

REQUEST FOR COUNCIL ACTION

Date: November 30, 2015
Item No.: 12.b

Department Approval



City Manager Approval



Item Description: Approve Resolution Approving the Vacation of an Easement at 311
County Road B

BACKGROUND

In 1988 a 20 foot wide easement was granted to the City of Roseville by deed for the construction of a storm sewer and storm water ditch running through the property.

As part of a proposed development in this area, Farrington Estates, the developer's surveyor has recommended the vacation of an existing easement running through the parcel at 311 County Road B. This recommendation is based on the establishment of a new alignment for the existing storm sewer to accommodate the new parcels as part of the development. As seen on the attached proposed plat, Attachment C, FARRINGTON ESTATES, new drainage and utility easements would be established throughout the lot to accommodate the re-aligned public storm sewer.

The vacation will be not be official until such time the City Manager executes and records a Notice of Completion of this vacation. This will be done once a Final Plat has been approved by the City Council. Therefore, staff is recommending the vacation of the easement running west to east on the parcel located at 311 County Road B.

FINANCIAL IMPACTS

There is no financial impact to the City of Roseville. The property owner will need to enter into a Public Improvement Contract with the City to realign the City's sanitary sewer at their cost. All work would need to be completed to the satisfaction of the City Engineer.

STAFF RECOMMENDATION

Staff recommends that the City Council approve the attached resolution approving the vacation of the easement running west to east on the parcel at 311 County Road B.

REQUESTED COUNCIL ACTION

Conduct a public hearing receiving any public comments related to the proposed easement vacation.

Approval of resolution approving the vacation of a sewer easement running west to east on the parcel at 311 County Road B. The vacation will be subject to Council approval of the final plat.

Prepared by: Jesse Freihammer, City Engineer
Attachments: A: Resolution
 B: Location Map
 C: Draft Farrington Estates Plat
 D: Aerial view of Subject Property
 E: Proposed Grading & Utility Plan

**EXTRACT OF MINUTES OF MEETING
OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

* * * * *

1 Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of
2 Roseville, County of Ramsey, Minnesota, was duly held on the 30th day of November, 2015, at
3 6:00 p.m.

4
5 The following members were present: ; and and the following members were absent:
6
7

8 Councilmember introduced the following resolution and moved its adoption:
9

10 **RESOLUTION NO.**
11 **APPROVING THE VACATION OF AN EASEMENT LOCATED ON LOT SEVEN (7),**
12 **MICHEL’S REARRANGMENT OF LOTS 9 TO 16 INCLUSIVE OF MACKUBIN &**
13 **IGLEHART ADDITION OF OUTLOTS TO ST. PAUL, EXCEPT THE EAST 240 FEET**
14 **OF THE SOUTH 200 FEET AND SUBJECT STATE HIGHWAY 36**
15

16 WHEREAS, easement was dedicated to the City of Roseville by deed; and
17

18 WHEREAS, a Request has been filed with the City of Roseville requesting the vacation of said
19 sewer easement which lie within the following described real property:
20

21 A 20 foot easement the centerline described as follows;
22

23 Commencing at a point on the west lot line of Lot 7 of Michel’s rearrangement
24 of Lots 9 to 16 inclusive Mackubin and Iglegart Addition 310 feet north of the
25 southwest corner of said Lot 7; thence northeasterly to a point on the east line of
26 said Lot 7, said point being 322.94 feet north of the southeast corner of said Lot
27 7 and there terminating, Ramsey County, Minnesota.
28

29 WHEREAS, after two weeks published and posted notice have been given as well as notice
30 having been mailed to all affected property owners according to Minnesota Statutes, a public
31 hearing was held on November 30, 2015 at which all persons interested in said vacation were
32 given an opportunity to be heard; and
33

34 WHEREAS, the Roseville City Council has determined that the vacation would be in the public
35 interest;
36

37 NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
38 ROSEVILLE, MINNESOTA:
39

- 1 1. That the City of Roseville hereby vacates the easement dedicated to the City by deed, which
2 lies within the following described real property:

