

**CITY OF HOPKINS
COUNTY OF HENNEPIN**

ORDINANCE NO. 2020-1152

**ORDINANCE VACATING A UTILITY EASEMENT OVER THE PROPERTY AT
819 CAMBRIDGE STREET**

THE CITY COUNCIL OF THE CITY OF HOPKINS HEREBY ORDAINS AS FOLLOWS:

SECTION 1. That the utility easement, as described in Document No. T891943 filed in the office of the Hennepin County Recorder – Registrar of Titles on October 30, 1967 and depicted on Exhibit A attached hereto, be vacated.

SECTION 2. The effective date of this ordinance shall be the date of publication.

First Reading:	May 5, 2020
Second Reading:	May 19, 2020
Date of Publication:	May 28, 2020
Date Ordinance Takes Effect:	May 28, 2020

By: _____
Jason Gadd, Mayor

ATTEST:

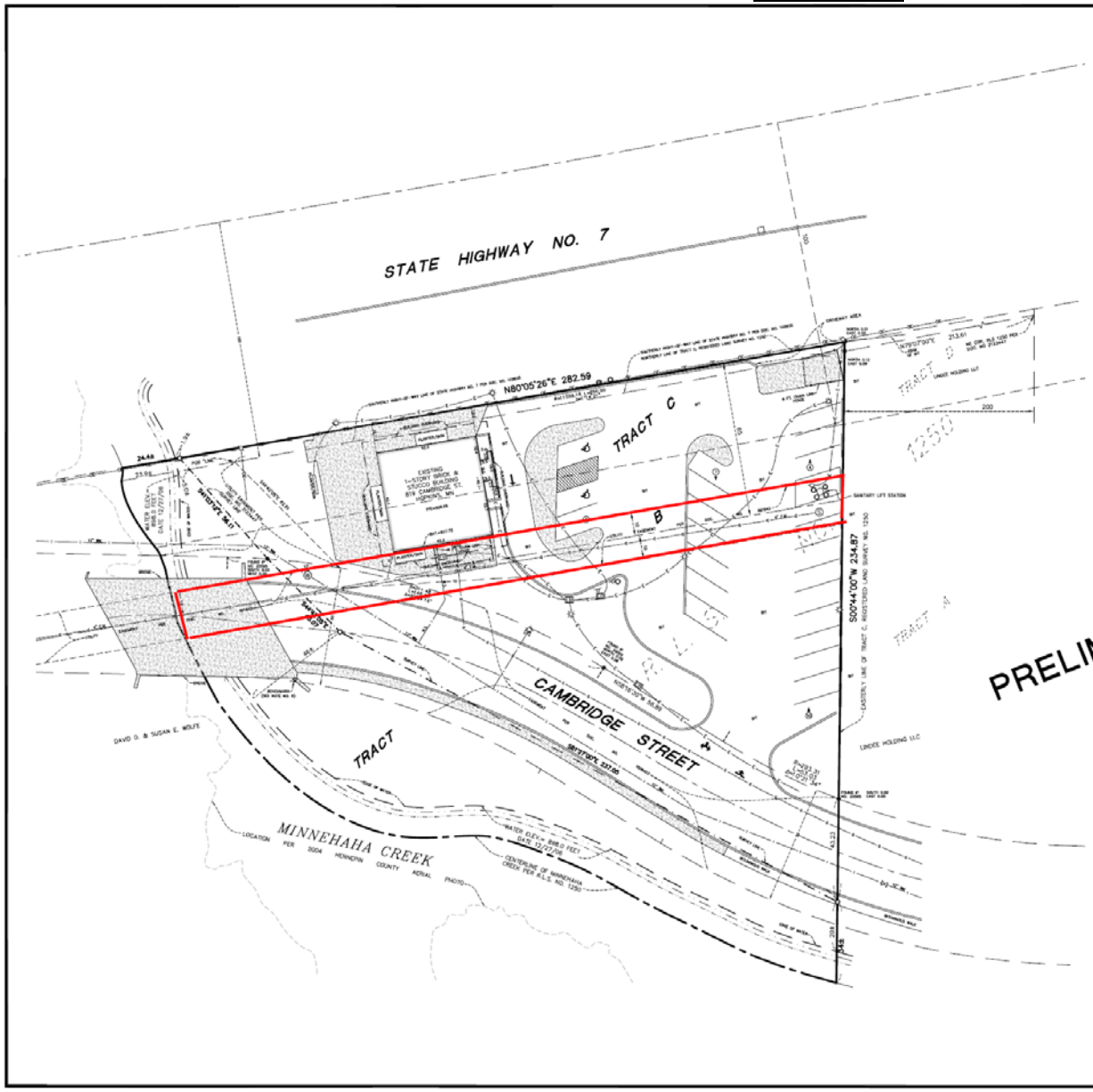
Amy Domeier, City Clerk

EXHIBIT A

LEGAL DESCRIPTION
 Tract B and Tract C, Registered Land Survey Number 1250, Hennepin County, Minnesota.
 To: Crown Bork, Enjer Foods and Commonwealth Land Title Insurance Company.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NPSI in 2005, and includes Items 1, 2, 3, 4, 5, 7(a), 8, 9, 10, 11(b), 13, 16 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NPSI and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Position Accuracy of this survey does not exceed that which is specified therein.

Dennis B. Olmstead, Professional Land Surveyor
 Minnesota License No. 18425
 Date: _____

- Note:**
- The locations of underground utilities are depicted based on available maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.
 - The basis of bearings is assumed.
 - All distances are in feet.
 - The area of the above described property is 853,356 square feet or 81.225 acres; the unmeasured area is 36,404 square feet or 0.835 acres; the unmeasured area lying northerly of Cambridge Street 7,505 square feet 0.831 acres.
 - Adjacent property owners information is shown as taken from the Hennepin County Property Tax web database as of January 12, 2008.
 - Boundary Marks: USGS Base Data near the southeast corner of the Cambridge Street bridge (27574) over the Minnehaha Creek showing an elevation of 911.23 N.G.V.D. 1929.
 - There are a total of 24 parking spaces—22 regular and 2 handicapped.
