



## REPORT/RECOMMENDATION

<b>To:</b> <b>MAYOR AND COUNCIL</b>	<b>Agenda Item #</b> <u>VI. B.</u>
<b>From:</b> <b>Wayne D. Houle, PE</b>  <b>Director of Engineering</b>	<input checked="" type="checkbox"/> <b>Action</b>  <input type="checkbox"/> <b>Discussion</b>  <input type="checkbox"/> <b>Information</b>
<b>Date:</b> <b>September 19, 2012</b>	
<b>Subject:</b> Public Hearing – Vacation Request, Portion of Natchez Avenue, Samuel, Resolution No. 2012-109	

**Recommendation:**

If the Council so desires, approve attached Resolution No. 2012-109 vacating a portion of existing public right-of-way of Natchez Avenue from Monterey Avenue to approximately 216-feet to the west.

**Info/Background:**

This is a request to vacate the southern portion of the unimproved public right-of-way of Natchez Avenue from Monterey Avenue to approximately 216-feet to the west, see attached sketch. The applicant, Mathias and Jennifer Samuel compiled the history of this vacation request, see attached. The Samuel’s have submitted three different vacation options for this right-of-way; they are requesting Option 1, see attached sketches.

A more robust vacation request for this area was denied by the City Council at the July 17, 2012 City Council Meeting. Staff has contacted the private utilities requesting their feedback on this request. Centerpoint Energy does not object to this vacation. Based on the previous request, Century Link, Comcast, and Xcel Energy do not have utilities in this area of Natchez Avenue. City of Edina or St. Louis Park does not have public utilities in this right-of-way.

The Edina Comprehensive Plan does not indicate future roadways, sidewalk, or trails within the proposed vacation area.

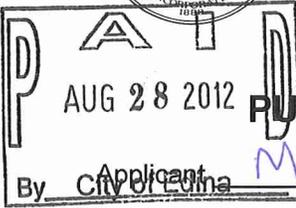
**ATTACHMENTS:**

- Resolution No. 2012-109
- Original Application with history and sketches (options) of proposed vacation
- Notice of Public Hearing



City Of Edina, Minnesota
DEPARTMENT OF ADMINISTRATION

4801 West 50th Street, Edina, Minnesota 55424-1394
Phone (952) 927-8861 TDD (952) 826-0379 Fax (952) 826-9890



PUBLIC RIGHT OF WAY VACATION APPLICATION

By Applicant City of Edina Mathias and Jenniter Samuel
Print Name

Address 4229 Edina MN 55416
Street City/State Zip

Telephone No. 952-681-7861 Fax No.

I hereby petition the City Council of the City of Edina to vacate all of the following described public right of way pursuant to M.S. 412.851 and Edina Code Section 820:

- Street [checked] Alley Utility Easement
Drainage Easement Other

Legal description of the area proposed to be vacated (Please note all legal descriptions shall be transmitted electronically to the City of Edina City Clerk: Dmangen@ci.edina.mn.us):

Proposed Option A1: That part of Natchez Avenue, adjoining Lot 20, William Scott's Addition, lying south of the following described line: Commencing at the Southwest corner of Lot 20, William Scott's Addition, Hennepin County, Minnesota; thence North 0 degrees 18 minutes 28 seconds East, an assumed bearing, along the west line of said Lot 20 a distance of 137.01 feet to the point of beginning of the line to be described; thence North 89 degrees 54 minutes 03 seconds East 216.51 feet more or less, to the eastern line Natchez Ave. and there terminating.

Does the area proposed to be vacated or any part thereof terminate at or abut upon any public water?
Yes No [checked]

Please note if the area requested to be vacated terminates at or abuts upon any public water, no vacation shall be made unless written notice of the petition is served by certified mail upon the commissioner of natural resources by the City of Edina thirty days before any Council action.

- Attach a copy of a scaled drawing showing in full detail the area proposed to be vacated.
Include the vacation fee of \$435.00 with your application.

THE MINNESOTA DATA PRACTICES ACT requires that we inform you of your rights about the private data we are requesting on this form. Private data is available to you, but not to the public. We are requesting this data to determine your eligibility for a license from the City of Edina. Providing the data may disclose information that could cause your application to be denied. You are not legally required to provide the data, however, refusing to supply the data may cause your license to not be processed. Under MS 270.72, the City of Edina is required to provide the Minnesota Department of Revenue your MN Tax ID Number and Social Security Number. The Department of Revenue may supply information to the Internal Revenue Service. In addition, this data can be shared by Edina City Staff, Department of Public Safety, Hennepin County Auditor, Bureau of Criminal Apprehension, Hennepin County Warrant Office, Ramsey County Warrant Office and other persons or entities deemed necessary for verification of information submitted in the application. Your signature on this application indicates you understand these rights.

I request that my residence address and telephone number be considered private data. My alternative address and telephone number are as follows:

Address Telephone Number

Date Initiated 8/20/12 Signature Mathias M. Samuel

**Prepared by Matt and Jennifer Samuel regarding vacation of a small portion of the land platted for Natchez Avenue (but never used for a street)**

**History**

When we bought the property (4166 Monterey Avenue) in 2010, we thought we were purchasing just lot 20 of William Scott addition. (Natchez Road does not appear as part of our property on Hennepin County's web site or in any survey we've had done since). While we were aware there was a road shown on the original plat between the northern edge of the property and the school district, we assumed the city owned the land underlying the road.

Eventually, we begin investigating how to best clean up the trees and brush on the portion of Natchez Road to the north of our property. We called the city (who we believed owned it and under that theory the responsibility to clean it would be theirs). After many discussions with city staff, we hired an attorney who researched the history of how Natchez Road was platted to determine ownership. Her finding was as follows:

“A street dedicated in a plat conveys to the city an easement. Where the land on both sides of the street is within the plat that dedicated the street, the abutting landowner owns to the middle of the platted street.”

(Please see the memo attached as Exhibit 1 for her full opinion.)

With the information we discovered and our desire to build an architecturally designed family home, we're simply trying to utilize the land in the most effective manner consistent with the original plat. We hope to do this given the special circumstances we're dealing with related to topography, location of the easement (note how it curves and affects access off Monterey), and being sensitive to the adjacent homeowners.

**What we are asking for**

**Option A1 - Our preferred option (vacate 22 feet)**

We are asking the city to vacate 22 feet of its 50' easement on the portion of Natchez Road north of our property (this does not require St. Louis Park to move its fence). As the road is 50' wide, the city would be left with an easement of 28' feet which could be used for a bike path or sidewalks. Overall, we feel our plan provides significant improvement to the block (improving a property and home in disrepair) without injury to the City's future development plans. See attached drawings depicting Option A1 for a visual explanation of the reasons for the vacation request.

### **Option A2 - Our second choice (vacate 15 feet, no visual attached)**

Option A2 would allow us to put a tuck under garage to the north, but is less desirable than Option A1 because the house would need to be shifted 7' to the south. That puts us closer to our neighbors and due to the topography of the site, requires higher retaining walls, which are visually less appealing and more expensive.

### **Option B - Our third choice (vacate the wedge)**

Our current understanding is that we would not be able to do a tuck under garage to the north if this piece is not vacated. We feel very strongly that we must do a tuck under garage for our home to stay in character with the Edina Morningside neighborhood. (We are not certain the wedge gives us enough room for a tuck under garage to the north with it vacated either, but we would explore it.) This option also puts us the closest to our neighbors to the south and results in large retaining walls.

### **Character**

We hired the architect firm Peterssen/Keller, winner of multiple Blend Awards for fitting homes into established neighborhoods, because we want our home to help maintain the fabric and the character of the Edina Morningside neighborhood. During the design process, Peterssen/Keller suggested concealing a tuck under garage beneath our home (to the North) would impact the neighbors the least, would work best with the topography of the land (note how the natural topography slopes down significantly to the North providing a fitting option for a tuck under garage in the easement area), and would create a home with the most curb appeal (since we wouldn't have major retaining walls visible from the street). More specifically:

- By moving the driveway of the home 22' into the easement area, we would have almost 40' to the neighbors' garage instead of 18'. This balances the location of our house on the site better (near equal side yards on each side) and also provides a visual green buffer for the neighbor to the South.
- We will not have a garage in the front of the house, as that has been an issue of contention in our neighborhood. There will be a much better aesthetic presence to the home without a dominant garage form in the front facade of the home.
- We will have worked with the land more in its natural form. Note how the natural topography of the site slopes down significantly to the North providing a fitting option for a tuck under garage in the easement area. By not working in the easement, we're essentially carving into a hill in a major way providing for more significant retaining walls that become a visual distraction from the form of the home.