3
4 A 20 foot easement the centerline described as follows;

5
6 Commencing at a point on the west lot line of Lot 7 of Michel's rearrangement
7 of Lots 9 to 16 inclusive Mackubin and Ilegart Addition 310 feet north of the
8 southwest corner of said Lot 7; thence northeasterly to a point on the east line of
9 said Lot 7, said point being 322.94 feet north of the southeast corner of said Lot
10 7 and there terminating, Ramsey County, Minnesota.

- 11
12 2. The vacation applies only to the easement which lies within the real property described in
13 Provision 1 above which were dedicated to the City by deed and not to: (a) the rights of
14 existing utilities, if any, and (b) any other easements running to or benefiting the City of
15 Roseville or the Metropolitan Council.

- 16
17 3. Contingent upon the establishment of new drainage and utility easements platted on this
18 property, the City Manager is directed to execute and record a Notice of Completion of this
19 vacation proceeding pursuant to Minnesota Statutes §412.851. The vacation authorized by
20 this Resolution shall not be effective until the Notice of Completion is recorded in the office
21 of the Ramsey County Recorder.

22
23 The motion was duly seconded by Councilmember and upon vote being taken thereon, the
24 following voted in favor thereof: ; and and the following voted against:

25
26 WHEREUPON said resolution was declared duly passed and adopted.

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 30th day of November, 2015, with the original thereof on file in my office.

Patrick Trudgeon, City Manager

(SEAL)

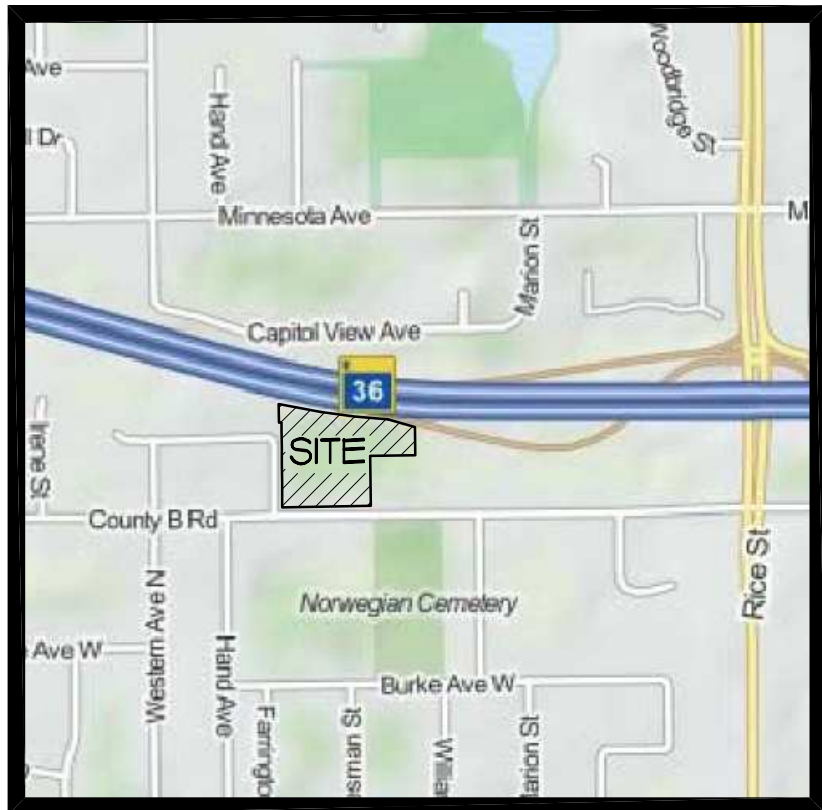


PRELIMINARY PLAT

~of~ FARRINGTON ESTATES
~for~ NEW DESIGN PROPERTIES
9183 109TH AVE. NW
ELK RIVER, MN 55330
763-528-0872

VICINITY MAP

PART OF SEC. 12, TWP. 29, RNG. 23



RAMSEY COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION

Lot Seven (7), Michel's Rearrangement of Lots 9 to 16 inclusive of Mackubin and Iglehart Addition of Outlots to St. Paul, except the East 240 feet of the South 200 feet and subject State Highway 36.

