

9/18/95 UTILITY EASEMENT
LOT 2, BLK 1, GRIFFITH
ADDN. 7032 WEXFORD RD.



NOTICE OF COMPLETION OF PROCEEDINGS ON VACATION OF AERIAL/VERTICAL 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 October 2, 1995, adopted a resolution vacating the aerial/vertical easement for utility and drainage 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 and that said aerial/vertical easement vacation be made, which resolution ordered the vacation of the following described easement for utility and drainage purposes, of Lot 2, Block 1, GRIFFITH ADDITION; also That part of lot 12, PROSPECT HILLS lying southeasterly of a line running from a point in the easterly line of Wexford Road distant 67.26 feet southerly measured along said easterly line, from the southwesterly corner of Lot 13, said PROSPECT HILLS, to a point in the northeasterly line of said Lot 13, distant 50.00 feet northwesterly, measured along said northeasterly line from the southeasterly corner of said Lot 13 and lying westerly of a line drawn from a point on the above described line distant 97.08 feet northeasterly along said line from the easterly line of Wexford Road to a point on the south line of said Lot 12, distant 139.81 feet easterly along said south line from the westerly corner of said Lot 12. Except the east 54.03 feet as measured at right angles to the east line thereof, all as platted and of record in the office of the County Recorder in and for Hennepin County, Minnesota:

That part of the easterly 7.50 feet of Lot 2, Block 1, GRIFFITH ADDITION described as follows: Commencing at the southwest corner of said easterly 7.50 feet; thence North 09 degrees 19 minutes 26 seconds East a distance of 17.08 feet to the point of beginning of the tract of land to be herein described: thence North 56 degrees 10 minutes 13 seconds East a distance of 4.21 feet; thence North 09 degrees 19 minutes 26 seconds East a distance of 13.51 feet; thence North 33 degrees 49 minutes 47 seconds West a distance of 5.12 feet to said west line; thence South 09 degrees 19 minutes 26 seconds West a distance of 20.11 feet to the point of beginning. For purposes of this description, the south line of Lot 2 is assumed to bear North 89 degrees 59 minutes 34 seconds East, according to the recorded plat thereof situated in 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:

The authority of the City of Edina to enter upon the above vacated area to maintain, repair, replace, remove, or otherwise attend to, all of the pipes, mains, line, and hydrants for water, sanitary sewer, or storm and drainage water, now in, on , or under the above vacated area.

The time of completion of proceedings and the effective date of said vacation is October 2, 1995.

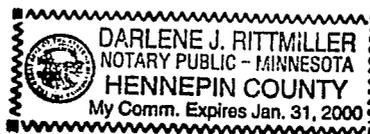
BY ORDER OF THE CITY COUNCIL, CITY OF EDINA

Debra A. Mangen, City Clerk

Signed and sworn to before me a Notary Public in and for the State of Minnesota, County of Hennepin, this 24th day of October, 1995.

Darlene J. Rittmiller, Notary Public

This document was drafted by: City of Edina 4801 West 50th Street Edina, MN 55424





City of Edina

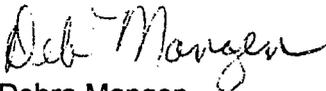
October 4, 1995

Jerry Gilligan
City Attorney
Dorsey & Whitney
200 First Bank Place East
Minneapolis, MN 55402

RE: Notice of Vacation Completion, 7032 Wexford Road

Dear Jerry:

I am enclosing two certified copies of the Notice of Completion of Proceedings for the above referenced easement vacation. Since I am not familiar with vacations of aerial/vertical easements, could you please review them? Let me know of any necessary changes. If I do not hear from you, I will assume that you will have the Notice of Completion entered into the transfer record of the County Auditor, and filed with the County Recorder. Please return the original recorded document to my office. Thank you for your assistance in this matter.


Debra Mangen

City Clerk

Enclosures (2)



REPORT/RECOMMENDATION

<p>TO: Mayor & City Council</p> <p>FROM: Francis Hoffman City Engineer <i>FH</i></p> <p>DATE: 2 October, 1995</p> <p>SUBJECT: Vacation of Part of Utility and Drainage Easement on Lot 2, Block 1, Griffith Addition</p>	<p>Agenda Item # <u>III.A.</u></p> <p>Consent <input type="checkbox"/></p> <p>Information Only <input type="checkbox"/></p> <p>Mgr. Recommends <input type="checkbox"/> To HRA</p> <p><input checked="" type="checkbox"/> To Council</p> <p>Action <input checked="" type="checkbox"/> Motion</p> <p><input type="checkbox"/> Resolution</p> <p><input type="checkbox"/> Ordinance</p> <p><input type="checkbox"/> Discussion</p>
--	--

Recommendation:

Grant use of air rights over portion of easement for purposes of construction of overhang on home expansion.