### **Hardship**

Overall, the property has several aspects that create unique circumstances for the development on the site.

- Most notably, the easement area off Monterey has a significant curve to it limiting tuck under access to the garage on the North side without the easement vacation (see attached drawings depicting Option A1).
- In addition, the topography of the site makes a garage at the front of the home very challenging (besides aesthetically undesirable) due to the change in topography from the base of the street to the first floor of the home. Again, the natural topography sloping down in the easement area provides a “hand in glove fit” for the tuck under garage both in terms of visual presence from the street and the overall site balance as it relates to the adjacent property owner to the South.

### **Resale**

While it may seem that an encroachment permit may be a viable option, it leaves us with the following limitation: it impacts the resale value as we cannot guarantee access for future owner.

Furthermore, we would be concerned relying on an encroachment permit to determine where to situate our home. If it was revoked, we would be closer than we'd like to a road.

### **Opinions of Neighbors**

Several of our neighbors support Option A1, a vacation of 22 feet. (Please see Exhibit 2.) We are unaware of any neighbors who oppose Option A1.

### **Conclusion**

Given the above, we believe the best outcome for the property (both for us, the neighbors, and the City of Edina) is to proceed with the driveway moving into the easement area 22' as shown in Option A1.

Exhibit 1

**FAEGRE BAKER  
DANIELS**

**MEMORANDUM**

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**TO:** Jennifer and Mathias Samuel  
**FROM:** Carol Lansing  
**DATE:** August 7, 2012  
**RE:** Fee Ownership of Natchez Avenue

---

You own the property located at 4166 Monterey Avenue in the City of Edina. The north lot line of your property abuts Natchez Avenue, which is a platted but unopened street. You have asked me to describe how the ownership of Natchez Avenue is determined and how that affects control of Natchez if a portion of it is vacated by the City.

You have provided me with the attached copy of the subdivision plat of "William Scott's Addition." This plat shows that your property was created in this plat as Lot 20. The property across Natchez Avenue to the north, which is now owned by the St. Louis Park School District, was also created in this plat as Lot 19. The plat also depicts several streets, including the portion of Natchez Avenue that runs between Lot 19 and Lot 20. The plat "dedicate[s] to the public use forever the streets and avenues as shown on the annexed plat."

A street dedication in a plat conveys to the city an easement. Where the land on both sides of the street is within the plat that dedicated the street, the abutting landowner owns to the middle of the platted street. *Foot v. City of Crosby*, 306 N.W.2d 883, 885 (Minn. 1981); *Edgewater Cottage Assn. Inc. v. Watson*, 387 N.W.2d 216, 218 (Minn. Ct. App. 1986). Upon vacation, the city's easement is extinguished and the land occupied by the street reverts to the fee owners. *McCuen v. McCarvel*, 263 N.W.2d 64, 66, (Minn. 1978).

This memo does not constitute a title opinion. The Examiner of Titles has responsibility for title determinations for property, such as yours, that is registered ("Torrens") property. The Examiner's Office makes the final determination whether to add an abutting vacated street to the Certificate of Title. Further, because of the curves in Natchez and its turn to the north at your western property boundary, it would be prudent to ask the Examiner's Office to review a survey of a proposed vacation of the abutting half of the alley prior to completion of a vacation action by the City to get the Examiner's concurrence on the boundary of your "half" of the abutting street.

# Exhibit 2

Allison Nielsen <afn123@gmail.com>

Re: update on house

August 19, 2012 12:50:55 PM CDT

Jolynn Gamble <sgamblej@gmail.com>

Jennifer Samuel <unplannedcooking@gmail.com>, joniBennett12@comcast.net, Scott Gamble <scott.gamble@kalypso.com>, Kris Mollison <kmmollison@msn.com>, Carrie McIntyre <carrie.l.mcintyre@gmail.com>

Joni:

Jack Allison Nielsen, who live across the street from the proposed house, also advocate for option A. Please support the vacation.

Allison Nielsen

On Sun, Aug 19, 2012 at 12:44 PM, Jolynn Gamble < > wrote:

Hello Jennifer,

Thank you very much for sharing your home updates.

We are looking forward to having you and your family behind us.

Scott and I approve, and in fact, advocate for Option A.

As mentioned below, Option A has much more curb appeal and compliments the topography of the lot and charm of the neighborhood.

Joni, please accept our approval to have the vacation for their building site go through.

Please do not hesitate to contact us for any additional assistance needed.

Regards,

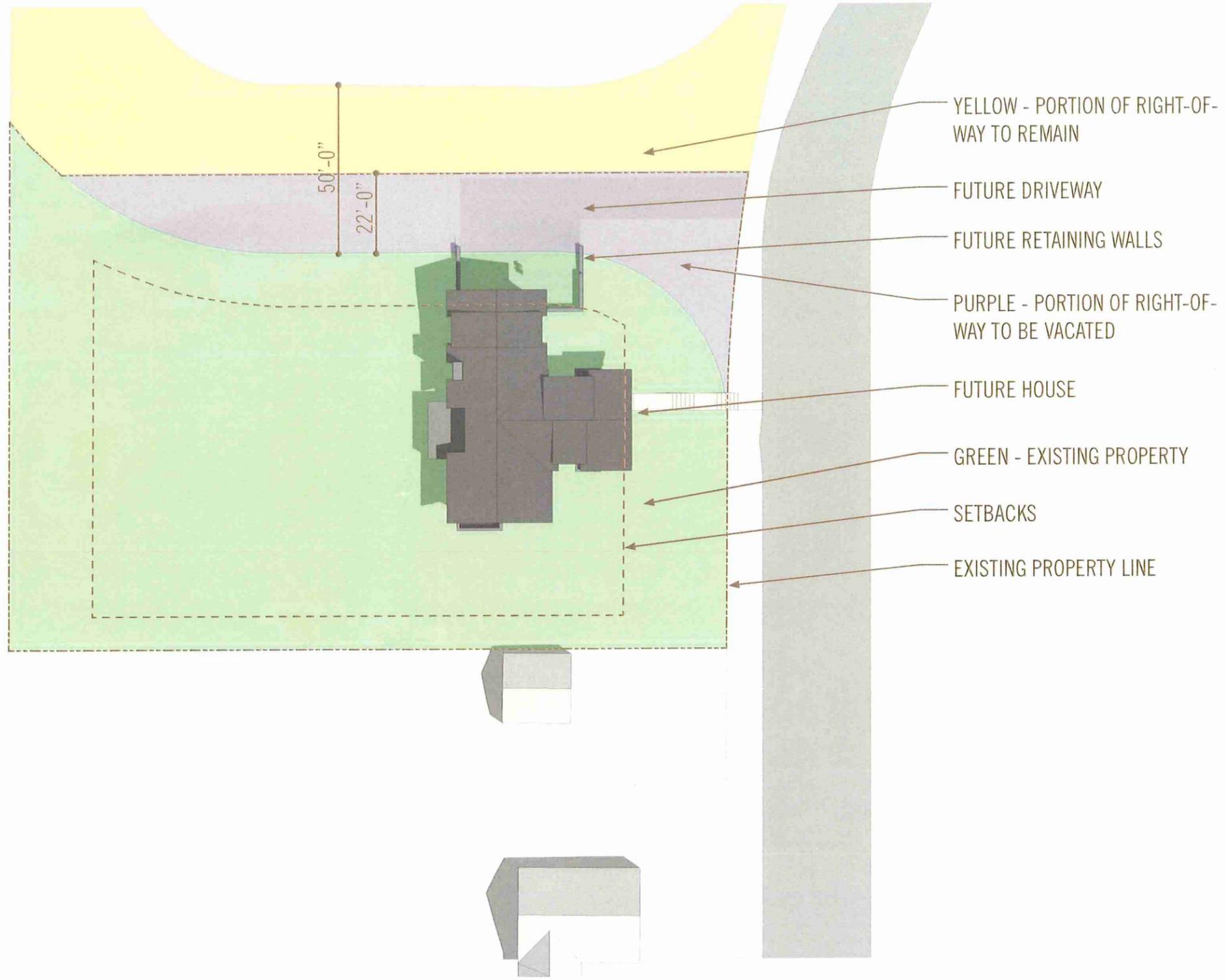
The Gamble Family

Scott, Jolynn, Maddy and Reid Gamble

4500 W. 42nd Street

On Aug 17, 2012, at 1:27 PM, Jennifer Samuel wrote:

# OPTION A1 SITE PLAN - VACATED RIGHT OF WAY



SCALE: N.T.S.



