

LOT SURVEYS COMPANY, INC.

LAND SURVEYORS

REGISTERED UNDER LAWS OF STATE OF MINNESOTA

7601 - 73rd Avenue North

560-3093

Minneapolis, Minnesota 55428

Surveyors Certificate

RICHARD SYBRANT

Property located in Section 20,
Township 32, Range 25, Anoka
County, Minnesota

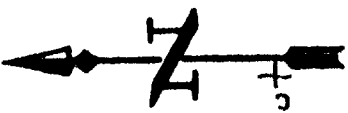
INVOICE NO. 30419
F. B. NO. 541/23.24
SCALE 1" = 40'
0 - DENOTES IRON

□ Denotes Wood Hub Set For Excavation Only

○ Denotes Surface Drainage

○ Denotes Proposed Elevation

○ Denotes Existing Elevation



Type of Building - Full Basement walkout

Proposed Top of Block

882.7

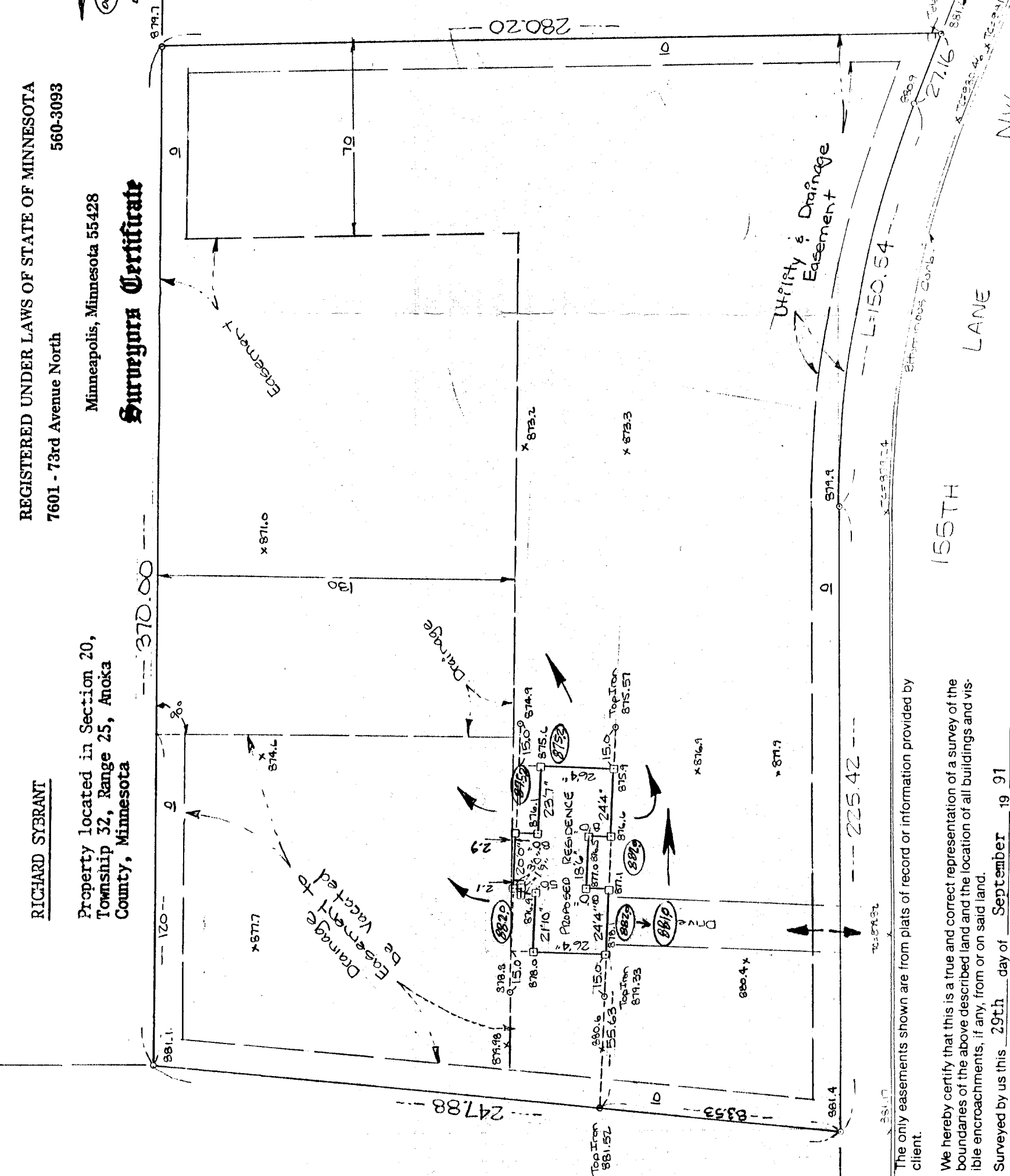
Proposed Garage Floor

882.2

Proposed Lowest Floor

875.4

Lot 2, Block 2, THE NORTH FORTY
3RD ADDITION



The only easements shown are from plats of record or information provided by client.

