

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, OCTOBER 21, 2014 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. CALL TO ORDER

2. APPLICANT REQUESTS AND PUBLIC HEARINGS

2.01 CITY OF IGH – CASE NO. 14-45VAC

Consider a Vacation of a drainage easement and a portion of 47th Street that runs through Groveland park.

Planning Commission Action _____

3. OTHER BUSINESS

4. ADJOURN

This document is available upon 3 business day request in alternate formats such as Braille, large print, audio recording, etc. Please contact Kim Fox at 651.450.2545 or kfox@invergroveheights.org

The minutes from the October 7 Planning Commission meeting are not yet complete. They will be included in the November 5 packet.

**LEVANDER,
GILLEN &
MILLER, P.A.**

ATTORNEYS AT LAW

TIMOTHY J. KUNTZ
DANIEL J. BEESON
*KENNETH J. ROHLF
◊STEPHEN H. FOCHLER
◊JAY P. KARLOVICH
ANGELA M. LUTZ AMANN
*KORINE L. LAND
◻*DONALD L. HOEFT
DARCY M. ERICKSON
DAVID S. KENDALL
BRIDGET McCAULEY NASON
DAVID B. GATES
•
HAROLD LEVANDER
1910-1992
•
ARTHUR GILLEN
1919-2005
•
• ROGER C. MILLER
1924-2009

*ALSO ADMITTED IN WISCONSIN
◊ALSO ADMITTED IN NORTH DAKOTA
◻ALSO ADMITTED IN MASSACHUSETTS
◻ALSO ADMITTED IN OKLAHOMA

MEMO

TO: Inver Grove Heights Planning Commission
FROM: David Gates, Assistant Inver Grove Heights City Attorney
DATE: October 14, 2014
RE: October 21, 2014 hearing re Vacation of part of E. 47th Street and Drainage Easement, for Groveland Park Title Registration

BACKGROUND

x

The City of Inver Grove Heights has begun an initial “Torrens” proceeding in district court, to register its title to the Groveland Park property. The City purchased the park property by contract for deed, but never received a deed from the sellers after it paid the contract in full. The purpose of the proceeding is to resolve the title defect caused by the sellers’ failure to deliver a deed. Unfortunately, the City cannot obtain a deed from the sellers who have since passed away.

To proceed with the registration process, the Examiner of Titles will require the City to vacate the unused portion of E. 47th Street that runs through the park, as dedicated by the original plat of Scheffknecht Addition, as well as an unused drainage easement that also appears on the plat.

For the Commission’s reference, attached are two copies of a survey of the park, one of which shows (in red shading) the portion of 47th Street proposed to be vacated. As these surveys show, a number of park structures lie on top of the platted street, including the park shelter, playground, hockey rink, paved trails, and the park’s wooden footbridge. The paved portion of 47th Street actually in use, lies to the west, and would not be affected by the proposed vacation.

The surveys show that the current course of drainage running through the park does not follow the drainage easement shown on the enclosed plat of Scheffknecht Addition. The City and public do not need an easement to allow the City permission to use the property for drainage, because the City already owns the property.

Notice of the hearing on the proposed vacations has been mailed to owners of property within the plat of Scheffknecht Addition, published in the South-West Review, and posted within the City.

RECOMMENDATION

The City attorney's office recommends that the Planning Commission approve the attached resolution to vacate an unused portion of E. 47th Street and drainage easement, to allow the City to proceed with its Torrens title registration application for Groveland Park. .

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 14-_____

**RESOLUTION PROVIDING FOR THE VACATION OF
PART OF 47TH STREET EAST,
ORIGINALLY DEDICATED AS FRANKLIN STREET, AND
CERTAIN DITCH EASEMENTS
IN THE SCHEFFKNECHT ADDITION
BY RESOLUTION, PURSUANT TO
MINNESOTA STATUTES, SECTIONS 412.851 AND 462.358, SUBD. 7**

WHEREAS, pursuant to Minnesota Statutes, Section 412.851 and Section 462.358, Subd. 7, the Council of the City of Inver Grove Heights desires on its own motion to vacate the following described right-of-way situated in the City of Inver Grove Heights, Dakota County, State of Minnesota, to wit:

That part of 47th Street East, originally dedicated as Franklin Street, in Scheffknecht Addition, according to the recorded plat thereof, Dakota County, Minnesota, which lies westerly of a line drawn from the northeast corner of Lot 1, Block 2, said Scheffknecht Addition to the southeast corner of Lot 1, Block 1, said Scheffknecht Addition and which lies easterly of the following described curve:

Commencing at the northwest corner of Lot 7, said Block 2; thence northeasterly on an assumed bearing of North 83 degrees 38 minutes 53 seconds East, along the northwesterly line of said Lot 7, a distance of 8.00 feet to the point of beginning of the curve to be described; thence northeasterly and northwesterly, along a non-tangential curve that is concave to the southwest and has a radius of 50.00 feet, to the southeasterly line of said Block 1 and said curve there terminating. Said curve has a chord that bears North 6 degrees 21 minutes 07 seconds West.