PETERSEN+KELLER ARCHITECTURE  
1610 W LAKE ST  
MINNEAPOLIS, MN 55408

# SAMUEL RESIDENCE

OPTION A



PETERSEN/KELLER ARCHITECTURE  
1610 W LAKE ST  
MINNEAPOLIS, MN 55408

SAMUEL RESIDENCE



OPTION A





OPTION A



PETERSEN/KELLER ARCHITECTURE  
1610 W LAKE ST  
MINNEAPOLIS, MN 55408

**SAMUEL RESIDENCE**



OPTION A



PETERSEN/KELLER ARCHITECTURE  
1610 W LAKE ST  
MINNEAPOLIS, MN 55408

**SAMUEL RESIDENCE**



OPTION A



PETERSEN/KELLER ARCHITECTURE  
1610 W LAKE ST  
MINNEAPOLIS, MN 55408

**SAMUEL RESIDENCE**



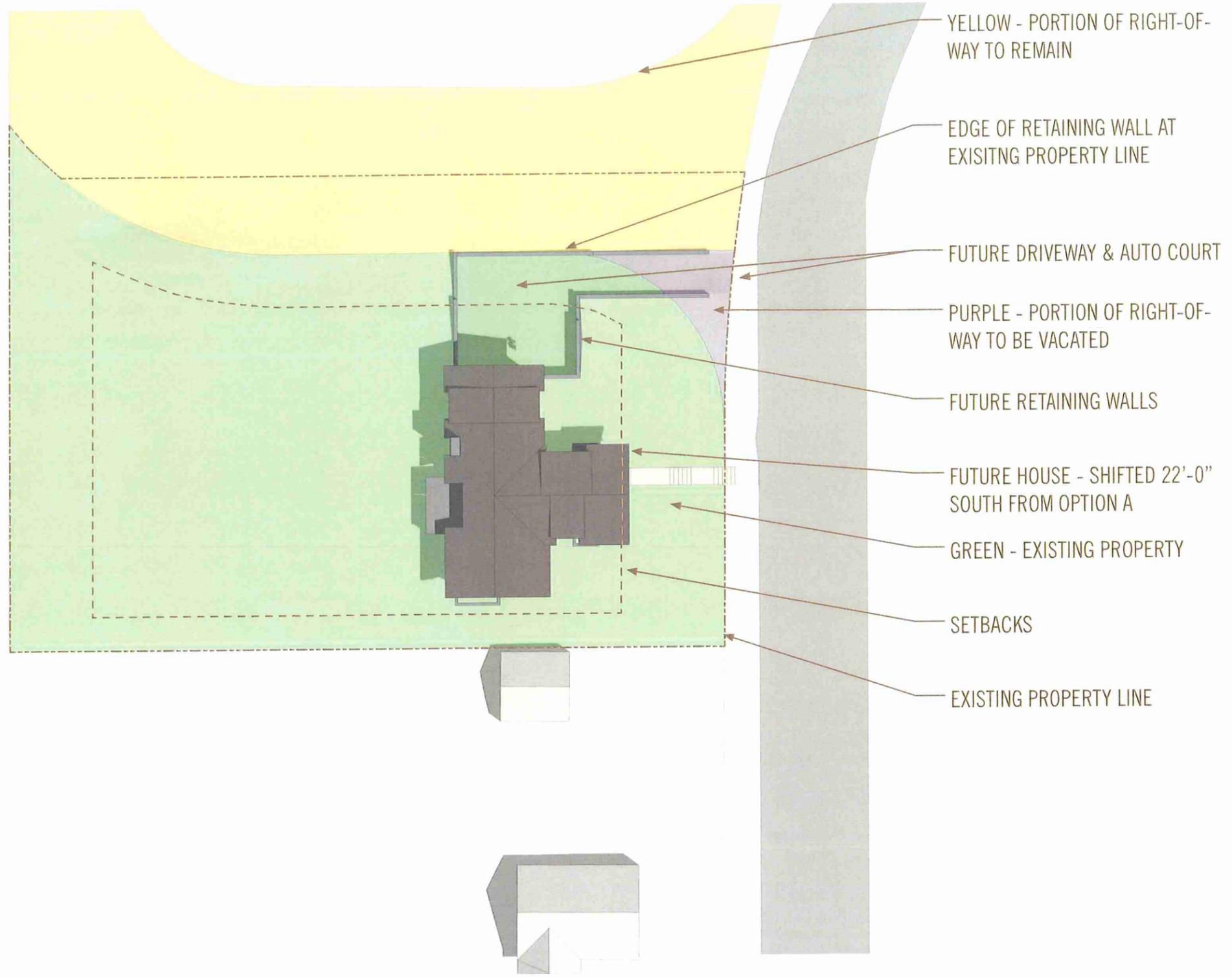
OPTION A



PETERSEN/KELLER ARCHITECTURE  
1610 W LAKE ST  
MINNEAPOLIS, MN 55408

**SAMUEL RESIDENCE**

# OPTION B SITE PLAN - HOUSE SHIFTED SOUTH



SCALE: N.T.S.



PETERSEN/KELLER ARCHITECTURE  
1610 W LAKE ST  
MINNEAPOLIS, MN 55408

**SAMUEL RESIDENCE**

OPTION B



PETERSEN/KELLER ARCHITECTURE  
1610 W LAKE ST  
MINNEAPOLIS, MN 55408

SAMUEL RESIDENCE



OPTION B



PETERSEN/KELLER ARCHITECTURE  
1610 W LAKE ST  
MINNEAPOLIS, MN 55408

**SAMUEL RESIDENCE**



OPTION B



PETERSENKELLER ARCHITECTURE  
1610 W LAKE ST  
MINNEAPOLIS, MN 55408

**SAMUEL RESIDENCE**



OPTION B





OPTION B



PETERSEN/KELLER ARCHITECTURE  
1610 W LAKE ST  
MINNEAPOLIS, MN 55408

**SAMUEL RESIDENCE**



OPTION B



PETERSEN+KELLER ARCHITECTURE  
1610 W LAKE ST  
MINNEAPOLIS, MN 55408

**SAMUEL RESIDENCE**

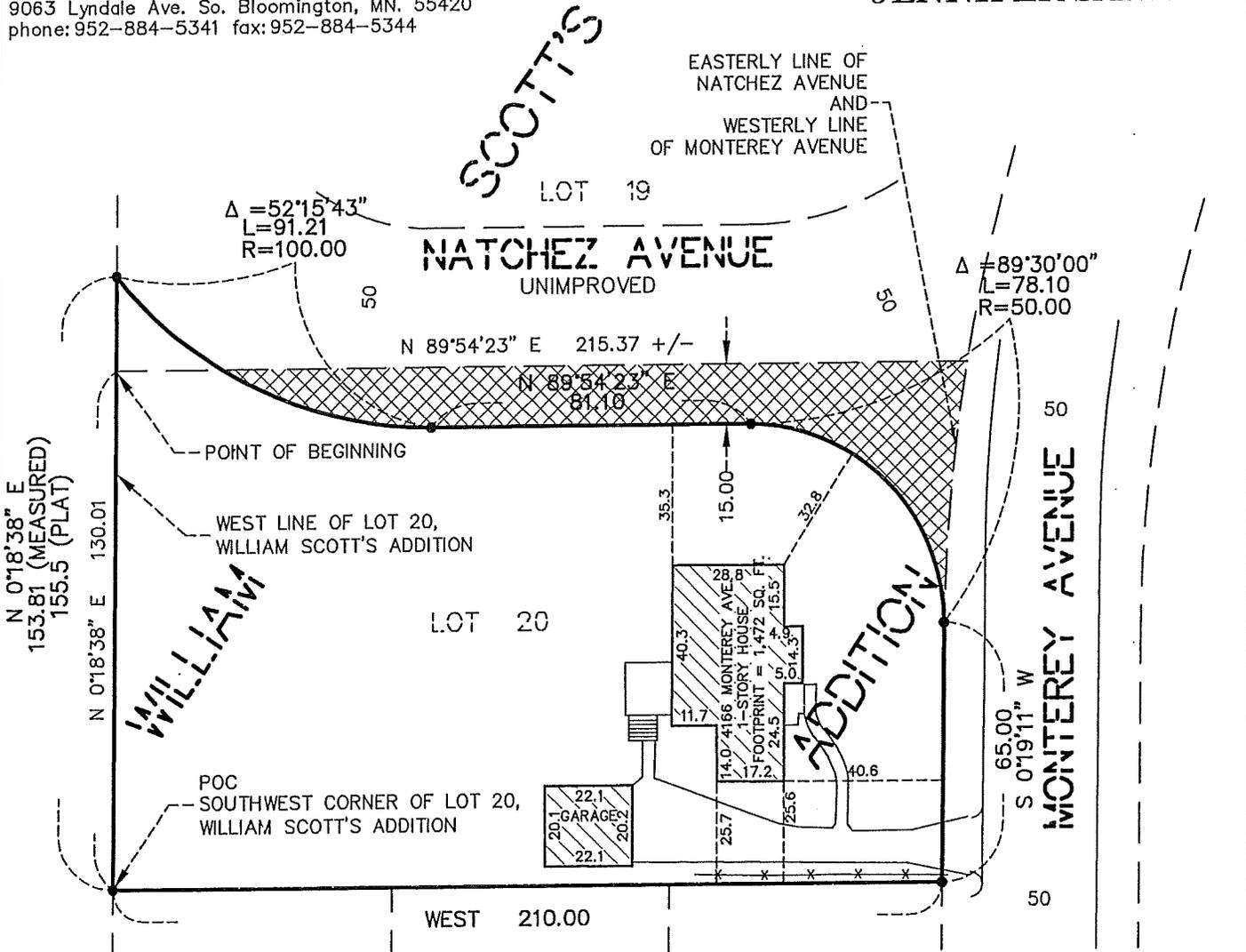
15 feet vacation (Option A7)

