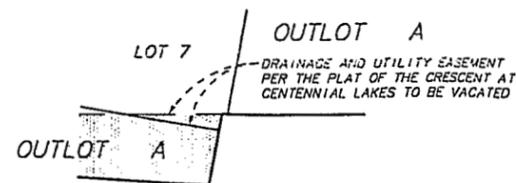
DENOTES EASEMENT AREA TO BE VACATED



**DETAIL A**



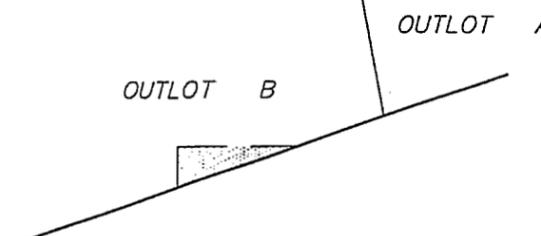
NO SCALE



**DETAIL B**



NO SCALE



Thrasher Square, 700 Third Street South, Minneapolis, MN 55418  
 PLANNING • TRANSPORTATION • ENGINEERING • URBAN DESIGN

**CASHIERS PRICE LIST**

0010-3350		
_____ Zoning Ordinance (850)		\$25.00
_____ Zoning Map		3.00
_____ Flood Plain Ordinance		3.00
_____ Sign Ordinance (460)		5.00
_____ Subdivision Ordinance (810)		9.00
_____ Comprehensive Plan Graphic		3.00
_____ Mailing List		18.00
_____ Copies @ .35 per page		_____
0010-3150		
_____ Warehouse Sale		\$300.00
_____ Mailing List - Subdivision		_____
_____ Lot Division		50.00
_____ Residential Variance		100.00
_____ Non-Residential Variance		100.00
<input checked="" type="checkbox"/> Subdivision (\$400 + \$50/ lot)		<u>90</u>
_____ Rezoning		700.00
_____ Conditional Use Permit		500.00
_____ Final Development Plan		500.00
_____ Landscape Fee		100.00
<input checked="" type="checkbox"/> Other <i>EASEMENT VARIATION</i>		<u>100.00</u>
0010-3115		
_____ Sign Permit		_____
0010-2135		
_____ Parkland Dedication		_____
0010-3318		
_____ Water Sample		\$13.00
_____ Water Sample Retest		6.00
0010-3054		
_____ Blue Print Review		_____
By: <i>[Signature]</i>	Total	<u>190.00</u>

**LAUKKA-JARVIS, INC.**  
3300 EDINBOROUGH WAY - # 201  
EDINA, MINNESOTA 55435

**THE SUM I 90 DOLLARS 00 CTS**

**1440** 17-115/910

NATIONAL CITY BANK  
Minneapolis, MN 55480  
Edina, MN 55435

DATE	CHECK NO.	AMOUNT
1-22-96	1440	190.00

**DOLLARS**

REFERENCE	AMOUNT
<i>Final Plat Review</i>	
<i>or Checkbook</i>	

CODE | DEDUCTS | DISC. | GROSS AMOUNT

LAUKKA-JARVIS, INC.  
3300 EDINBOROUGH WAY - # 201  
EDINA, MINNESOTA 55435

*City of Edina*

*Beverly Q. Threlton*

1100 1440 1509 100 157 15 2 7708

PLEASE DETACH THIS STUB



January 16, 1996

Mr. Craig Larsen  
City Planner  
City of Edina  
4801 West 50th Street  
Edina, MN 55435

B R W INC.

Planning  
Transportation  
Engineering  
Urban Design

Thresher Square  
700 Third Street So.  
Minneapolis,  
MN 55415  
612/370-0700  
Fax 612/370-1378

Denver  
Milwaukee  
Minneapolis  
Orlando  
Phoenix  
Portland  
San Diego  
Seattle

Donald W. Ringrose  
Richard P. Wolsfeld  
Thomas F. Carroll  
Craig A. Amundsen  
Donald E. Hunt  
John B. McNamara  
Richard D. Pilgrim  
Dale N. Beckmann  
Jeffery L. Benson  
Ralph C. Blum  
Gary J. Erickson  
John C. Lynch  
Paul N. Bay  
Sabri Ayaz  
Gary A. Ehret  
Anthony Heppelmann  
Arijs Pakalns  
Martha McPhee  
Howard P. Preston  
Dennis P. Probst

**RE: REQUEST FOR VACATION OF  
PUBLIC DRAINAGE & UTILITY EASEMENTS  
THE COVENTRY AT CENTENNIAL LAKES**

Dear Mr. Larsen:

Attached herewith is a completed **PUBLIC RIGHT OF WAY VACATION APPLICATION** for The Coventry At Centennial Lakes. As we discussed last Friday, the vacation of certain portions of the DRAINAGE & UTILITY EASEMENTS dedicated is necessary for two reasons. First, with respect to the boundary between The Coventry and the Park to the west, it is necessary to vacate portions of the "blanket" easement over portions of the former Park which are now embraced within The Coventry. As you will recall, this situation exists because of an agreed upon revision to the boundary between the two parcels precipitated by changes to the site plan for The Coventry. This proposed vacation is primarily a housekeeping issue to make the blanket easement over the Park consistent with boundary line between the parcels. Secondly, with respect to the proposed vacation adjacent to the most southerly unit in the "Building V" plat (proposed THE COVENTRY AT CENTENNIAL LAKES 4TH ADDITION), the vacation is proposed so as to not encumber the lot upon which the most southerly unit in Building V is to be constructed. This configuration is consistent with that which the City previously approved for the most southerly unit in Building IV (LOT 8, BLOCK 1, THE COVENTRY AT CENTENNIAL LAKES 2ND ADDITION). Note that the proposed Building V plat, which is being submitted to the City under separate application, shows the easement configuration as it will result from this vacation. For obvious reasons we are requesting that the easement vacation proceedings run concurrently with the City's plat approval.

Please feel free to contact either myself at 373-6465 or Dennis Sutliff at 339-4624 with any questions.

Sincerely,

BRW, Inc.

Keith E. Dahl, LS

cc: Dennis Sutliff, File 1811 A 03  
attachment