Resolution No. 14-_____

WHEREAS, pursuant to Minnesota Statutes, Section 462.358, Subd. 7, the Council of the City of Inver Grove Heights desires on its own motion to vacate the following described easement situated in the City of Inver Grove Heights, Dakota County, State of Minnesota, to wit:

All of the 10 foot wide ditch easement as shown on Scheffknecht Addition, according to the recorded plat thereof, Dakota County, Minnesota;

and

WHEREAS, the above-described street and easement were created by dedication in the plat of Scheffknecht Addition, Dakota County, Minnesota, recorded on September 15, 1958, as Document No. 261104 in the Office of the Register of Deeds in and for said County and State; and

WHEREAS, the public hearing on said resolution was preceded by two (2) weeks' published and posted Notice in accordance with Minnesota Statutes Section 412.851. Notice of the public hearing was mailed to each property owner affected by the proposed vacation at least ten (10) days before the hearing in accordance with Minnesota Statutes Section 412.851; and

WHEREAS, a public hearing was held on said resolution on October 21, 2014, in the City Council Chambers at 8150 Barbara Avenue, Inver Grove Heights, Minnesota. At the public hearing, all persons interested were afforded an opportunity to present their views and objections to the granting of said petition; and

WHEREAS, the lands described above are now being used only for park purposes, and not street, ditch, or drainage purposes, and

WHEREAS, the City Council of Inver Grove Heights has determined that the proposed vacation of said street and easement would be in the public interest, and

WHEREAS, four-fifths of all members of the City Council concur in this resolution,

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, MINNESOTA:

1. That the City of Inver Grove Heights, pursuant to Minnesota Statutes Section 412.851, and Section 462.358, Subd. 7, hereby vacates the street situate in the City of Inver Grove Heights, County of Dakota, State of Minnesota, to wit:

That part of 47th Street East, originally dedicated as Franklin Street, in Scheffknecht Addition, according to the recorded plat thereof, Dakota County, Minnesota, which lies westerly of a line drawn from the northeast corner of Lot 1, Block 2, said Scheffknecht Addition to the southeast corner of Lot 1, Block 1, said Scheffknecht Addition and which lies easterly of the following described curve:

Commencing at the northwest corner of Lot 7, said Block 2; thence northeasterly on an assumed bearing of North 83 degrees 38 minutes 53 seconds East, along the northwesterly line of said Lot 7, a distance

Resolution No. 14-_____

of 8.00 feet to the point of beginning of the curve to be described; thence northeasterly and northwesterly, along a non-tangential curve that is concave to the southwest and has a radius of 50.00 feet, to the southeasterly line of said Block 1 and said curve there terminating. Said curve has a chord that bears North 6 degrees 21 minutes 07 seconds West.

2. That the City of Inver Grove Heights, pursuant to Minnesota Statutes, Section 462.358, Subd. 7, hereby vacates the easement situate in the City of Inver Grove Heights, Dakota County, Minnesota, to wit:

All of the 10 foot wide ditch easement as shown on Scheffknecht Addition, according to the recorded plat thereof, Dakota County, Minnesota.

3. That the street and easement vacation authorized by this Resolution shall only be effective following the contemporaneous recording of a certified copy of this Resolution, and the recording of a Notice of Completion, pursuant to Minnesota Statutes, Section 412.851.

Adopted by the City Council of Inver Grove Heights this _____ day of _____, 2014.

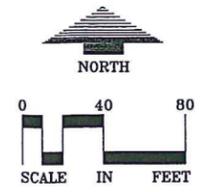
Ayes:

Nays:

George Tourville, Mayor

ATTEST:

Melissa Kennedy, Deputy Clerk

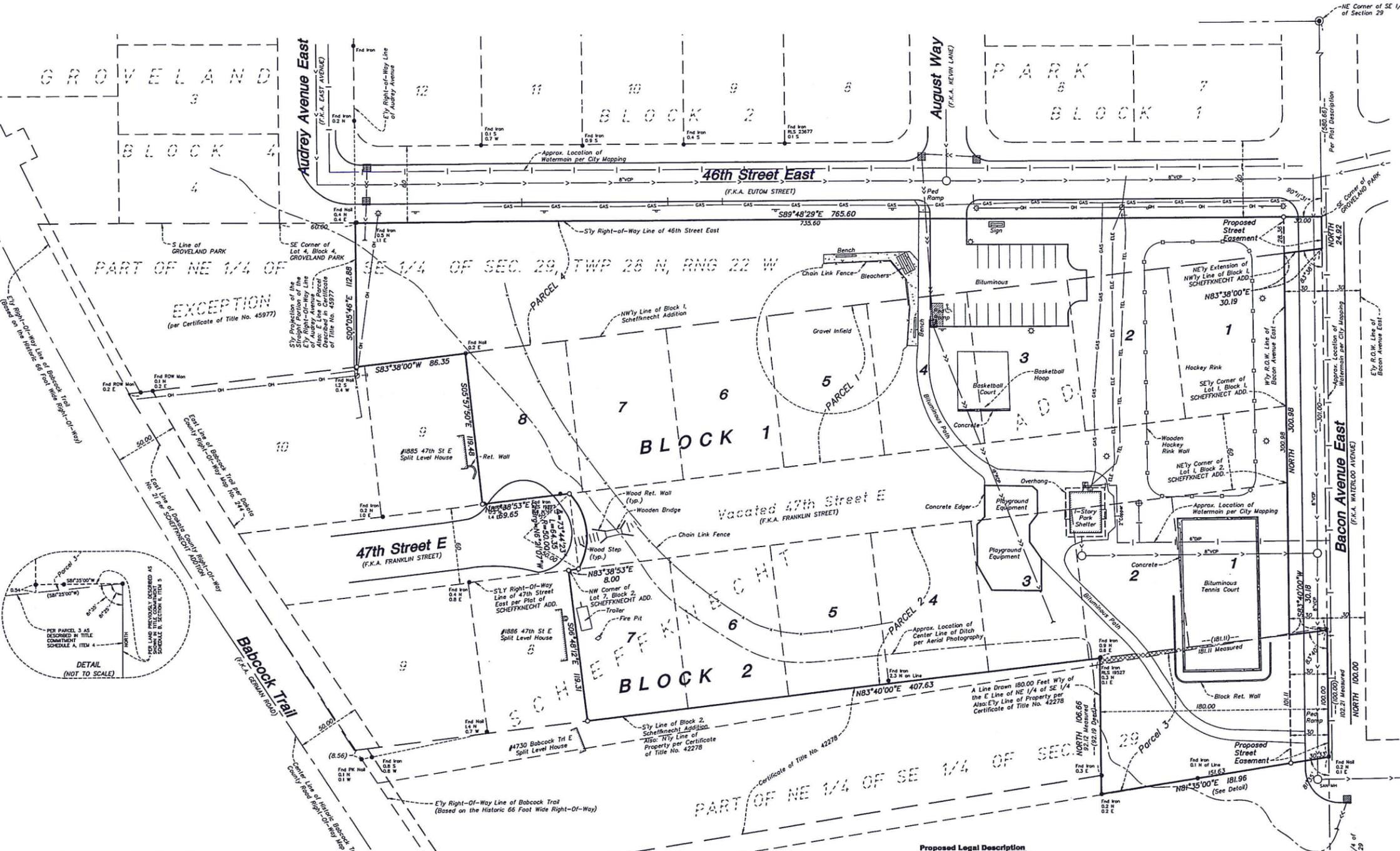


○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 26724"
 ● DENOTES IRON MONUMENT FOUND
 ● DENOTES FOUND NAIL

BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF THE SE 1/4 HAVING AN ASSUMED BEARING OF NORTH.

SURVEY LEGEND - EXISTING CONDITIONS

- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- HYDRANT
- GATE VALVE
- TELEPHONE PEDESTAL
- POWER POLE
- GUY WIRE
- LIGHT POLE
- SIGN
- A/C UNIT
- GAS METER
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- HANDICAP STALL
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- CHAIN LINK FENCE
- CONCRETE CURB
- CONCRETE



EXISTING LEGAL DESCRIPTION OF PROPERTY SURVEYED
 (Per Schedule A of the herein referenced Title Commitment)

Parcel 1:
 Lots 1-8 inclusive, Block 1, Scheffknecht Addition, together with that part of 47th Street East (Franklin Street) which would accrue thereto by virtue of the location thereof.

Parcel 2:
 Lots 1-7 inclusive, Block 2, Scheffknecht Addition, together with that part of 47th Street East (Franklin Street) which would accrue thereto by virtue of the location thereof.

Parcel 3:
 The Easterly one hundred eighty (180) feet of the following described parcel, to-wit: That part of the NE 1/4 of the SE 1/4 of Section 29, Township 28, Range 22, described as follows to-wit: Commencing at the SE corner of said quarter section, thence North along the east line thereof 300 feet to an iron stake, said iron stake being the point of beginning, thence S. 81 degrees 25 minutes W. 715.8 feet to the Easterly right of way line of the Oakdale Ave. road as now established, thence Northwesterly along said right of way line 111.3 feet to an iron stake, thence N. 81 degrees 25 minutes E. 775 feet to the East line of said quarter section, thence South along the East line 100 feet to the point of beginning.