Info/Background:

The property owner desires to add an expansion to his home. The attached sketch would show the expansion with the proposed roof overhang. The roof overhang would protrude into our utility and drainage easement. The homeowner also will need a variance from the backyard setback rules for the addition. He will appear before the Zoning Board of Appeals if Council grants the right to use air rights over the City utility and drainage easement. NSP, Minnegasco, US West and Paragon Cable do not object to this proposal.

1-S-FRAME
NO.7028

FRAME
GARAGE

WEXFORD

RO1

138.91

Edge of Bituminous

L=65.75

L=140.30

17158 sq.ft
(0.394 acres)

GRIFFITH

2-S-FRAME
No.7032

ADDITION

WOOD DECK

ADDITION

DECK

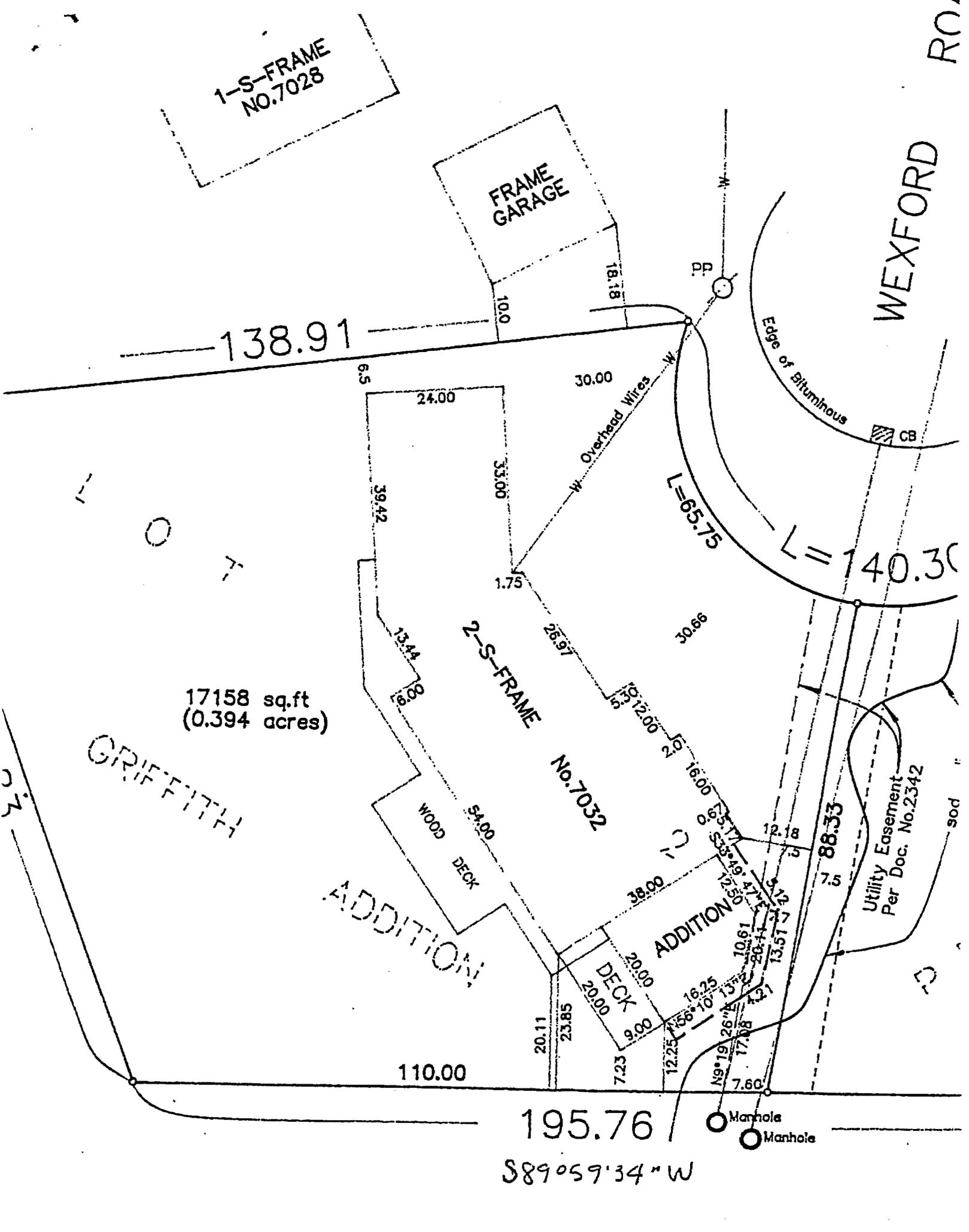
Utility Easement
Per Doc. No.2342

110.00

195.76

S89°05'34" W

Manhole
Manhole





AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)

ss.

COUNTY OF HENNEPIN)

Donald W. Thurlow, 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 Statute 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 30 day of August, 1995, and was thereafter printed and published on every Wednesday to and including Wed, the 6 day of September, 1995; 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

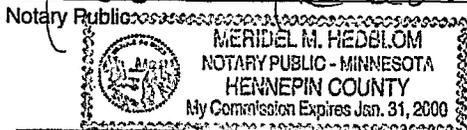
BY: [Signature]

TITLE: Publisher

Acknowledged before me on this

6 day of September, 1995

[Signature]



RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space \$ 1.90 per line
(2) Maximum rate allowed by law for the above matter \$ 1.90 per line
(3) Rate actually charged for the above matter \$ 1.02 per line

City of Edina (Official Publication)

CITY OF EDINA 4801 WEST 50TH STREET

NOTICE OF PUBLIC HEARING ON VACATION OF DRAINAGE AND UTILITY 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 September 18, 1995, at 7:00 P.M. for the purpose of holding a public hearing on the proposed vacation of the following part of the drainage and utility easement over Lot 2, Block 1, GRIFFITH ADDITION according to the recorded plat thereof, Hennepin County, Minnesota. (Also known as 7032 Wexford Road) described as follows:

That part of the easterly 7.50 feet of Lot 2, Block 1, GRIFFITH ADDITION described as follows: Commencing at the southwest corner of said easterly 7.50 feet; thence North 09 degrees 19 minutes 26 seconds East a distance of 17.08 feet to the point of beginning of the tract of land to be herein described: thence North 56 degrees 10 minutes 13 seconds East a distance of 4.21 feet; thence North 09 degrees 19 minutes 26 seconds East a distance of 13.51 feet; thence North 33 degrees 49 minutes 47 seconds West a distance of 5.12 feet to said west line; thence South 09 degrees 19 minutes 26 seconds West a distance of 20.11 feet to the point of beginning. For purposes of this description, the south line of Lot 2 is assumed to bear North 89 degrees 59 minutes 34 seconds East, according to the recorded plat thereof situated in Hennepin County, Minnesota.

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 MANGEN, City Clerk (Aug. 30 & Sept. 6, 1995)-ED

LOT SURVEYS COMPANY

LAND SURVEYORS

REGISTERED UNDER LAWS OF STATE OF MINNESOTA

560-3093

FAX 560-3522

7601 - 73rd Ave. No.

Minneapolis, Minnesota 55428

Greg
RAYMOND A. PRASCH
MINN. REG. NO. 6743

Utility easement to be vacated

That part of the easterly 7.50 feet of Lot 2, Block 1, GRIFFITH ADDITION described as follows: Commencing at the southwest corner of said easterly 7.50 feet; thence North 09 degrees 19 minutes 26 seconds East a distance of 17.08 feet to the point of beginning of the tract of land to be herein described; thence North 56 degrees 10 minutes 13 seconds East a distance of 4.21 feet; thence North 09 degrees 19 minutes 26 seconds East a distance of 13.51 feet; thence North 33 degrees 49 minutes 47 seconds West a distance of 5.12 feet to said west line; thence South 09 degrees 19 minutes 26 seconds West a distance of 20.11 feet to the point of beginning. For purposes of this description, the south line of Lot 2 is assumed to bear North 89 degrees 59 minutes 34 seconds East, according to the recorded plat thereof situate in Hennepin County, Minnesota.