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

Surveyed by us this 29th day of September 19 91

Revised 10.10.91

Raymond A. Prasch
Signed

Raymond A. Prasch, Minn. Reg. No. 6743

8077-155 Ln.

LOT SURVEYS COMPANY, INC.

LAND SURVEYORS

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7601 - 73rd Avenue North

560-3093

Minneapolis, Minnesota 55428

Surveyors Certificate

INVOICE NO. 30171

F. B. NO.

SCALE 1" = 50'

○ Denotes Iron Monument

□ Denotes Wood Hub Set For Excavation Only

x000.0 Denotes Existing Elevation

○ Denotes Proposed Elevation

← Denotes Surface Drainage

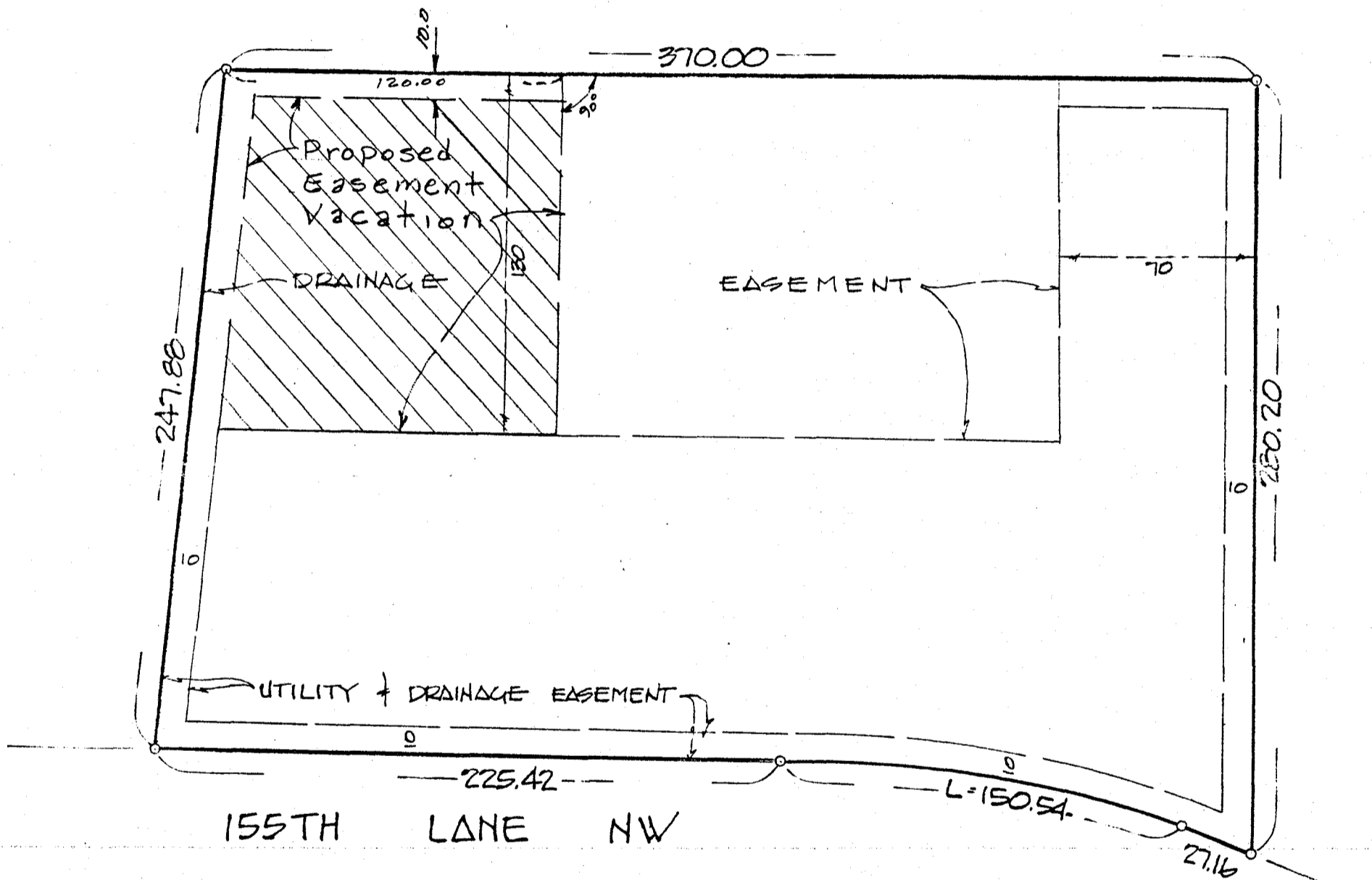
— Proposed Top of Block

— Proposed Garage Floor

— Proposed Lowest Floor

Type of Building -

RICHARD SYBRANT



Lot 2, Block 2, THE NORTH FORTY 3RD ADDITION

Description for proposed easement vacation
 That part of the South 120.00 feet of the North 130.00 feet of Lot 2, Block 2, THE NORTH FORTY 3RD ADDITION lying west of a line drawn perpendicular to the north line of said Lot 2 from a point thereon distant 120.00 feet east along said north line from the northwest corner of said Lot 2. Except the westerly 10.00 feet thereof.