DEVELOPMENT DATA

APPROXIMATE TOTAL SITE AREA = 3.50± ACRES
OUTLOT A AREA = 1.12± ACRES
6 PROPOSED SINGLE FAMILY LOTS
DENSITY = 1.71 LOTS / ACRE

ZONING AND SETBACKS

CURRENT ZONING IS LDR 1 (LOW DENSITY RESIDENTIAL)
PROPOSED ZONING IS LDR 1 (LOW DENSITY RESIDENTIAL)

FRONT SETBACK	30 FEET
SIDE YARD	5 FEET
CORNER	10 FEET
REVERSE CORNER	30 FEET
REAR SETBACK	30 FEET

DEVELOPMENT REQUIREMENTS FOR ZONE LDR 1 (LOW DENSITY RESIDENTIAL)

MINIMUM LOT AREA INTERIOR	11,000 S.F.
MINIMUM LOT AREA CORNER	12,500 S.F.
MINIMUM LOT WIDTH INTERIOR	85 FT.
MINIMUM LOT WIDTH CORNER	100 FT.
MINIMUM LOT DEPTH INTERIOR	110 FT.
MINIMUM LOT DEPTH CORNER	100 FT.

NOTES

- Parcel ID Numbers: 12.29.23.43.0059.
- Address of the surveyed premises: 311 County Road B W, Roseville, MN 55113.
- Field survey was completed by E.G. Rud and Sons, Inc. on 1/09/14.
- Bearings shown are on Ramsey County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community Panel No. 27123C0038G by the Federal Emergency Management Agency effective date June 04, 2010.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.



www.egrud.com

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊙ DENOTES RAMSEY COUNTY CAST IRON MONUMENT

DENOTES ADJACENT PARCEL OWNER INFORMATION
(PER RAMSEY COUNTY TAX INFORMATION)

PIN No. 17-29-22-14-0008
Owner: City of X
Address: Unassigned

PIN No. 12-29-23-12-0007
Owner: GARY N & HEATHER A BRAUSEN
Address: 335 CO RD B W