**HARRY S. JOHNSON**  
**LAND SURVEYORS**

9063 Lyndale Ave. So. Bloomington, MN. 55420  
phone: 952-884-5341 fax: 952-884-5344

Certificate of Survey

for  
**JENNIFER SAMUEL**



**PROPOSED PROPERTY ACQUISITION LEGALLY DESCRIBED AS:**

That part of Natchez Avenue, adjoining Lot 20, William Scott's Addition, lying south of the following described line:

Commencing at the southwest corner of Lot 20, WILLIAM SCOTT'S ADDITION, Hennepin County, Minnesota; thence North 0 degrees 18 minutes 38 seconds East, an assumed bearing, along the west line of said Lot 20 a distance of 130.01 feet to the point of beginning of the line to be described; thence North 89 degrees 54 minutes 23 seconds East 215.37 feet, more or less, to the easterly line Natchez Avenue and there terminating.

Area = 3,163 Sq. Ft.

- General Notes:
1. Bearings shown based assumed.

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.

Date: August 17, 2012

*Thomas E. Hodorff*  
Thomas E. Hodorff, L.S. MN Reg. No. 23677



SCALE: 1" = 40'

JOB NO: 2012341.DWG

Wedge Vacation (Option B)

**HARRY S. JOHNSON**  
**LAND SURVEYORS**

9063 Lyndale Ave. So. Bloomington, MN. 55420  
phone: 952-884-5341 fax: 952-884-5344

Certificate of Survey

for

**JENNIFER SAMUEL**

EASTERLY LINE OF  
NATCHEZ AVENUE  
AND  
WESTERLY LINE  
OF MONTEREY AVENUE

SCOTT'S

LOT 19

**NATCHEZ AVENUE**

UNIMPROVED

$\Delta = 52^{\circ}15'43''$   
 $L = 91.21$   
 $R = 100.00$

$\Delta = 89^{\circ}30'00''$   
 $L = 78.10$   
 $R = 50.00$

50

50

POINT OF BEGINNING

N  $89^{\circ}54'23''$  E  
81.10

N  $89^{\circ}54'23''$  E 213.30 +/-

50

MONTEREY AVENUE

S  $01^{\circ}19'11''$  W

50

N  $01^{\circ}18'38''$  E  
153.81 (MEASURED)  
155.5 (PLAT)

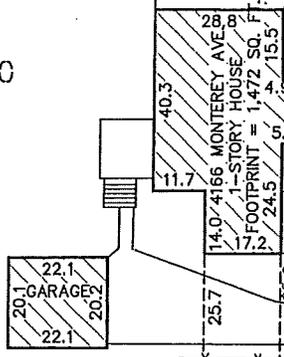
N  $01^{\circ}18'38''$  E 115.01

WEST LINE OF LOT 20,  
WILLIAM SCOTT'S ADDITION

WILLIAM

LOT 20

POC  
SOUTHWEST CORNER OF LOT 20,  
WILLIAM SCOTT'S ADDITION

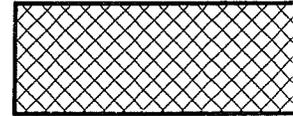


ADDITION

WEST 210.00

**PROPOSED PROPERTY ACQUISITION LEGALLY DESCRIBED AS:**

That part of Natchez Avenue, adjoining Lot 20, William Scott's Addition, lying south of the following described line:



PROPOSED PROPERTY ACQUISITION

Commencing at the southwest corner of Lot 20, WILLIAM SCOTT'S ADDITION, Hennepin County, Minnesota; thence North 0 degrees 18 minutes 38 seconds East, an assumed bearing, along the west line of said Lot 20 a distance of 115.01 feet to the point of beginning of the line to be described; thence North 89 degrees 54 minutes 23 seconds East 213.30 feet, more or less, to the easterly line Natchez Avenue and there terminating.

Area = 605 Sq. Ft.

General Notes:

- 1. Bearings shown based assumed.

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.



SCALE: 1" = 40'

Date: August 17, 2012

*Thomas E. Hodorff*  
Thomas E. Hodorff, L.S. MN Reg. No. 23677

JOB NO: 2012341.DWG

29 fut Vacation (Option A1)

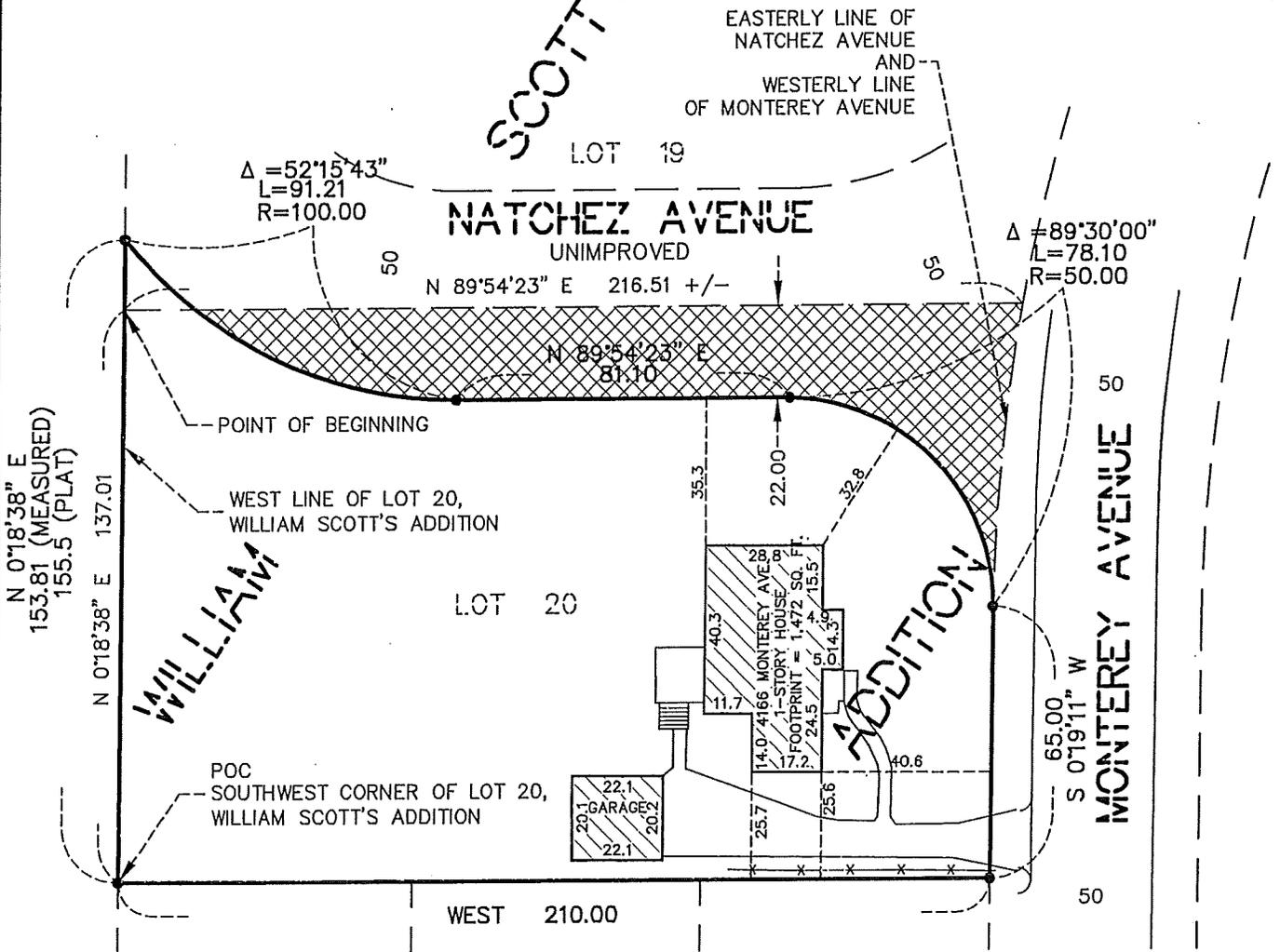
**HARRY S. JOHNSON**  
**LAND SURVEYORS**

