

**CITY OF CRYSTAL
ECONOMIC DEVELOPMENT AUTHORITY**

**PROPOSED SALE OF PARTS OF 4724 LAKELAND AVENUE NORTH TO
ADJACENT OWNERS AT 4725 AND 4733 REGENT AVENUE NORTH**

**PUBLIC HEARING NOTICE
FOLLOWING THE 7:00 P.M. CITY COUNCIL MEETING
TUESDAY, FEBRUARY 17, 2015
CRYSTAL CITY HALL (4141 DOUGLAS DR N)**

The city's Economic Development Authority (EDA) is purchasing excess Hennepin County land at 4724 Lakeland Avenue North. **The EDA is getting ready to sell 4724 Lakeland for new home construction, but before doing so it may sell part of the back of the lot to the adjacent homeowners at 4725 and 4733 Regent Avenue North.** This would increase the size of the Regent properties' back yards and slightly reduce the size of the 4724 Lakeland lot. The proposed new boundary between 4724 Lakeland and the Regent properties would be located approximately where the overhead power line crosses 4724 Lakeland.

The first step is for the EDA to consider whether to sell parts of 4724 Lakeland to the adjacent Regent properties. The EDA will hold a public hearing on this matter after the 7:00 p.m. City Council meeting on Tuesday, February 17 at Crystal City Hall.

If you want to learn more about this item, you may:

- View an aerial photo and sketch of the proposal at Crystal City Hall during normal business hours or on the city website at http://www.crystalmn.gov/public_hearing_notices.php.
- View the city staff report which will be included in the EDA portion of the City Council's meeting packet available after 1:00 on Friday, February 13. The Council packet will be available at Crystal City Hall during normal business hours or on the city website at http://www.crystalmn.gov/city_government/council_meetings_and_agendas.php.
- Attend the EDA public hearing after the 7:00 p.m. City Council meeting on Tuesday, February 17 at Crystal City Hall.

If you want to discuss it with city staff, please contact City Planner John Sutter at 763.531.1142 or john.sutter@crystalmn.gov.

If you want to submit written comments for the record, please send them to City Planner, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422 or email john.sutter@crystalmn.gov.

If you want to speak directly to the EDA, please attend the EDA public hearing after the 7:00 p.m. City Council meeting on Tuesday, February 17 at Crystal City Hall.