 - An unrecorded abandoned well record dated and certified on 8/7/792 by Don Steadco Well Drilling Co., Inc. was provided to all by others. No physical evidence of the well was visibly apparent. The well record indicates the location of the abandoned well to be on the property, but was too vague to determine a precise location.
 - The property lies in flood hazard zone AE (areas subject to 1% chance of flooding) and floodway in zone AE and zone X (area of 0.2% annual chance of flooding) and zone X (unshaded) outside of 0.2% annual chance of flooding according to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 27053033402, dated September 2, 2004. A Flood Factor of non-conformant determination case No. 05-05-1970A dated March 11, 2005 removed the structure from SFHA and it now zone X (unshaded).
 - Document No. 2123447 is ambiguous and unplatable and for purposes of this survey it was assumed that the northeast corner of RLS 1250 as described was intended to be the intersection of the east line of RLS 1250 and Hwy 7 as shown on RLS 1250. Further, it was assumed that the easement area was that part lying northeasterly of the northeasterly line of Cambridge Street, rather than that part lying northeasterly of the northwest line description.
 - For purposes of this survey Cambridge Street is shown as described per Notice of Lis Pendens Document No. 1008453. No recorded or unrecorded easement or conservation document was available concerning its final location.
 - It appears the driveway from State Highway No. 7 could be the undefined driveway easement per document no. 891943.



PRELIMINARY

LEGEND

○ SET CAP IRON MONUMENT 1845	— — — — — SANITARY SEWER
● FOUND 1/2 OPEN	— — — — — GASMAIN
⊗ HYDRANT	— — — — — WATERMAIN
⊕ WATER VALVE	— — — — — UNDERGROUND ELECTRIC
⊞ TELEPHONE BOX	— — — — — OVERHEAD ELECTRIC
⊙ SANITARY MANHOLE	— — — — — FENCE
⊕ WATER SERVICE	— — — — — CONCRETE
⊙ POWER POLE	
⊕ GAS METER	
⊙ LIGHT	
⊙ BOLLARD	

ALLIANT ENGINEERING
 800 PARK AVENUE NORTH
 SUITE 200
 HOPKINS, MN 55413
 TEL 763-2088 FAX 763-2088

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under Minnesota statutes 326.02 to 326.16.
DENNIS B. OLMSTEAD
 Print Name
 Signature
 Date _____ License Number _____

TACO BELL STORE NO. 3311
 ALTA SURVEY
 HOPKINS, MINNESOTA

DRAWN BY: LTJLH
 CHECKED BY: DBO
 DATE ISSUED: 1/04/07
 SCALE: 1"=20'
 JOB NO.: 04-0103
 BOOK: _____

Drawing name: \\Alliant\Borker_Foods\040103\Survey\existing_conv\store\040103\surv.dwg Jan 16, 2007 1:10:46pm