9063 Lyndale Ave. So. Bloomington, MN. 55420  
phone: 952-884-5341 fax: 952-884-5344

Certificate of Survey

for

**JENNIFER SAMUEL**



**PROPOSED PROPERTY ACQUISITION LEGALLY DESCRIBED AS:**

That part of Natchez Avenue, adjoining Lot 20, William Scott's Addition, lying south of the following described line:

Commencing at the southwest corner of Lot 20, WILLIAM SCOTT'S ADDITION, Hennepin County, Minnesota; thence North 0 degrees 18 minutes 38 seconds East, an assumed bearing, along the west line of said Lot 20 a distance of 137.01 feet to the point of beginning of the line to be described; thence North 89 degrees 54 minutes 23 seconds East 216.51 feet, more or less, to the easterly line Natchez Avenue and there terminating.

Area = 4,525 Sq. Ft.

General Notes:

1. Bearings shown based assumed.

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.

Date: August 17, 2012

*Thomas E. Hodorff*  
Thomas E. Hodorff, L.S. MN Reg. No. 23677



SCALE: 1" = 40'

JOB NO: 2012341.DWG

PROPOSED PROPERTY ACQUISITION

STATE OF MINNESOTA)  
COUNTY OF HENNEPIN)           SS  
CITY OF EDINA            )

AFFIDAVIT OF MAILING NOTICE

Debra Mangen the undersigned, acting on behalf of the City of Edina, Minnesota, hereby certify that on the following date September 4, 2012 personnel of the City of Edina acting on behalf of said City deposited in the United States mail copies of a Public Hearing Notice (Exhibit A) to be held on September 19, 2012, 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 September 4, 2012 prior to the date of the hearing; and that Debra Mangen also sent said notice to the following corporations (Exhibit B) 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 4th day of September, 2012.

Signed by Debra A Mangen

Signed and sworn to before me, a Notary Public  
in and for Hennepin County, Minnesota, this  
4 day of September, 2012.

TERRI JO WILSON

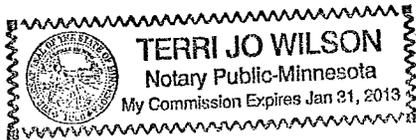


Exhibit A

CITY OF EDINA  
4801 WEST 50<sup>TH</sup> STREET  
EDINA, MINNESOTA 55424  
NOTICE OF PUBLIC HEARING ON  
VACATION OF SCENIC AND OPEN SPACE EASEMENT  
IN THE CITY OF EDINA  
HENNEPIN COUNTY MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Minnesota will meet on September 19, 2012 at 7:00 P.M. in the Council Chambers at 4801 West 50th Street for a scenic and open space easement to be vacated. The applicant has proposed three options as follows:

**Option 1:**

That part of Natchez Avenue, adjoining Lot 20, William Scott's Addition, lying south of the following described line:

Commencing at the southwest corner of Lot 20, WILLIAM SCOTT'S ADDITION, Hennepin County, Minnesota; thence North 0 degrees 18 minutes 38 seconds East, an assumed bearing, along the west line of said Lot 20 a distance of 137.01 feet to the point of beginning of the line to be described; thence North 89 degrees 54 minutes 23 seconds East 216.51 feet, more or less, to the easterly line Natchez Avenue and there terminating.

**Option 2:**

That part of Natchez Avenue, adjoining Lot 20, William Scott's Addition, lying south of the following described line:

Commencing at the southwest corner of Lot 20, WILLIAM SCOTT'S ADDITION, Hennepin County, Minnesota; thence North 0 degrees 18 minutes 38 seconds East, an assumed bearing, along the west line of said Lot 20 a distance of 130.01 feet to the point of beginning of the line to be described; thence North 89 degrees 54 minutes 23 seconds East 215.37 feet, more or less, to the easterly line Natchez Avenue and there terminating.

**Option 3:**

The part of Natchez Avenue, adjoining Lot 20, William Scott's Addition, lying south of the following described line:

Commencing at the southwest corner of Lot 20, WILLIAM SCOTT'S ADDITION, Hennepin County, Minnesota; thence North 0 degrees 18 minutes 38 seconds East, an assumed bearing, along the west line of said Lot 20 a distance of 115.01 feet to the point of beginning of the line to be described; thence North 89 degrees 54 minutes 23 seconds East 213.30 feet, more or less, to the easterly line Natchez Avenue and there terminating.

All persons who desire to be heard with respect to the question of whether or not the above proposed street right of way and utility and drainage 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 street vacation affects existing easements within the area of the proposed vacation and the extent to which the vacation affects the authority of any person, corporation, or municipality owning or controlling electric, telephone or cable television poles and 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 such easement, 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

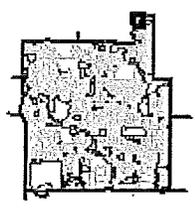
Dated: August 23, 2012

# Vacation Notice 2012-2 Map



- Legend**
- Selected Features
  - Surrounding House Number Labels
  - Street Name Labels
  - Condo Points
  - City Limits
  - Creeks
  - Lake Names
  - Lakes
  - Parks
  - Parcels

Map created with ArcGIS - Copyright (C) LOGIS GIS 2005



**PID: 0702824130113**

**4408 42nd St W  
Edina, MN 55416**



**Property**

PID: 0702824130113  
County Address: 4408 42ND ST W  
City Address: 4408 42nd St W  
Zip Code: 55416  
School District: 0273  
Owner Change: 6/29/2007  
Parent PID:  
Lot: 004  
Block: 000  
Addition #: 61040  
Display PID: 07-028-24-13-0113  
Subdivision: William Scott's Addition  
Metes/Bounds:

**Owner**

Owner1: Allison Nielsen  
Owner2: John Edward Nielsen

**Zoning**

Zoning: R-1  
Acres: 0  
Area [SqFt]: 8960  
Geometric Acres: 8751.23863003779  
Geometric Area [SqFt]: 8751.23863003779  
Effective Width: 65  
Effective Depth: 135  
Frontage [Ft]: 0  
Left Side [Ft]: 0  
Right Side [Ft]: 0  
Rear Side [Ft]: 0  
Actual Age: 1940

**Assessing**

Assessment Year: 2012  
Property Type: R  
Homestead Code: Y  
Land Value: \$185,100.00  
Bldg Value: \$354,000.00  
Total Value: \$539,100.00  
Assessment Year: 2011  
Property Type: R  
Homestead Code: Y  
Land Value: \$185,100.00  
Bldg Value: \$305,000.00  
Total Value: \$490,100.00  
Assessment Year: 2010  
Property Type: R  
Homestead Code: Y  
Land Value: \$190,800.00  
Bldg Value: \$323,300.00  
Total Value: \$514,100.00