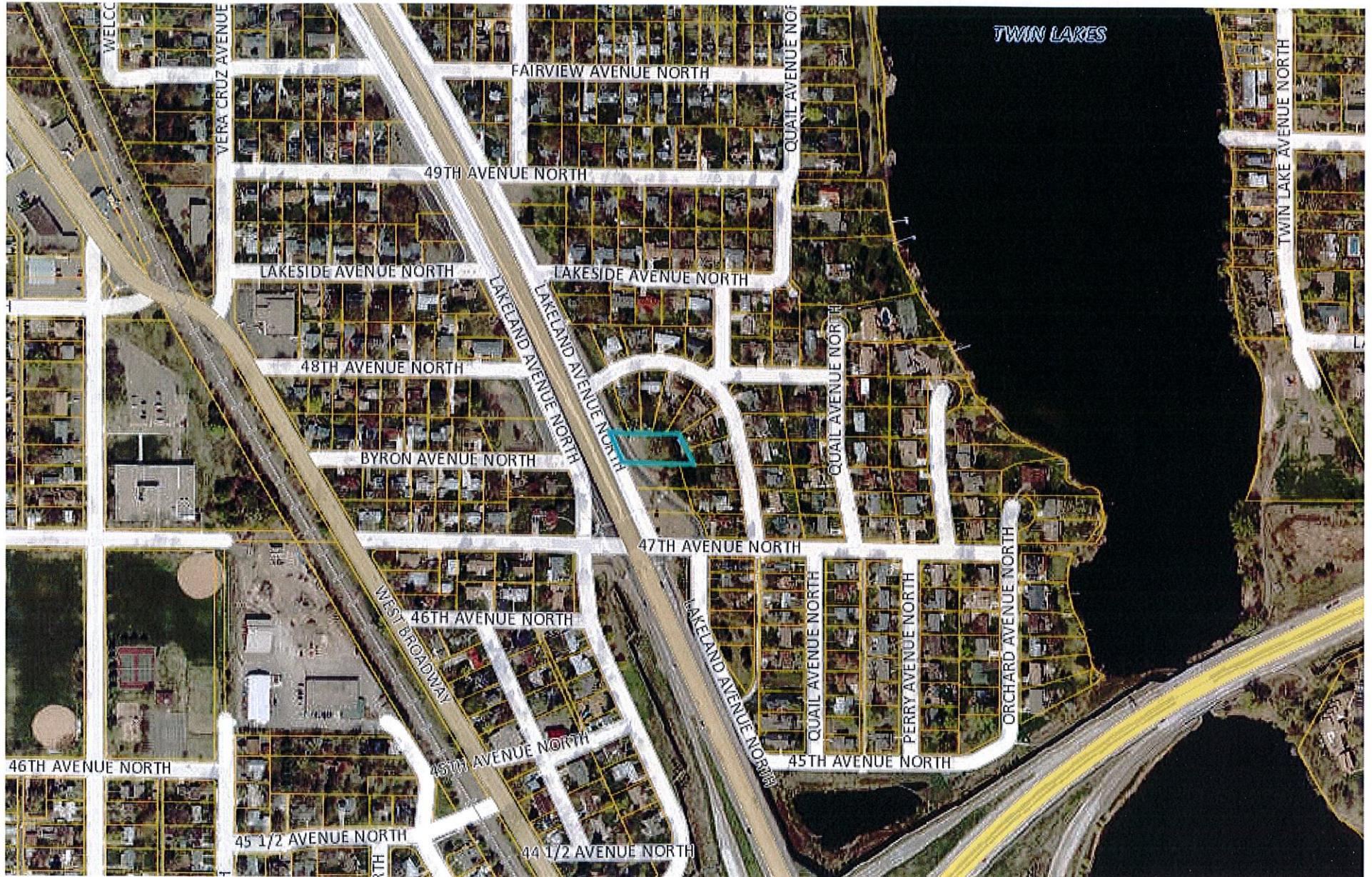
LEGAL NOTICE: Notice is hereby given that the Economic Development Authority of the City of Crystal ("the EDA") will meet on February 17, 2015, immediately following the regularly scheduled 7:00 p.m. City Council meeting, or as soon thereafter as the matter may be heard, at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider the sale of certain parts of 4724 Lakeland Avenue North which is proposed to be replatted as Crystal Economic Development Authority Seventh Addition yielding three parcels:

- Lot 1, containing approximately 11,700 sq. ft., to be sold for new house construction.