Parcel 4:
 Commencing at the Southeast corner of Lot 4, Block 4, of Groveland Park Addition to the Village of Inver Grove Heights, thence Easterly on the South right-of-way line of 46th Street East for 60 feet to the point of beginning, thence South on the South projection of the East right-of-way line of Audrey Avenue for 115 feet more or less to the North line of Block 1, Scheffknecht Addition to the Village of Inver Grove Heights; thence Easterly along the North line of said Block 1 for 440 feet more or less to the East right-of-way line of Bacon Avenue; thence North on the West right-of-way line of Bacon Avenue for 24.5 feet to the Northeast corner of Bacon Avenue and 46th Street East; thence West on the South right-of-way line of 46th Street East for 735 feet more or less to the point of beginning and there terminating.

Except:
 That part of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section 29, Township 28, Range 22, Dakota County, Minnesota, described as follows, to-wit: Commencing at the Southeast corner of Lot Four (4), Groveland Park, which is the point of beginning of the parcel to be described; thence running West along the South line of Groveland Park, and its Westerly extension thereof; to the East line of Oakdale Avenue, now known as Babcock Trail; thence Southwesterly along the East line of Babcock Trail 154.87 feet; thence North 83 degrees 38 minutes East a distance of 181 feet to a point on the Easterly line of Audrey Avenue in Groveland Park extended Southerly; thence North 115 feet to a point on the South line of Groveland Park; thence West 60 feet to the point of beginning, according to the Government Survey thereof.

Abstract Property

Proposed Legal Description for the Parcel to be Registered
 (April 26, 2012)

Lots 1 through 8 inclusive, Block 1 and Lots 1 through 7 inclusive, Block 2, SCHEFFKNECHT ADD., according to the recorded plat thereof, Dakota County, Minnesota, together with that part of vacated 47th Street East, originally dedicated as Franklin Street in said SCHEFFKNECHT ADD., which lies westerly of a line drawn from the northeast corner of Lot 1, Block 2, said SCHEFFKNECHT ADD., to the southeast corner of Lot 1, Block 1, said SCHEFFKNECHT ADD., and which lies easterly of the following described line:

Commencing at the northwest corner of Lot 7, said Block 2; thence northeasterly on an assumed bearing of North 83 degrees 38 minutes 53 seconds East, along the northwesterly line of said Lot 7, a distance of 8.00 feet to the point of beginning of the curve to be described; thence northeasterly and northwesterly, along a non-tangential curve that is concave to the southwest and has a radius of 50.00 feet, to the southeasterly line of said Block 1 and said curve there terminating. Said curve has a chord that bears North 6 degrees 21 minutes 07 seconds West.

Together with:

That part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 28 North, Range 22 West, Dakota County, Minnesota, described as follows:

Commencing at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence northerly along the east line of said Northeast Quarter of the Southeast Quarter a distance of 300.00 feet to the point of beginning of the parcel to be described; thence westerly deflecting to the left 88 degrees 25 minutes 00 seconds, to the intersection with a line drawn 180.00 feet westerly of and parallel with the east line of said Northeast Quarter of the Southeast Quarter; thence northerly, along said parallel line to the southerly line of Block 2, SCHEFFKNECHT ADD., according to the recorded plat thereof, said Dakota County; thence northwesterly along the southeasterly line of said Block 2, and its northeasterly extension, to the east line of said Northeast Quarter of the Southeast Quarter; thence southerly, along said east line to the point of beginning and there terminating.

Together with:

That part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 28 North, Range 22 West, Dakota County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 4, Block 4, GROVELAND PARK, according to the recorded plat thereof, said Dakota County; thence easterly along the southerly line of 46th Street East, originally dedicated as Euton Lane in said GROVELAND PARK, a distance of 60.00 feet to the intersection with the southerly projection of the tangent portion of the easterly line of Audrey Avenue, originally dedicated as East Avenue in said GROVELAND PARK, said point also being the point of beginning of the parcel to be described; thence southerly, along said southerly projection, to the northwesterly line of Block 1, SCHEFFKNECHT ADD., according to the recorded plat thereof, said Dakota County; thence northeasterly, along the northwesterly line of said Block 1 and its northeasterly extension, to the east line of said Northeast Quarter of the Southeast Quarter; thence northerly, along said east line, to the southerly line, and its easterly extension, of said 46th Street East; thence westerly, along the southerly line of said 46th Street East, to the point of beginning and there terminating.