2

5-11-89

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

STREET AND/OR EASEMENT VACATION REVIEW

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 <u><i>M. K...</i></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: _____

PLEASE SIGN AND RETURN TO INDICATE RECEIPT OF NOTICE

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



City of Edina

August 30, 1995

Mark Kerssen
Paragon Cable
10210 Crosstown Circle
Eden Prairie, MN 55434-3377

RE: Vacation of utility easement Lot 2, Block 1, GRIFFITH ADDITION

Dear Mark:

I am sending copies of the public hearing notice, petition, survey 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 September 18, 1995. I would very much appreciate your response by Monday, September 11, 1995, 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
4801 W. 50TH STREET
EDINA, MINNESOTA 55424

STREET AND/OR EASEMENT VACATION REVIEW

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>J.E. Fraser</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: _____

PLEASE SIGN AND RETURN TO INDICATE RECEIPT OF NOTICE

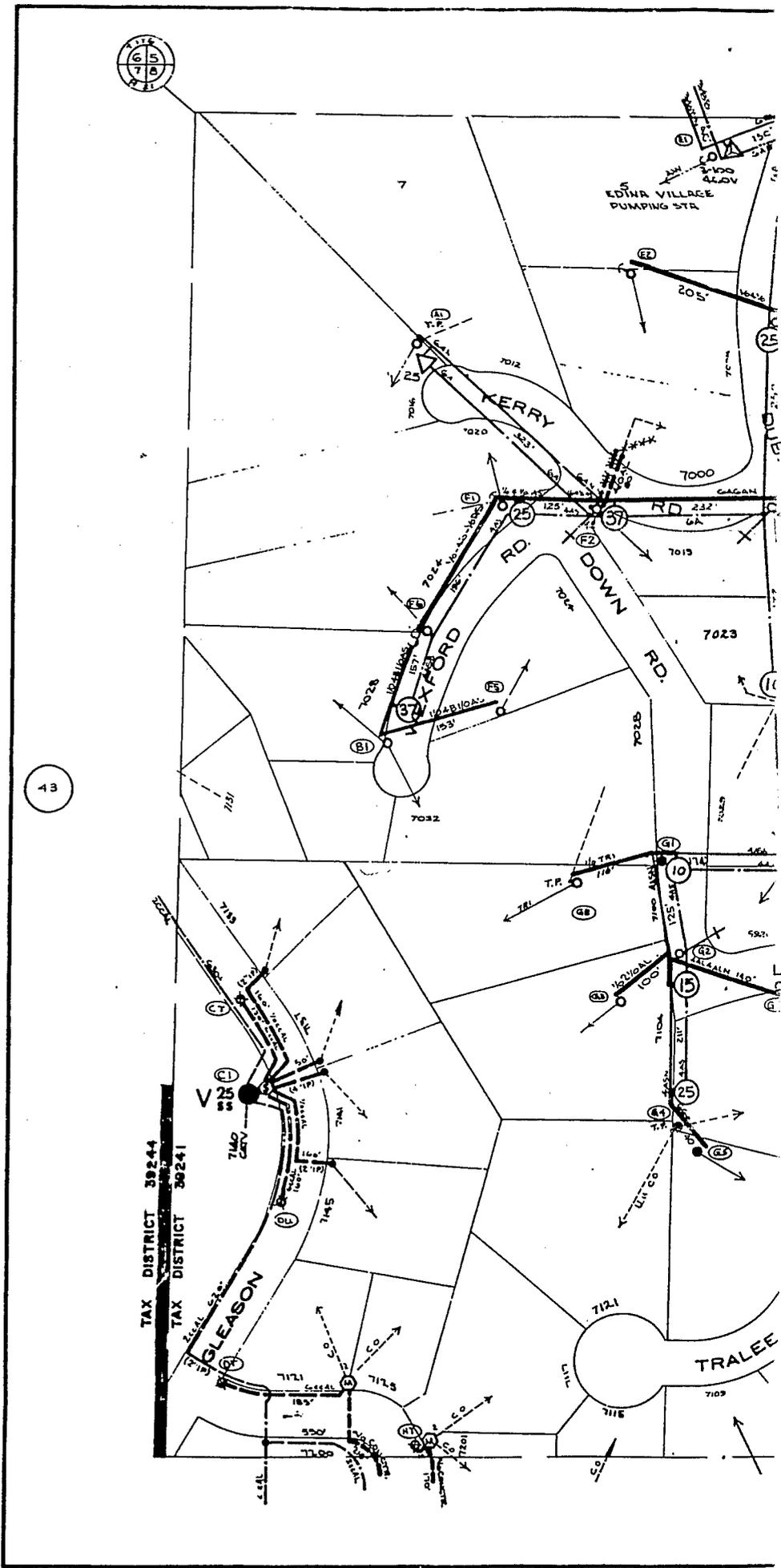
Return to: City Clerk
City of Edina
4801 W. 50th Street
Edina, MN 55424