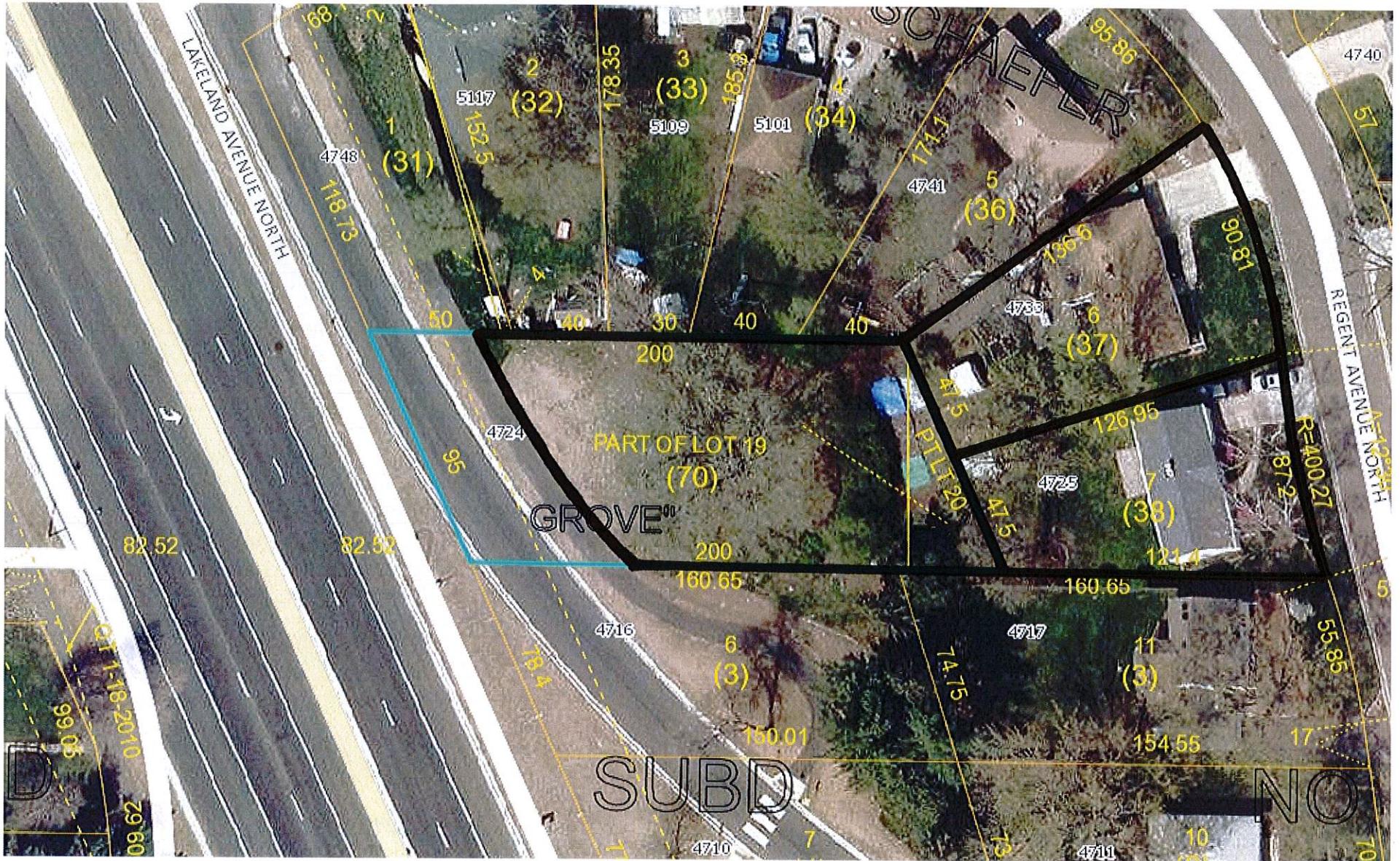
- Outlot A, containing approximately 1,100 sq. ft., to be sold to the owner of 4725 Regent Avenue North and combined with same to enlarge that property's back yard.
- Outlot B, containing approximately 500 sq. ft., to be sold to the owner of 4733 Regent Avenue North and combined with same to enlarge that property's back yard.

After holding the public hearing, the EDA will consider adoption of a resolution authorizing the sale of Outlots A and B, respectively, to the owners of 4725 and 4733 Regent Avenue North. Persons desiring to be heard on this matter are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing to: City Planner, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids for handicap persons are available upon request at least 96 hours in advance. Please call the City Clerk at 763-531-1145 to make arrangements. Deaf and Hard of Hearing callers should contact the Minnesota Relay Service at 800-627-3529 V/TTY or call 711 to be connected to a TTY.

2012 Aerial Photo



Current Lot Lines



Existing Conditions Survey For:
CITY OF CRYSTAL

Property located in Section 9, Township 118, Range 21,
Hennepin County, Minnesota.

Property Address: 4724 Lakeland Ave. N, Crystal, MN 55429

PID No. 09-118-21-42-0070

The Gregory Group
d.b.a.
LOT SURVEYS COMPANY, INC.
Established in 1962
LAND SURVEYORS