Project Name: **GROVELAND PARK**

Inver Grove Heights, Minnesota

Owner/Developer: **LeVander, Gillen and Miller, PA**

633 South Concord Street, Suite 400
 South St. Paul, MN 55075

Professional Services:

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying
 Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
 Maple Grove, MN 55369
 Telephone: (763) 424-5505
 www.LoucksAssociates.com

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CADD Qualification:
 CAD/DWG files prepared by the Consultant for the project were prepared by the Consultant professional personnel for use only with respect to this project. These CAD/DWG files shall not be used on other projects, for addition to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may use the CAD/DWG files for the project. The Consultant shall not be responsible for any errors or omissions in the CAD/DWG files or for any damage or loss resulting from the use of the CAD/DWG files. The Consultant shall not be responsible for any damage or loss resulting from the use of the CAD/DWG files.

Revisions:

3-22-12	Drawing Issued
4-26-12	Revised Proposed Legal Description

Professional Signature:

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

Richard L. Lick
 Richard L. Lick - PLS
 License No. 26724 January 19, 2012 Date

Quality Control:

Project Lead: **RL** Drawn By: **JT**

Checked By: **Richard Lick**

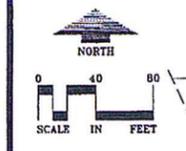
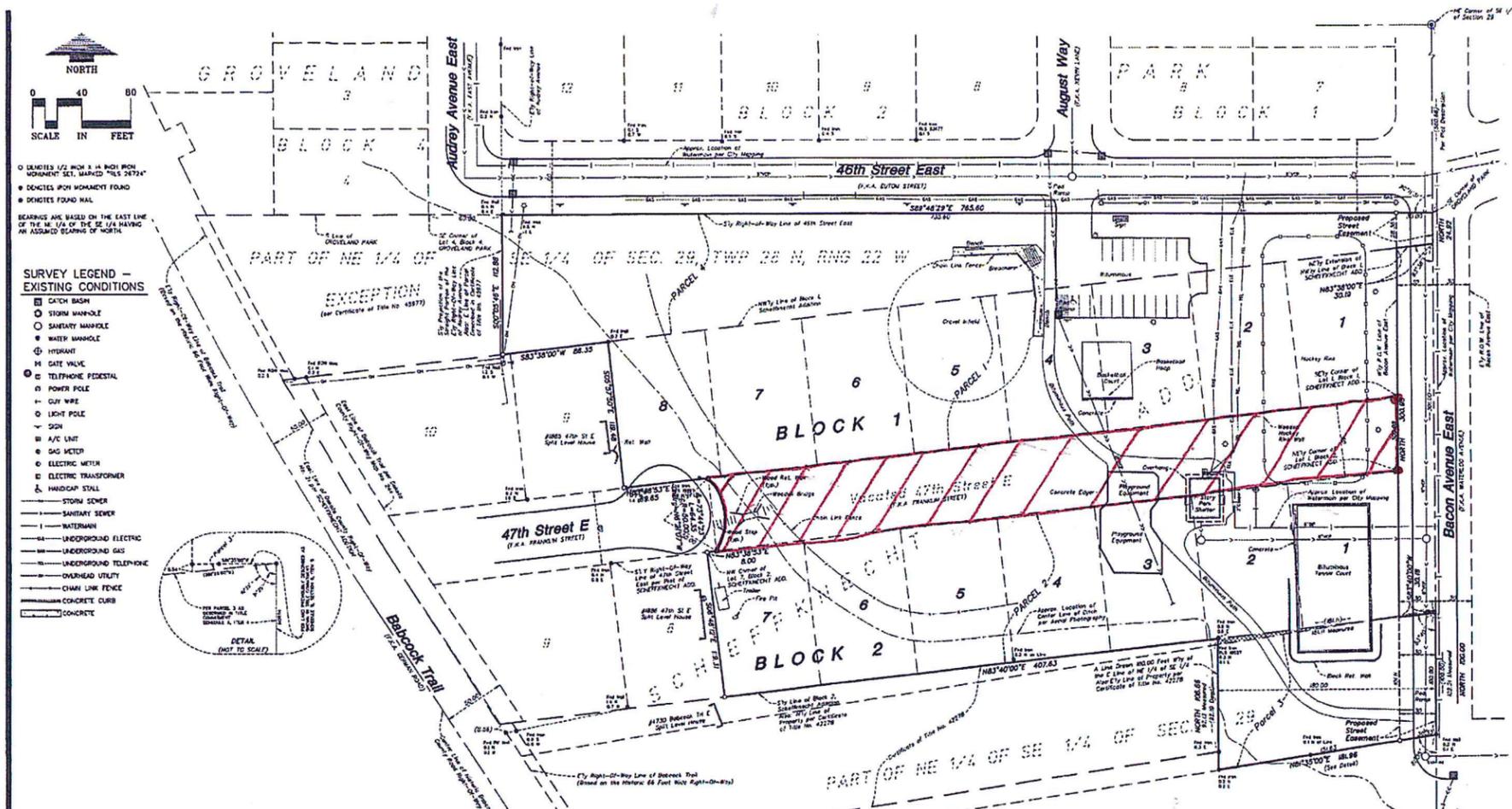
Vicinity Map:

Sheet Title:

Parcel Registration Survey

Project No.: **11-333**

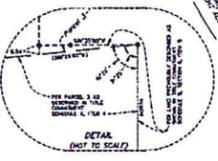
Sheet No.: **1**



0 DIMENSION 1/2" HIGH X 1/4" HIGH FROM SURVEY POINT MARKED "S.S. 2472"
 * DIMENSION FROM SURVEY POINT FOUND
 * DIMENSION FROM MARK

BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF THE SE 1/4 HAVING AN ASSUMED BEARING OF NORTH

- SURVEY LEGEND - EXISTING CONDITIONS**
- CATCH BASIN
 - STORM MANHOLE
 - SANITARY MANHOLE
 - WATER MANHOLE
 - HYDRANT
 - M GATE VALVE
 - TELEPHONE PEDESTAL
 - POWER POLE
 - GUY WIRE
 - LIGHT POLE
 - SIGN
 - A/C UNIT
 - GAS METER
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - HANDCAP STAIR
 - STORM SEWER
 - SANITARY SEWER
 - WATERMAIN
 - UNDERGROUND ELECTRIC
 - UNDERGROUND GAS
 - UNDERGROUND TELEPHONE
 - OVERHEAD UTILITY
 - CHAIN LINK FENCE
 - CONCRETE CURB
 - CONCRETE



EXISTING LEGAL DESCRIPTION OF PROPERTY SURVEYED
 (See Schedule A in the herein referenced tax returns)

Parcel 1:
 Lots 1-8 inclusive, Block 1, Schreffelrecht Addition, together with that part of 47th Street East (Franklin Street) which would accrue thereto by virtue of the vacation thereof.

Parcel 2:
 Lots 1-7 inclusive, Block 2, Schreffelrecht Addition, together with that part of 47th Street East (Franklin Street) which would accrue thereto by virtue of the vacation thereof.

Parcel 3:
 The Easement one hundred eighty (180) feet of the following described parcel, to-wit: That part of the NE 1/4 of the SE 1/4 of Section 29, Township 28 N, Range 22 W, Deloite County, Minnesota, as follows: Commencing at the SE corner of said quarter section, thence North along the east line thereof 300 feet to an iron stake, said iron stake being the point of beginning, thence S. 81 degrees 25 minutes W, 715.8 feet to the Eastern right of way line of the Deloite Ave. road as now established, thence Northwesterly along said right of way line 111.9 feet to an iron stake, thence N. 81 degrees 25 minutes E, 775 feet to the East line of said quarter section, thence South along the East line 100 feet to the point of beginning.

Parcel 4:
 Commencing at the Southeast corner of Lot 4, Block 4, of Groveland Park Addition to the Village of Inver Grove Heights, thence East along the South right-of-way line of 46th Street East for 60 feet to the point of beginning, thence South along the South projection of the East right-of-way line of Audubon Avenue for 115 feet more or less to the North line of Block 1, thence Northwesterly to the Village of Inver Grove Heights, thence East along the North line of said Block 1 for 640 feet more or less to the East right-of-way line of Bacon Avenue, thence North on the West right of way line of Bacon Avenue for 24.3 feet to the Northeast corner of Block 1 and 46th Street East, thence West on the South right-of-way line of 46th Street East for 735 feet more or less to the point of beginning, and there terminating.

Parcel 5:
 That part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 28 North, Range 22 West, Deloite County, Minnesota, described as follows: Commencing at the Southeast corner of Lot 7 and 1/2 of Block 1, Groveland Park, which is the point of beginning of the parcel to be described, thence running West along the South line of Groveland Park, and its westerly extension thereof, to the East line of Oakdale Avenue, thence East along the East line of said Oakdale Avenue for 154.87 feet, thence North 82 degrees 58 minutes East a distance of 181 feet to a point on the Eastern line of Audubon Avenue in Groveland Park extended Southerly, thence North 115 feet to a point on the South line of Groveland Park, thence West 60 feet to the point of beginning, according to the Government Survey thereof.

Abated Property

Proposed Legal Description for the Parcel to be Registered (April 26, 2013)

Lots 1 through 8 inclusive, Block 1 and Lots 1 through 7 inclusive, Block 2, SCHREFFELRECHT ADD., according to the recorded plat thereof, Deloite County, Minnesota, together with that part of vacated 47th Street East, originally dedicated as Franklin Street in said SCHREFFELRECHT ADD., which has accreted to a line drawn from the northeast corner of Lot 1, Block 2, said SCHREFFELRECHT ADD., to the southeast corner of Lot 1, Block 1, said SCHREFFELRECHT ADD., and which has accreted to the following described line:

Commencing at the northeast corner of Lot 1, said Block 2, thence Northwesterly on an assumed bearing of North 83 degrees 28 minutes 03 seconds East, along the southerly line of said Lot 1, a distance of 820 feet to the point of beginning of the curve to be described, thence Northwesterly and northerly, along a non-tangential curve that is concave to the southwest and has a radius of 40.00 feet, to the southwest line of said Block 1 and said curve then terminating. Said curve has a chord that bears North 8 degrees 21 minutes 07 seconds West.