PIN No. 13-29-23-12-0086
Owner: DOUGLAS A RITAB
Address: 330 CO RD B W

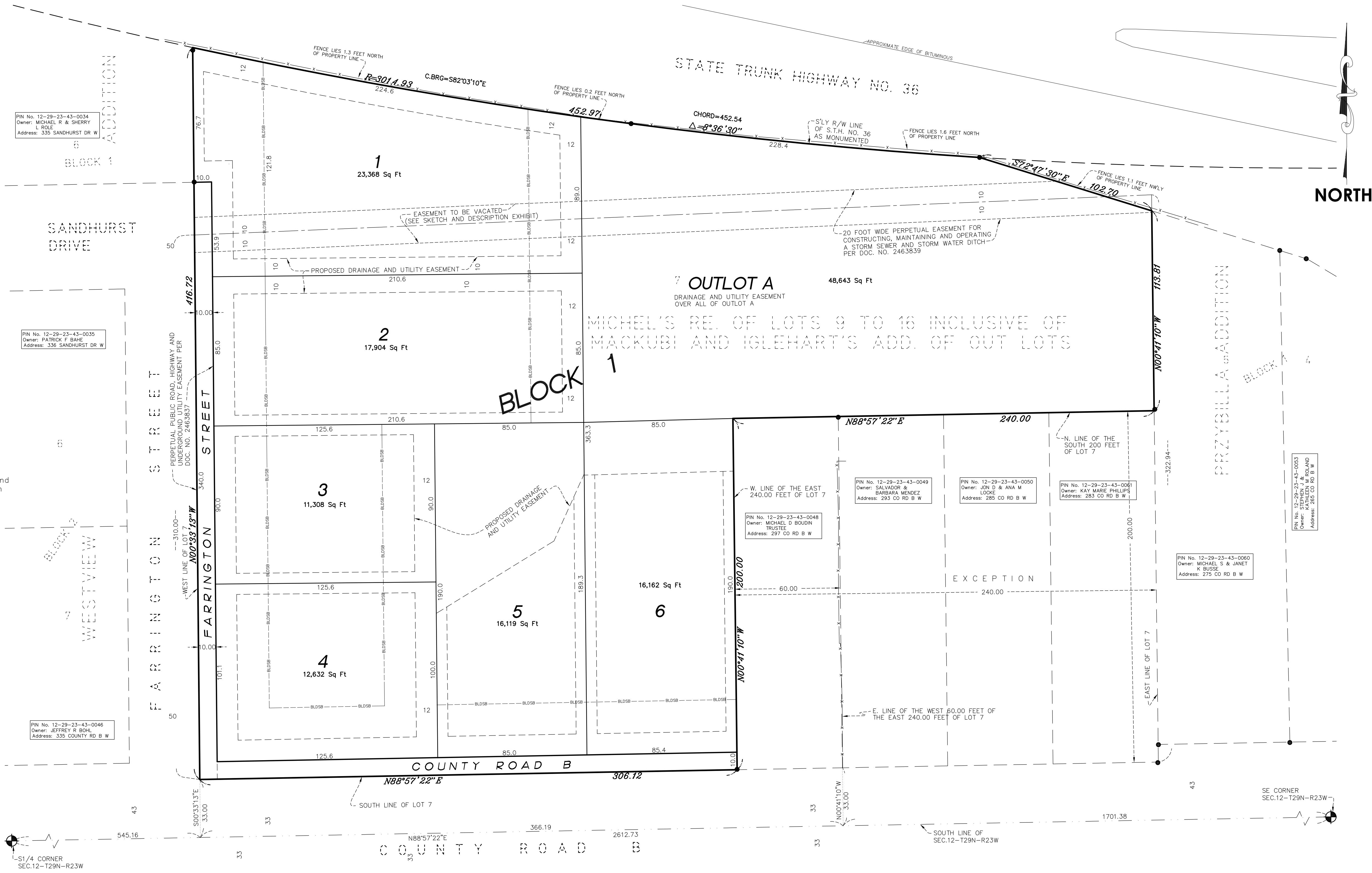
PIN No. 13-29-23-12-0087
Owner: SCOTT R MONITOR
Address: 324 CO RD B W

PIN No. 13-29-23-12-0005
Owner: JOHN W & J M KRISPIN
Address: 322 CO RD B W

PIN No. 13-29-23-12-0084
Owner: MICHAEL H & SHEILA METZ
Address: 320 CO RD B W

PIN No. 13-29-23-12-0083
Owner: TERESA ANN CAMPBASSO
Address: 296 CO RD B W

PIN No. 13-29-23-12-0002
Owner: MN ISLAMIC CEMETERY ASSOC. INC.
Address: 0 CO RD B W



BENCHMARK

RAMSEY COUNTY BENCHMARK NO. 9168
ELEV.=941.81 (NAVD88)

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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

JASON E. RUD
Date: 06/01/15 License No. 41578

DRAWN BY: JEN	JOB NO: 15090PP	DATE: 02/20/15
CHECK BY: JER	SCANNED ☐	
1 04/07/15	Rev. Bndry. Layout & Client	JEN
2 06/01/15	Revised Posing	MMD
3		
NO.	DATE	DESCRIPTION
		BY

mapdoc: EasementVacation_FarringtonEstatesAerialView.mxd
map: EasementVacation_FarringtonEstatesAerialView.pdf