**Sales** (Last 10 Sales Max.)

Sale Date: 6/29/2007  
Sale Price: \$544,000.00  
Sale Ratio: 00  
Sale Type: 16  
Sale Comments: liz-app  
Sale Date: 1/1/1990  
Sale Price: \$179,900.00  
Sale Ratio: 00  
Sale Type: 16  
Sale Comments:  
Sale Date: 4/1/1970  
Sale Price: \$39,200.00  
Sale Ratio: 00  
Sale Type: 11  
Sale Comments:

22 feet Vacation (Option A1)

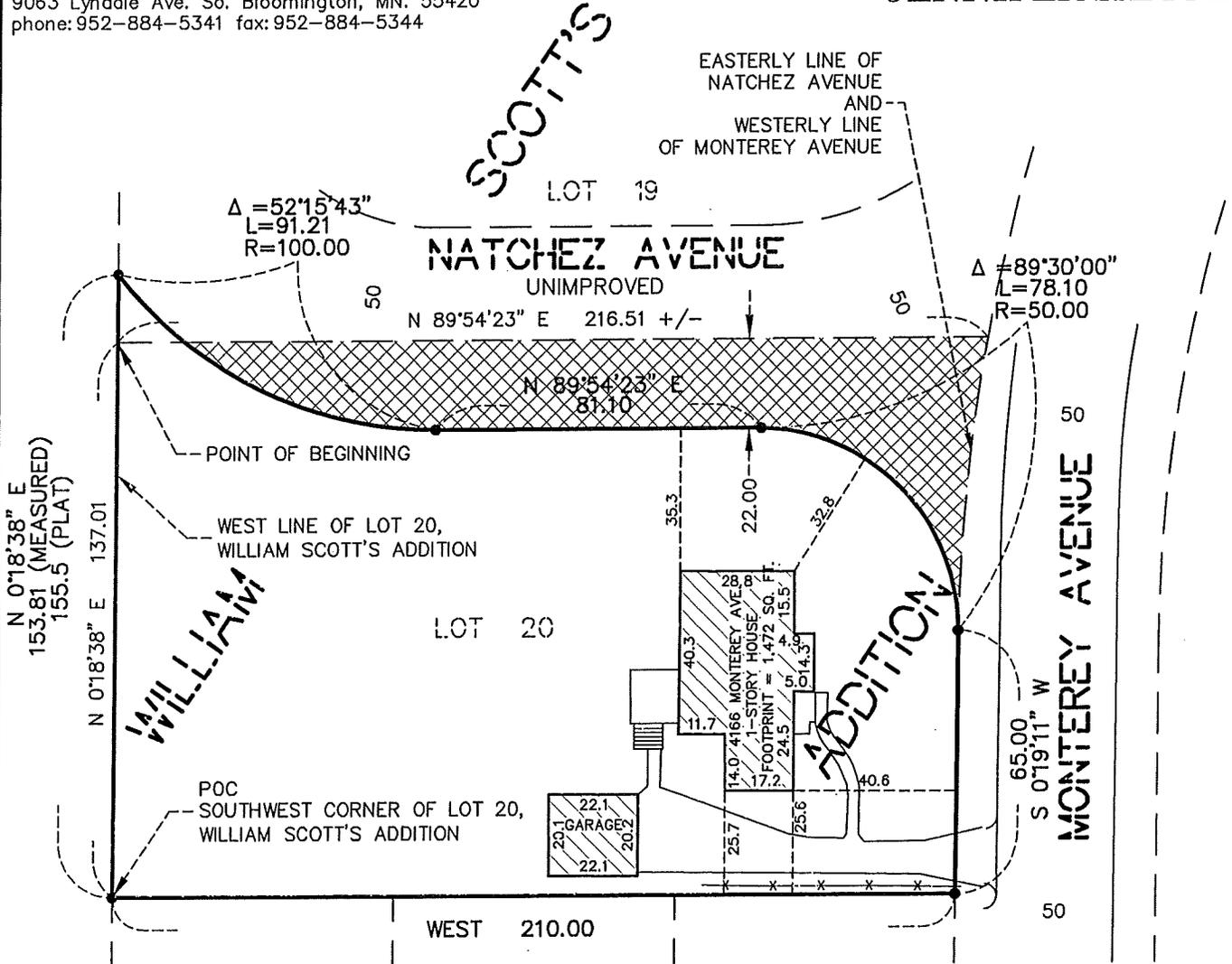
# HARRY S. JOHNSON LAND SURVEYORS

9063 Lyndale Ave. So. Bloomington, MN. 55420  
phone: 952-884-5341 fax: 952-884-5344

Certificate of Survey

for

## JENNIFER SAMUEL



### PROPOSED PROPERTY ACQUISITION LEGALLY DESCRIBED AS:

That part of Natchez Avenue, adjoining Lot 20, William Scott's Addition, lying south of the following described line:

Commencing at the southwest corner of Lot 20, WILLIAM SCOTT'S ADDITION, Hennepin County, Minnesota; thence North 0 degrees 18 minutes 38 seconds East, an assumed bearing, along the west line of said Lot 20 a distance of 137.01 feet to the point of beginning of the line to be described; thence North 89 degrees 54 minutes 23 seconds East 216.51 feet, more or less, to the easterly line Natchez Avenue and there terminating.

Area = 4,525 Sq. Ft.

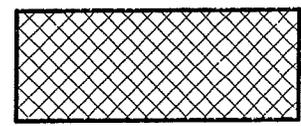
### General Notes:

1. Bearings shown based assumed.

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.

Date: August 17, 2012

*Thomas E. Hodorff*  
Thomas E. Hodorff, L.S. MN Reg. No. 23677



PROPOSED PROPERTY ACQUISITION



SCALE: 1" = 40'

JOB NO: 2012341.DWG

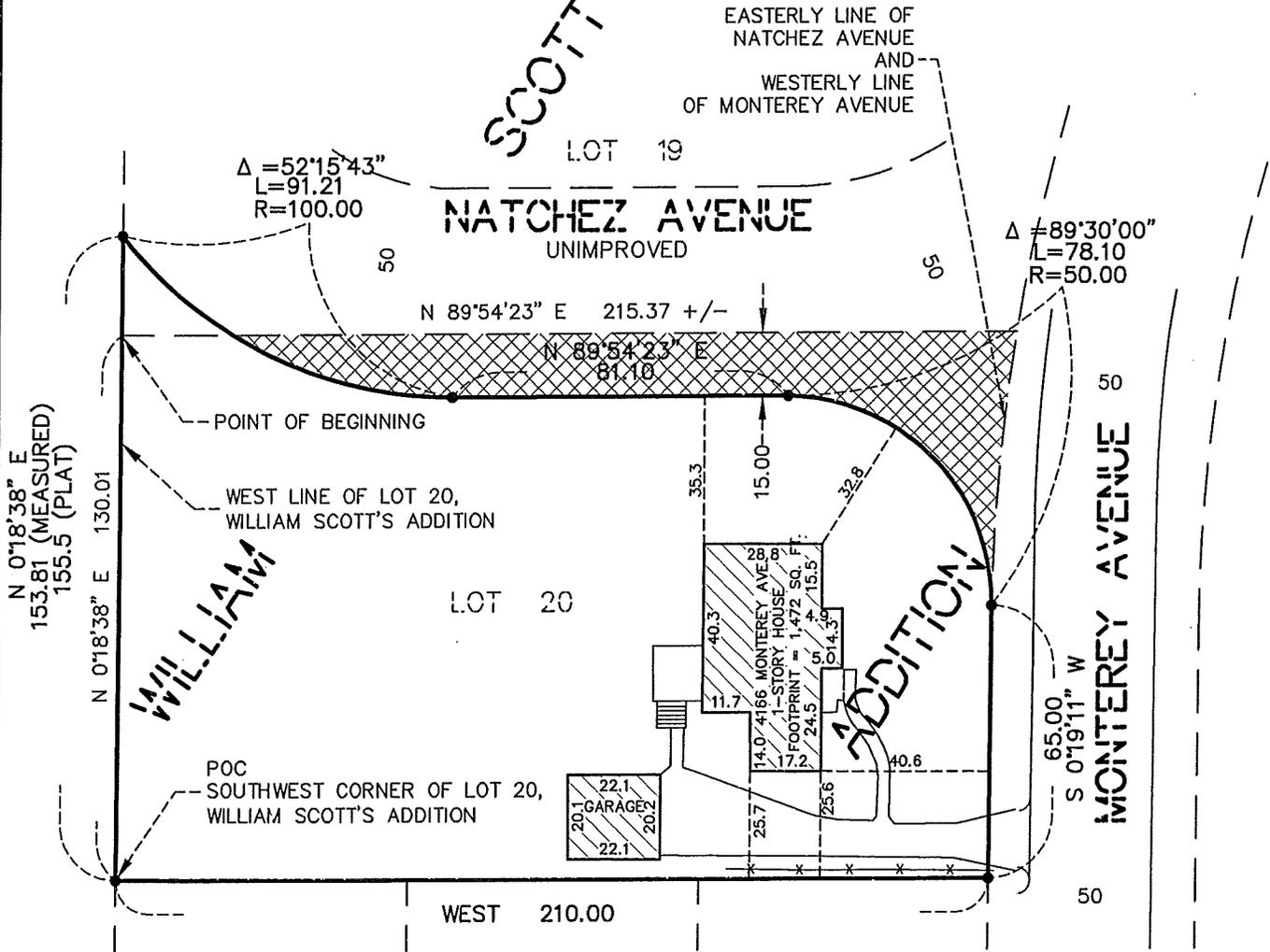
15 feet vacation (option A)