Together with:
 That part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 28 North, Range 22 West, Deloite County, Minnesota, described as follows:
 Commencing at the southeast corner of said Northeast Quarter of the Southeast Quarter, thence North along the east line of said Northeast Quarter of the Southeast Quarter a distance of 300.00 feet to the point of beginning of the parcel to be described, thence Northwesterly to the lot 25 degrees 25 minutes 03 seconds, to the intersection with a line 180.00 feet westerly and parallel with the east line of said Northeast Quarter of the Southeast Quarter, thence Northwesterly, along said parallel line to the southerly line of Block 2, SCHREFFELRECHT ADD., according to the recorded plat thereof, said Deloite County, thence Northwesterly along the southerly line of said Block 2, and its northerly extension, to the east line of said Northeast Quarter of the Southeast Quarter, thence Southwesterly, along said east line to the point of beginning and there terminating.

Together with:
 That part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 28 North, Range 22 West, Deloite County, Minnesota, described as follows:
 Commencing at the southeast corner of Lot 4, Block 4, GROVELAND PARK, according to the recorded plat thereof, said Deloite County, thence westerly along the southerly line of 46th Street East, originally dedicated as Lumber Lane in said GROVELAND PARK, a distance of 60.00 feet to the intersection with the southerly projection of the targeted portion of the westerly line of Audubon Avenue, originally dedicated as East Avenue in said GROVELAND PARK, said point also being the point of beginning of the parcel to be described, thence Southwesterly, along said southerly projection, to the southerly line of Block 1, SCHREFFELRECHT ADD., according to the recorded plat thereof, said Deloite County, thence Northwesterly, along the southerly line of said Block 1 and its northerly extension, to the east line of said Northeast Quarter of the Southeast Quarter, thence Northwesterly, along said east line, to the southerly line, and its westerly extension, of said 46th Street East, thence westerly, along the southerly line of said 46th Street East, to the point of beginning and there terminating.

Project Name:
 GROVELAND PARK

Location:
 Inver Grove Heights, Minnesota

Owner/Developer:
 LeVander, Gillen and Miller, PA
 633 South Concord Street, Suite 400
 South St. Paul, MN 55075

Professional Services:
LOUCKS ASSOCIATES
 Planning • Civil Engineering • Land Services
 Landscape Architecture • Surveying
 7300 Rockwell Lane - Suite 200
 Maple Grove, MN 55127
 Telephone: (763) 414-8888
 www.LoucksAssociates.com

Professional Engineer:
 Richard L. Loucks, P.E.
 License No. 36724
 January 21, 2012

City Council:
 Approved: Bill
 Ordinance No. 11

Vicinity Map:
 (Map showing location within Inver Grove Heights)

Parcel Registration Survey

Project No.: 11-333
Sheet No.: 1 of 1

I hereby certify to having surveyed the property described on this Plat as SCHEFFKNECHT ADD to the Township of Invergrove, Dakota County, Minnesota, and have placed iron ticks at the corners as indicated, and that the same is correct. There is no wet ground or any travelled road or easement on or across same except as shown.

Edgar C. Swanson
Reg. Engr. and Surveyor Cert. No. 57

State of Minnesota
County of Dakota
On this 9th day of July A.D. 1958 before me personally appeared the undersigned, Edgar C. Swanson, to me known to be the person described in and who executed the foregoing instrument at his own free act and deed.

Edgar C. Swanson
Notary Public, Dakota County, Minnesota
My Commission Expires
May 20, 1960
My Commission Expires Mar. 22, 1961.

Accepted and approved by the Board of County Commissioners of Dakota County, Minnesota at Hastings, this 9th day of July A.D. 1958.

W. J. Yang
County Auditor, Dakota County, Minnesota

Accepted and approved by the Township Board of Invergrove, Minnesota this 5th day of August A.D. 1958
By: Guy M. Beckwith, C.B.S.
Treasurer
Clerk

TAXES FOR THE YEAR 1957
ON LANDS DESCRIBED WITHIN PAID
H. Schmeier
Treasurer, Dakota County

Taxes Paid and Transfer Entered
This 12th day of August 1958
W. J. Yang
County Auditor, Dakota Co.