17-44

L57-44



43



LOCATION NUMBER



City of Edina

August 30, 1995

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

RE: Vacation of utility easement Lot 2, Block 1, GRIFFITH ADDITION

Dear Stuart:

I am sending copies of the public hearing notice, petition, survey 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 September 18, 1995. I would very much appreciate your response by Monday, September 11, 1995, 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
4801 W. 50TH STREET
EDINA, MINNESOTA 55424

STREET AND/OR EASEMENT VACATION REVIEW

CITY ENGINEER by _____	<input type="checkbox"/>	Acceptable	<input type="checkbox"/>	Opposed	<input type="checkbox"/>	Conditional
MINNEGASCO by ⁹⁵⁹⁵ <u>Steven Van Buren</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: _____

PLEASE SIGN AND RETURN TO INDICATE RECEIPT OF NOTICE

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



City of Edina

August 30, 1995

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

RE: Vacation of utility easement Lot 2, Block 1, GRIFFITH ADDITION

Dear Steve:

I am sending copies of the public hearing notice, petition, survey 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 September 18, 1995. I would very much appreciate your response by Monday, September 11, 1995, 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

Enclosure

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

STREET AND/OR EASEMENT VACATION REVIEW

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 checked="" type="checkbox"/>	Conditional
PARAGON CABLE by _____	<input type="checkbox"/>	Acceptable	<input type="checkbox"/>	Opposed	<input type="checkbox"/>	Conditional
U.S. WEST by <u>J. Boentje</u>	<input checked="" type="checkbox"/>	Acceptable	<input type="checkbox"/>	Opposed	<input type="checkbox"/>	Conditional

CONDITIONS: _____

LOCATION: _____

PLEASE SIGN AND RETURN TO INDICATE RECEIPT OF NOTICE

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



City of Edina

August 30, 1995

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

RE: Vacation of utility easement Lot 2, Block 1, GRIFFITH ADDITION

Dear Steven:

I am sending copies of the public hearing notice, petition, survey 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 September 18, 1995. I would very much appreciate your response by Monday, September 11, 1995, 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

Deb

To: Bill Bernhjelm
From: Deb Mangel
Subject: Posting Notice of Public Hearing
Date: August 30, 1995

MEMORANDUM

I am attaching three copies of a public hearing notice from a September 18, 1995 Public Hearing. These notices need to be posted on the City bulletin boards at City Hall, Centennial Lakes and the Liquor Stores by Monday, September 4, 1995 in order to meet the posting deadline. I appreciate your help and cooperation as always. Thanks!

9/1/95 → Jackie H. Lee Chapman
wants this continued to ~~9/18/95~~ 10/2
He'll be out of town on the 18th



**CITY OF EDINA
4801 WEST 50TH STREET**

**NOTICE OF PUBLIC HEARING
ON VACATION OF UTILITY 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 September 18, 1995, at 7:00 P.M. for the purpose of holding a public hearing on the proposed vacation of the following part of the utility easement over Lot 2, Block 1, GRIFFITH ADDITION according to the recorded plat thereof, Hennepin County, Minnesota. (Also known as 7032 Wexford Road) described as follows:

That part of the easterly 7.50 feet of Lot 2, Block 1, GRIFFITH ADDITION described as follows: Commencing at the southwest corner of said easterly 7.50 feet; thence North 09 degrees 19 minutes 26 seconds East a distance of 17.08 feet to the point of beginning of the tract of land to be herein described: thence North 56 degrees 10 minutes 13 seconds East a distance of 4.21 feet; thence North 09 degrees 19 minutes 26 seconds East a distance of 13.51 feet; thence North 33 degrees 49 minutes 47 seconds West a distance of 5.12 feet to said west line; thence South 09 degrees 19 minutes 26 seconds West a distance of 20.11 feet to the point of beginning. For purposes of this description, the south line of Lot 2 is assumed to bear North 89 degrees 59 minutes 34 seconds East, according to the recorded plat thereof situated in Hennepin County, Minnesota.