**HARRY S. JOHNSON**  
**LAND SURVEYORS**

9063 Lyndale Ave. So. Bloomington, MN. 55420  
phone: 952-884-5341 fax: 952-884-5344

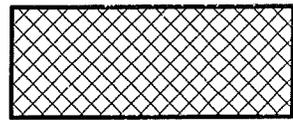
Certificate of Survey

for  
**JENNIFER SAMUEL**



**PROPOSED PROPERTY ACQUISITION LEGALLY DESCRIBED AS:**

That part of Natchez Avenue, adjoining Lot 20, William Scott's Addition, lying south of the following described line:



PROPOSED PROPERTY ACQUISITION

Commencing at the southwest corner of Lot 20, WILLIAM SCOTT'S ADDITION, Hennepin County, Minnesota; thence North 0 degrees 18 minutes 38 seconds East, an assumed bearing, along the west line of said Lot 20 a distance of 130.01 feet to the point of beginning of the line to be described; thence North 89 degrees 54 minutes 23 seconds East 215.37 feet, more or less, to the easterly line Natchez Avenue and there terminating.

Area = 3,163 Sq. Ft.

General Notes:

1. Bearings shown based assumed.

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.

Date: August 17, 2012

*Thomas E. Hodorff*  
Thomas E. Hodorff, L.S. MN Reg. No. 23677



SCALE: 1" = 40'

JOB NO: 2012341.DWG

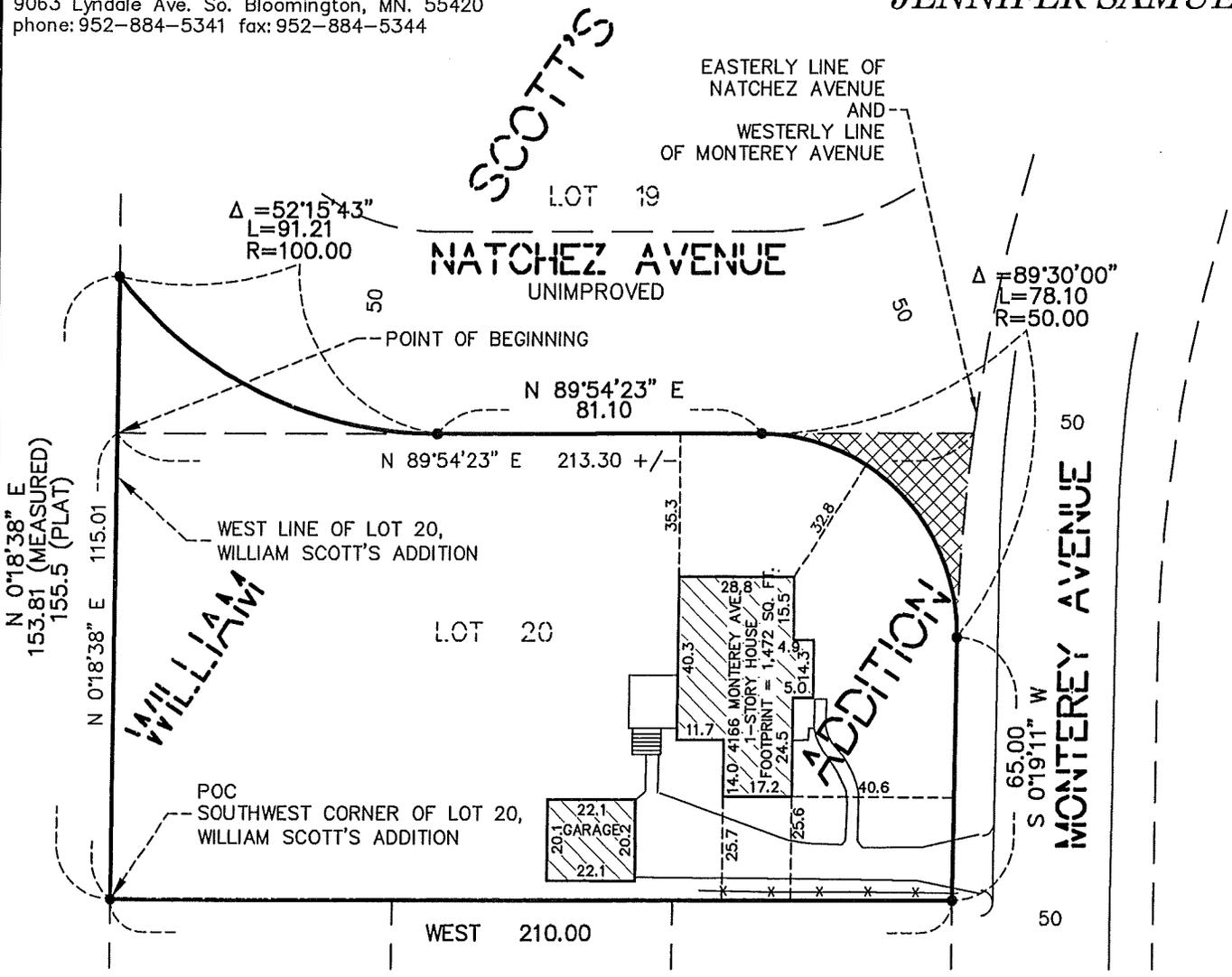
Wedge Vacation Option B

**HARRY S. JOHNSON**  
**LAND SURVEYORS**

9063 Lyndale Ave. So. Bloomington, MN. 55420  
phone: 952-884-5341 fax: 952-884-5344

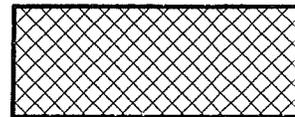
Certificate of Survey

for  
**JENNIFER SAMUEL**



**PROPOSED PROPERTY ACQUISITION LEGALLY DESCRIBED AS:**

That part of Natchez Avenue, adjoining Lot 20, William Scott's Addition, lying south of the following described line:



PROPOSED PROPERTY ACQUISITION

Commencing at the southwest corner of Lot 20, WILLIAM SCOTT'S ADDITION, Hennepin County, Minnesota; thence North 0 degrees 18 minutes 38 seconds East, an assumed bearing, along the west line of said Lot 20 a distance of 115.01 feet to the point of beginning of the line to be described; thence North 89 degrees 54 minutes 23 seconds East 213.30 feet, more or less, to the easterly line Natchez Avenue and there terminating.

Area = 605 Sq. Ft.

General Notes:

1. Bearings shown based assumed.

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.