The only monuments shown are those shown on the plan of record or information provided by them.

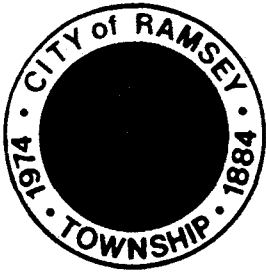
We hereby certify that this is a true and correct representation of a survey of the lot and block of the above described land and the location of all buildings and visible monuments, if any, from or on said land.

Surveyed by us this 6th day of August 19 91

Signed

Raymond A. Prasch, Minn. Reg. No. 6743

Revised 9-18-91



City of Ramsey

15153 NOWTHEN BOULEVARD N.W., RAMSEY, MINNESOTA 55303 • (612) 427-1410

October 31, 1991

Mr. Richard Sybrant
9421 West River Road
Minneapolis, MN 55444

Dear Mr. Sybrant:

I have reviewed your request for the vacation of a portion of a drainage easement located on Lot 2, Block 2, The North Forty 3rd Addition within the City of Ramsey. It is my understanding the size of this drainage easement was first calculated based upon a drainage plan which had anticipated this easement receiving a substantial amount of drainage from 155th Lane N.W. Apparently, at the time of paving, the street grades were such that run-off from 155th Lane and a portion of Hedgehog Street were diverted entirely to the drainage easement located south of the subject lot into another drainage easement located in Block One. This modification reduced the amount of contributing impervious pavement area by more than 50%. Nonetheless, a substantial area of approximately 24 acres in both the subdivision and unplatted lands immediately to the northeast will drain to this low point. Under normal summer rainfall conditions, there will not be a problem with flooding. However, under certain melt and rainfall conditions which might occur in the early spring when ground is frozen, the need for this particular easement will be substantial.

It is noted that the shape of the easement does not conform with the naturally occurring low area. It should also be noted that the proposed grading of the drainage easement ponding area has not been completed for this particular easement.

Based upon the above, it is my recommendation that a vacation of the drainage easement as proposed be granted contingent upon the developer submitting and constructing a revised ponding depression having a capacity equal to that originally approved and furnishing the City with an easement over said revised ponding area.

If you have any questions prior to the meeting on November 5, 1991, please call.

Sincerely,

CITY OF RAMSEY

Steven J. Jankowski, P.E.
City Engineer

SJJ:ccr

CASE #

**REQUEST TO VACATE A PORTION OF DRAINAGE EASEMENT LOCATED ON
P.I.N. R-20-32-25-11-0010; CASE OF R.J.S. BUILDERS, INC.**

By: James Gromberg, Project Manager

Background:

The owner of the property, described as Lot 2, Block 2, The North Forty 3rd Addition, has requested that the City vacate a portion of the drainage easement covering the northwest section of this parcel. The City Council has directed the Planning and Zoning Commission to conduct a public hearing, review the input, and make a recommendation to City Council as to the proposed vacation of a portion of this drainage easement. State Statute requires that it be found in the public interest to vacate any public way. In the case of vacation of a drainage easement or a portion of drainage easement, this would include if the drainage easement was no longer needed to serve its original purpose under the original grading plan of the subdivision. Attached for your information are the following items:

- 1) Site location map
- 2) Properties notified
- 3) City Engineer's letter to the Planning and Zoning Commission dated October 31, 1991.

Observations:

Building Official Glyn Huff has inspected the site and has stated that the ideal spot for the drainage field would be a portion of the currently held drainage easement by the City.

Finance Officer Helling has indicated that there is an outstanding balance on Escrow Account #804196 for The North Forty 3rd Addition in the amount of \$3,002.01. Contingent upon granting the vacation of easement, the Planning and Zoning Commission may also require that Mr. Sybrant bring the outstanding escrow for The North Forty 3rd Addition up to date.

City Engineer Jankowski has recommended the approval of the easement vacation contingent upon the developer submitting and constructing a revised ponding depression having a capacity equal to that originally approved and furnishing the City with an easement over said revised ponding area.

Recommendations:

Based upon input from City staff, the recommendation is that the Planning & Zoning Commission recommend to City Council to approve vacation of a portion of the drainage easement shown on the attached map.

Commission Action:

Motion to approve/deny vacation of a portion of the drainage easement on Lot 2, Block 2, The North Forty 3rd Addition, contingent upon the developer bringing the outstanding Escrow Account #804196 in the amount of \$3,002.01 up to date and submitting and constructing a revised ponding depression having a capacity equal to that originally approved, and furnishing the City with an easement over said revised ponding area.

Review Checklist:

Project Manager
City Engineer
Zoning Administrator
City Administrator

PZ:11/5/91
/ccr