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 Mangen, City Clerk

Publish in the Edina Sun-Current on August 30 and September 6, 1995.
Send two Affidavits of Publication.
Bill to City of Edina

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 August 30, 1995, acting on behalf of said City I deposited in the United States mail copies of the attached: Notice of Public Hearing - Vacation 7230 Wexford Road (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 a 18 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 30th day of August, 1995.



Edina City Clerk

Mailing List for Vacation

**Lee & Sandra Chapman
7032 Wexford Road
Edina, MN 55539
(Petitioner)
08-116-21-22-0055**

**James & Donna Harmon
7028 Down Road
Edina, MN 55439
03-116-21-22-0056**

**Edward Szachowicz & Laurel Ferris
7028 Wexford Road
Edina, MN 55439
08-1160-21-22-0001**

**David & Terri Rovick
7100 Down Road
Edina, MN L 55439
08-116-21-22-0057**

**Richard & Phyllis Coonrod
7133 Gleason Road
Edina, MN 55439
08-116-21-22-0032**

**James & Cheryl Viera
7131 Gleason Road
Edina, MN 55439
08-116-21-22-0003**

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

**Mark Kerksen
Paragon Cable
10210 Crosstown Circle
Eden Prairie, MN 55435-3377**

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

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

~~08-116-21-22-0056~~
James & Donna Harmon
7028 Down Road
Edina, MN 55439

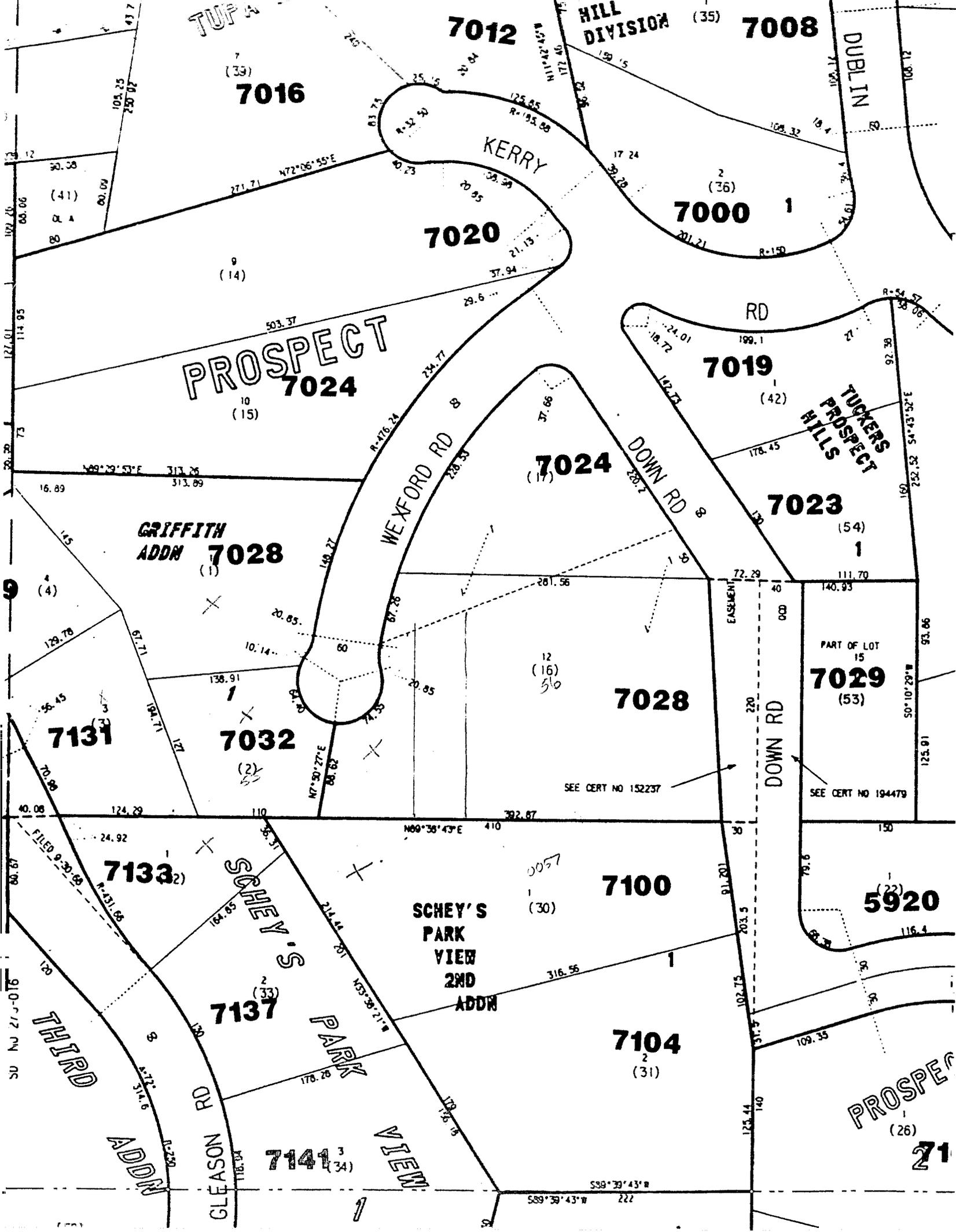
08-116-21-22-0001
Edward Szachowicz
Laurel Ferris
7028 Wexford Road
Edina, MN 55439