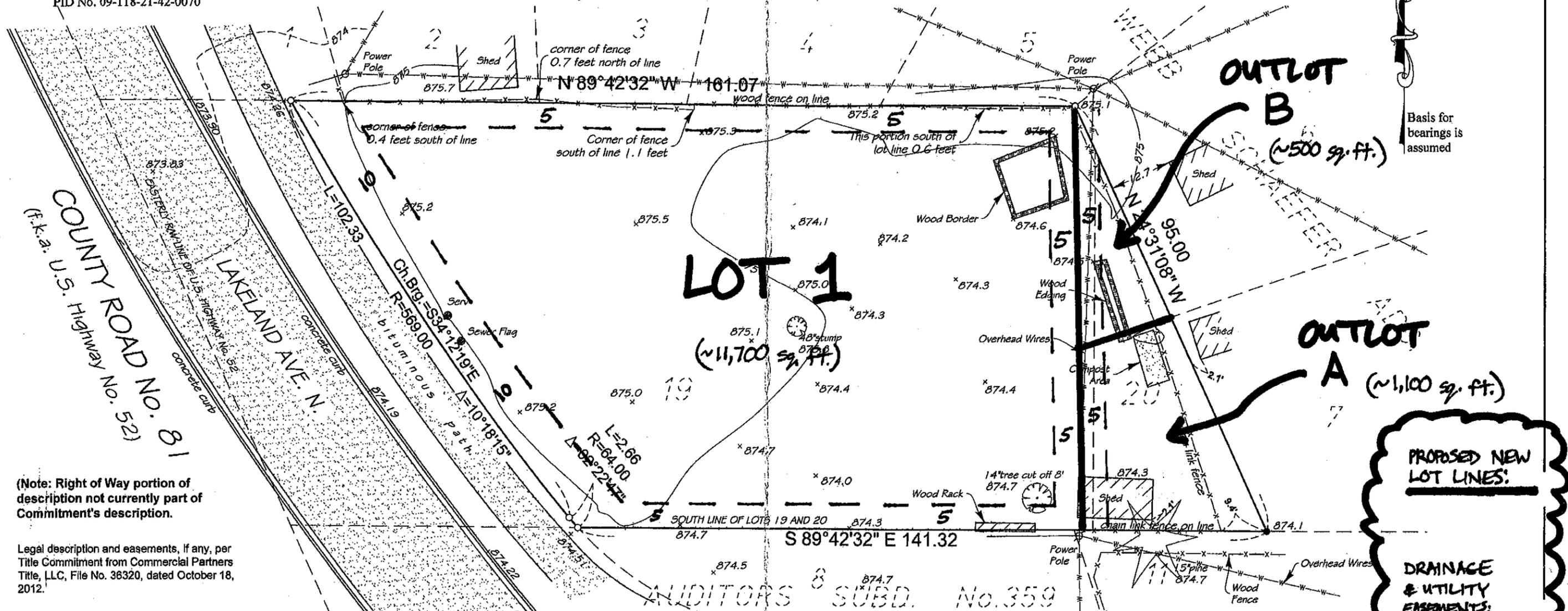
REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Fax No. 560-3522

Surveyors Certificate

Benchmark: Top Nut Hydrant at the Northeast Quadrant
of Lakeland Avenue & 48th Avenue
Elevation 876.71 feet NGVD 1929

INVOICE NO. 83415
F.B.NO. 1063-50
SCALE: 1" = 20'

- Denotes Found Iron Monument
- Denotes Iron Monument



Basis for bearings is assumed

PROPOSED NEW LOT LINES!

DRAINAGE & UTILITY EASEMENTS!

(Note: Right of Way portion of description not currently part of Commitment's description.)

Legal description and easements, if any, per Title Commitment from Commercial Partners Title, LLC, File No. 36320, dated October 18, 2012.

LEGAL DESCRIPTION:

That part of Lots 19 and 20, "Schaefer's Lake Side Grove", described as follows: Beginning at the point of intersection of the South line of Lot 19 with the Easterly line of the right of way of U.S. Highway No. 52; thence East along the South line of Lots 19 and 20 a distance of 200 feet; thence Northwesterly parallel with the Easterly line of said U.S. Highway No. 52 a distance of 95.0 feet; thence West parallel with the South line of Lots 19 and 20 to the Easterly line of right of way of said U.S. Highway No. 52; thence Southeasterly along said Easterly line of said right of way 95.0 feet to the point of beginning.

Reserving to the County of Hennepin a permanent easement for highway purposes over all that part of the above described tract which lies westerly and southwesterly of the following described line:

Commencing at the northeast corner of the above described tract; thence run westerly along the north line of said tract on an assumed bearing of North 89 degrees 42 minutes 32 seconds West for 161.07 feet to a point on a non-tangential curve; concave to the northeast having a radius of 569.00 feet and a central angle of 10 degrees 18 minutes 15 seconds; said point being the actual point of beginning of the line being described; thence southeasterly along the arc of said curve a distance of 102.33 feet, said arc subtended by a chord bearing South 34 degrees 12 minutes 19 seconds East; to a point on a compound curve, concave to the northeast having a radius 64.00 feet and a central angle of 46 degrees 43 minutes 03 seconds; thence southeasterly along the arc of said curve a distance of 52.18 feet, said arc subtended by a chord bearing South 62 degrees 42 minutes 58 seconds East and said line there terminating.

I certify that this plan, specification, or report was under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota
Surveyed this 16th day of December 2014.

Signed *Gregory R. Prash*

Gregory R. Prash, Minn. Reg. No. 24992

Drawn By	Eckhart	File Name	slsg-19-20-fb106350inv83415.dwg
Rev			