This is to certify that we, John Scheffknecht and Agnes C. Scheffknecht his wife, proprietors of the following described property to wit: All that part of the South 22 Acres of the NE 1/4 of the SE 1/4 of Section 29 T. 28 N. R. 22 W. Dakota County, Minnesota, lying east of the County Highway No. 21 as now established, and described as follows: Commencing at the S E corner of the above quarter-section. Thence north, on East Line of said NE 1/4 of the SE 1/4, 400 ft. to the point of beginning. Thence S 87° 28' 00" W. along said line, 306.4 ft. to the NW corner of said NE 1/4 of the SE 1/4. Thence S 31° 20' E. along said east line of Highway 21, 174.2 ft. to the point of beginning. 166 ft. Thence N 83° 40' E. 174.2 ft. to the point of beginning. Have caused the same to be surveyed and plotted and hereafter shall be known as SCHEFFKNECHT ADD, as shown by this Plat and hereby dedicate to the public, for public use, Streets, Roads and Avenues as shown hereon.

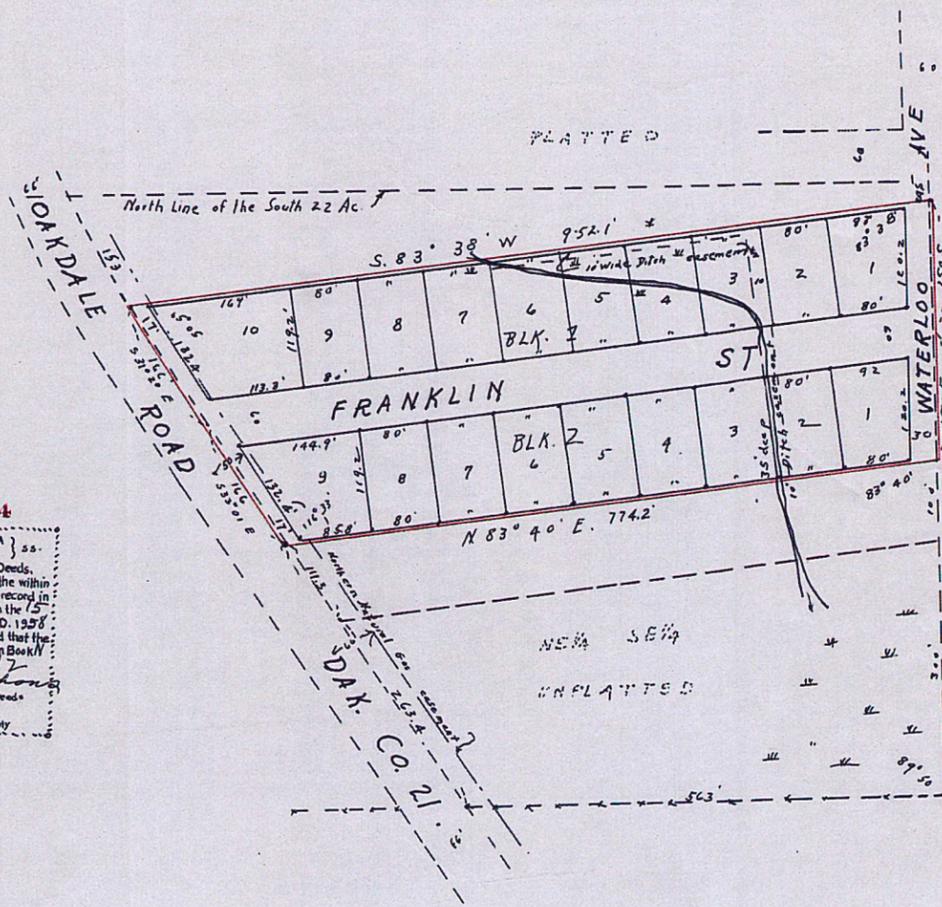
Witness our hands and seals this 9th day of July A.D. 1958

In presence of
Edgar C. Swanson
John Scheffknecht
Agnes C. Scheffknecht

State of Minnesota
County of Dakota
On this 9th day of July A.D. 1958 before me personally appeared the undersigned, Edgar C. Swanson, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their own free act and deed.

Edgar C. Swanson
Notary Public, Dakota County, Minnesota
My Commission Expires
May 20, 1960
My Commission Expires Mar. 22, 1961.

261404
STATE OF MINNESOTA } ss.
County of Dakota }
Office of Registrar of Deeds.
This is to certify that the within instrument was filed for record in this office at Hastings, on the 15 day of July A.D. 1958 by Edgar C. Swanson, My, and that the same was duly recorded in Book 1111, page 47.
Edgar C. Swanson
Registrar of Deeds
Deputy



SCHEFFKNECHT ADD
Pt. of the So. 22 Ac. in NE 1/4 SE 1/4
Sec. 29, T. 28 N. R. 22 W. DAK. CO.
Scale 1" = 100 ft. May 1958
Indicates Irons
u Indicates Low water level

Edgar C. Swanson
Reg. Engr. & Surveyor