08-116-21-22-0055
Lee & Sandra Chapman
7032 Wexford Road
Edina, MN 55439

08-116-21-22-0057
David & Terri Rovick
7100 Down Road
Edina, MN 55439

08-116-21-22-0032
Richard & Phyllis Coonrod
7133 Gleason Road
Edina, MN 55439

08-116-21-22-0003
James & Cheryl Viera
7131 Gleason Road
Edina, MN 55439



PROSPECT
7024

GRIFFITH
ADDN 7028

7131

7032

7133

7137

7141

SCHEY'S
PARK
VIEW
2ND
ADDN

7100

7104

7029

5920

PROSPECT
21

7012

7016

7020

7008

7000

7019

7023

7028

7024

12
(16)
510

1
(30)

2
(31)

111.70

1
(22)

1
(26)

(39)

(41)

9
(14)

10
(15)

4
(4)

(2)
55

2
(33)

3
(34)

HILL
DIVISION (35)

DUBLIN

KERRY

TUCKERS
PROSPECT
HILLS

THIRD

ADDN

GLEASON
RD

SCHEY'S

PARK

VIEW

DOWN
RD

WEXFORD
RD

RD

EASEMENT

DOWN
RD

FILED 9-30-99

SEE CERT NO 152237

SEE CERT NO 194479

S89°39'43"W
222

S39°39'43"W

50°10'29"W

N72°06'55"E

SU NO 21-J-016

FILED 9-30-99

SU NO 21-J-016

SU NO 21-J-016

SU NO 21-J-016

SU NO 21-J-016

LOT SURVEYS COMPANY

LAND SURVEYORS

REGISTERED UNDER LAWS OF STATE OF MINNESOTA

RAYMOND A. PRASCH
MINN. REG. NO. 5743

7501 - 73rd Ave. No.
Minneapolis, Minnesota 55423

550-3093

TELESCOPIER TRANSMITTAL

TO: FRAN HOFFMAN DATE: 9.15.95.
COMPANY: ENGINEERING FROM: GREG
FAX NO: 927-7645 FAX NO: 550-3522
RE: LEE CHAPMAN - EASEMENT

NUMBER OF PAGES TO FOLLOW: 2

COMMENTS: _____

If there are problems with transmission, please contact
GREG at (612) 550-3093.

LOT SURVEYS COMPANY

LAND SURVEYORS

REGISTERED UNDER LAWS OF STATE OF MINNESOTA

RAYMOND A. PRASCH
MINN. REG. NO. 6743

560-3093

FAX 560-3522

7601 - 73rd Ave. No.

Minneapolis, Minnesota 55428

Utility easement to be vacated

That part of the easterly 7.50 feet of Lot 2, Block 1, GRIFFITH ADDITION described as follows: Commencing at the southwest corner of said easterly 7.50 feet; thence North 09 degrees 19 minutes 26 seconds East a distance of 17.08 feet to the point of beginning of the tract of land to be herein described; thence North 56 degrees 10 minutes 13 seconds East a distance of 4.21 feet; thence North 09 degrees 19 minutes 26 seconds East a distance of 13.51 feet; thence North 33 degrees 49 minutes 47 seconds West a distance of 5.12 feet to said west line; thence South 09 degrees 19 minutes 26 seconds West a distance of 20.11 feet to the point of beginning. For purposes of this description, the south line of Lot 2 is assumed to bear North 89 degrees 59 minutes 34 seconds East, according to the recorded plat thereof situate in Hennepin County, Minnesota.