Date: August 17, 2012

*Thomas E. Hodorff*  
Thomas E. Hodorff, L.S. MN Reg. No. 23677



SCALE: 1" = 40'

JOB NO: 2012341.DWG

0702824130001  
BRET BETTERMAN  
ANAMARIA BETTERMAN  
4100 LYNN AVE  
EDINA MN 55416

0702824130002  
SUE ANN GUILDERMANN  
STEPHEN PHILLIPPS  
4104 LYNN AVE  
EDINA MN 55416

0702824130003  
PHYLLIS NARCISSE  
DALE E NARCISSE  
4108 LYNN AVE  
EDINA MN 55416

0702824130004  
PETER HWEE  
LAI KENG HWEE  
4112 LYNN AVE  
EDINA MN 55416

0702824130005  
TIMOTHY R VELNER  
KATHLEEN R HARTMANN  
4116 LYNN AVE  
EDINA MN 55416

0702824130006  
BROMLEY E JOHNSON  
BARBARA JOHNSON  
4120 LYNN AVE  
EDINA MN 55416

0702824130007  
ROBERT J LUNIESKI  
PATRICIA J CORCORAN  
4121 MONTEREY AVE  
EDINA MN 55416

0702824130008  
LAURIE J NEFF  
4117 MONTEREY AVE  
EDINA MN 55416

0702824130009  
PAUL J GANS  
4113 MONTEREY AVE  
EDINA MN 55416

0702824130010  
ROBERT C BEYERL  
LIANNE BEYERL  
4109 MONTEREY AVE  
EDINA MN 55416

0702824130011  
GLENN P BINDER  
DORAE S BINDER  
4105 MONTEREY AVE  
EDINA MN 55416

0702824130012  
MICHAEL J FLYNN  
MEGAN M FLYNN  
4101 MONTEREY AVE  
EDINA MN 55416

0702824130048  
PAUL B BANKER  
JULIE K GLOVER BANKER  
4000 LYNN AVE  
EDINA MN 55416

0702824130049  
TINA BURBACH  
JOE BURBACH  
4002 LYNN AVE  
EDINA MN 55416

0702824130050  
DONAVAN L HINRICHS  
CLAIRE HINRICHS  
4004 LYNN AVE  
EDINA MN 55416

0702824130051  
MOLLY A CADE  
4006 LYNN AVE  
EDINA MN 55416

0702824130052  
KRISTIN A HACRTEL  
4008 LYNN AVE  
EDINA MN 55416

0702824130053  
NANCY A SCHWAPPACH  
BRUNA BUCCIARELLI  
4010 LYNN AVE  
EDINA MN 55416

0702824130054  
MARY M MASON  
4012 LYNN AVE  
EDINA MN 55416

0702824130055  
SARAH DANIELSON  
4014 LYNN AVE  
EDINA MN 55416

0702824130056  
PAUL R NICHOLAS  
KAREN E HEINE  
4016 LYNN AVE  
EDINA MN 55416

0702824130057  
LYNN AVE PROPERTIES  
4220 CROCKER AVE  
EDINA MN 55416

0702824130058  
CHERYL A CURTIS  
4020 LYNN AVE  
EDINA MN 55416

0702824130059  
RICHARD H CRONSTROM  
4022 LYNN AVE  
EDINA MN 55416

0702824130060  
ORIOLE T VALLS  
MAUREEN E VALLS  
4021 MONTEREY AVE  
EDINA MN 55416

0702824130061  
SUSAN E DUNNE-GUZMAN  
ANDREW R GUZMAN  
4019 MONTEREY AVE  
EDINA MN 55416

0702824130062  
ROBERT HARRISS  
4015 MONTEREY AVE  
EDINA MN 55416

0702824130063  
DENICE K JASPER  
4013 MONTEREY AVE  
EDINA MN 55416

0702824130064  
ROB K KRUEGEL  
MARIE M KRUEGEL  
4011 MONTEREY AVE  
EDINA MN 55416

0702824130065  
NAOMI H LAFRENZ  
JASON P LAFRENZ  
4009 MONTEREY AVE  
EDINA MN 55416

0702824130066  
WENDY A PESKAR  
FRANK W PESKAR  
4007 MONTEREY AVE  
EDINA MN 55416

0702824130067  
MICHAEL A HERBERT  
4005 MONTEREY AVE  
EDINA MN 55416

0702824130068  
RONALD AHOLA  
DAWN AHOLA  
4003 MONTEREY AVE  
EDINA MN 55416

0702824130069  
ROSE C JACOBSON  
RICHARD L JACOBSON  
4001 MONTEREY AVE  
EDINA MN 55416

0702824130070  
SUSAN M ST JAMES  
4000 MONTEREY AVE  
EDINA MN 55416

0702824130071  
MARJORIE A LISOVSKIS  
GEORGE P LISOVSKIS  
4002 MONTEREY AVE  
EDINA MN 55416

0702824130072  
KELLY M DRAXTON  
JARED D ANDERSON  
4004 MONTEREY AVE  
EDINA MN 55416

0702824130073  
RITA EIGEN  
JAMES M EIGEN  
4006 MONTEREY AVE  
EDINA MN 55416

0702824130074  
JEAN P CEDERHOLM  
JAMES L CEDERHOLM  
4008 MONTEREY AVE  
EDINA MN 55416

0702824130075  
VERNA M DORNIN  
PAUL E DORNIN  
3907 WARWICK CT  
CORAOPOLIS PA 15108

0702824130076  
ROBERT J GENOVESE  
4012 MONTEREY AVE  
EDINA MN 55416

0702824130077  
MICHAEL L MILLER  
DIANA C COOPER  
4005 NATCHEZ AVE  
EDINA MN 55416

0702824130078  
KEVIN B FAUS  
KATHLEEN M ROBISON  
4016 MONTEREY AVE  
EDINA MN 55416

0702824130079  
MEREDITH L ANDERSON MILACNIK  
23204 GRASST PINE DR  
ESTERO FL 33928

0702824130080  
RESIDENTAL RENEWAL INC.  
3615 INGLEWOOD AVE  
ST LOUIS PARK MN 55416

0702824130081  
INDEPENDENT SCH DIST #283  
6425 W 33RD ST  
MINNEAPOLIS MN 55426

0702824130082  
ROBERT J O'BRIEN  
4019 NATCHEZ AVE  
EDINA MN 55416

0702824130083  
JEAN C HUBERS  
HARRIS E HUBERS  
4017 NATCHEZ AVE  
EDINA MN 55416

0702824130084  
TIMOTHY G CHAPDELAIN  
4015 NATCHEZ AVE  
EDINA MN 55416

0702824130085  
ZOHREN MAHDAVI  
4013 NATCHEZ AVE  
EDINA MN 55416

0702824130086  
TRACI L MANN  
STEPHEN A ENGEL  
4011 NATCHEZ AVE  
EDINA MN 55416

0702824130087  
THEODORE T JOHNSON  
4009 NATCHEZ AVE  
EDINA MN 55416

0702824130088  
INGRID R LOPEZ ORSINI  
FERNANDO L TORRES  
4007 NATCHEZ AVE  
EDINA MN 55416

0702824130089  
MICHAEL MILLER  
DIANA C COOPER  
4005 NATCHEZ AVE  
EDINA MN 55416

0702824130090  
TEMMA R SHANKMAN  
JAMES J HYMAN  
4003 NATCHEZ AVE  
EDINA MN 55416

0702824130091  
BROCK A BURKETT  
4001 NATCHEZ AVE  
EDINA MN 55416

0702824130110  
MARCUS A MOLLISON  
KRISTINE J MOLLISON  
4504 42ND ST W  
EDINA MN 55416

0702824130111  
TODD M MCINTYRE / TRUSTEE  
CAROLYN L MCINTYRE / TRUSTEE  
4502 42ND ST W  
EDINA MN 55416

0702824130112  
SCOTT R GAMBLE  
JOLYNN S GAMBLE  
4500 42ND ST W  
EDINA MN 55416

0702824130113  
JOHN EDWARD NIELSEN  
ALLISON F NIELSEN  
4408 42ND ST W  
EDINA MN 55416

0702824130116  
LINDA S BERBEROGLU  
4330 42ND ST W  
EDINA MN 55416

0702824130117  
THERESA M CARUFEL  
ALTON J CARUFEL  
4324 42ND ST W  
EDINA MN 55416

0702824130128  
INDEPENDENT SCH DIST 283  
6425 W 33RD ST  
MINNEAPOLIS MN 55426

0702824130129  
MATHIAS W SAMUEL  
4166 MONTEREY AVE  
EDINA MN 55416

0702824130138  
SETH SERGENT- LEVENTHAL  
4406 42ND ST W  
EDINA MN 55416

0702824130139  
JULIA POPE STEELE  
JEFFREY A STEELE  
4404 42ND ST W  
EDINA MN 55416

0702824240147  
^ RESIDENT  
4512 42ND ST W  
ST. LOUIS PARK MN 55416

0702824240148  
^ RESIDENT  
4701 41ST ST W  
ST. LOUIS PARK MN 55416

0702824240149  
^ RESIDENT  
4801 41ST ST W  
ST. LOUIS PARK MN 55416