



**MEMORANDUM**

TO: Phil Kern  
FROM: Annie Rexine / Alan Brixius  
DATE: October 8, 2008  
RE: Delano: Kings Pointe Easement Vacation  
FILE NO: 432.08 – 08.06

Roger Derrick, representing Cottage Homesteads at Kings Pointe, LLC, has requested drainage and utility easement vacation for Block 1, Kings Pointe. This project was originally approved as two, four-unit townhomes with associated perimeter drainage and utility easements.

Due to market conditions, the applicant was approved to increase the number of townhomes to two, six-unit townhomes in April of 2008. With this enlargement, the need has arisen to vacate the previously approved two, four-unit townhome perimeter drainage and utility easements. Easement vacation is needed to proceed with replatting.

At this time we ask the Planning Commission to recommend to the City Council that the drainage and utility easement vacation is consistent with the Comprehensive Plan.

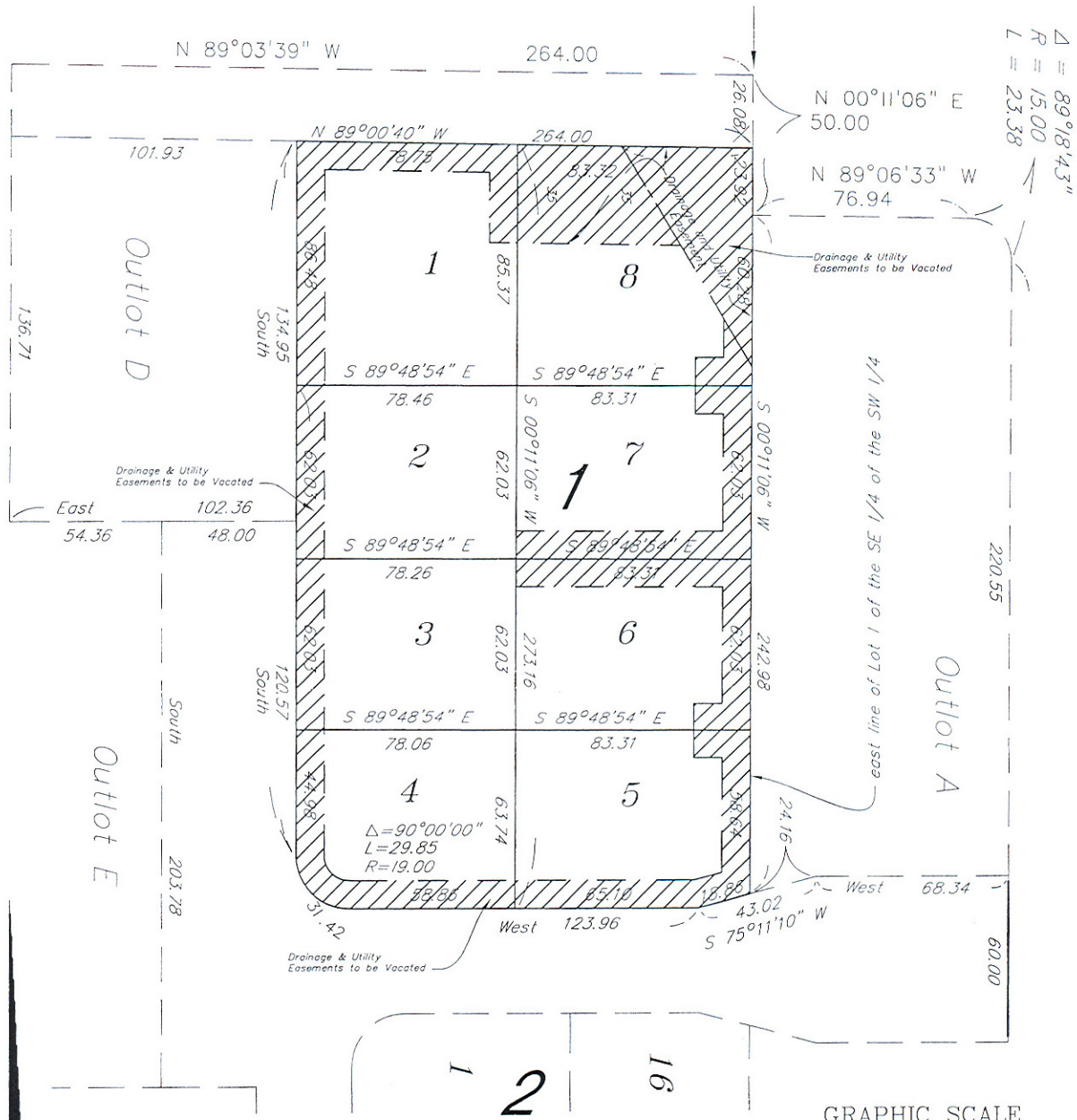
**Attached for reference:**

Exhibit A: Drainage and Utility Easement Vacation  
Exhibit B: Preliminary Plat  
Exhibit C: Final Plat

cc: Marlene Kittock  
Mark Johnson  
Vince Vander Top

# Exhibit for Easement Vacation

for  
**Cottage Homesteads**  
 Block 1, KINGS POINTE, Wright County, Minnesota



**Proposed legal description to vacate drainage and utility easement**

All the drainage and utility easement as shown and dedicated in Block 1, KINGS POINTE, according to the recorded plat thereof, Wright County, Minnesota

NOTE: The shaded area represents the drainage & utility easements that are to be vacated in that part of Block 1, KINGS POINTE.

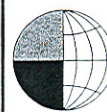
FIELD DATE: 8-25-08  
 BK/PG:  
 DRAWN BY: CEG/LAB  
 CHECKED BY: LAB

REVISIONS:


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.

Signed: *Lee A. Brown*  
 Lee A. Brown

Date: 8-27-08 Reg. No. 41886



**BOGART, PEDERSON & ASSOCIATES, INC.**

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DRAWING FILE:  
 08-0049EXHIBIT2.DWG

FILE NO.  
 08-0049.00



