

**CITY OF OAK GROVE
COUNTY OF ANOKA
STATE OF MINNESOTA**

NOTICE IS HEREBY GIVEN that the City of Oak Grove City Council will hold a public hearing on Monday, March 25, 2024 at or around 6:00pm in the City Council Chambers, 19900 Nightingale St NW, to accept public comment regarding vacation in part of the drainage and utility easement dedicated in the plat of TIMBER RIDGE OF OAK GROVE, as depicted in the attached sketch (the Subject Property”);

EASEMENT TO BE VACATED:

Vacate that part of the drainage and utility easement dedicated in the plat of TIMBER RIDGE OF OAK GROVE, according to the recorded plat thereof, Anoka County, Minnesota, lying in Lot 10, Block 2 of said TIMBER RIDGE OF OAK GROVE, described as follows: Commencing at the southwest corner of said Lot 10; thence South 86 degrees 14 minutes 58 seconds East, plat bearing, along the south line of said Lot 10, a distance of 47.64 feet; thence North 17 degrees 21 minutes 46 seconds East, a distance of 56.70 feet to the point of beginning of the easement to be vacated; thence continue North 17 degrees 21 minutes 46 seconds East, a distance of 46.93 feet; thence North 35 degrees 19 minutes 06 seconds East, a distance of 40.21 feet; thence South 56 degrees 40 minutes 36 seconds West, a distance of 25.20 feet; thence South 11 degrees 40 minutes 36 seconds West, a distance of 13.72 feet; thence North 78 degrees 19 minutes 22 seconds West, a distance of 17.50 feet; thence South 11 degrees 40 minutes 38 seconds West, a distance of 52.00 feet to a line bearing North 78 degrees 19 minutes 22 seconds West from the point of beginning; thence South 78 degrees 19 minutes 22 seconds East, along said line, a distance of 14.54 feet to the point of beginning.

All interested persons are invited to attend the public hearing and be heard on the matter, or to submit written materials prior to the meeting.

If you have questions regarding this matter, please contact City Hall at (763) 404-7007 or clerk@ci.oak-grove.mn.us.

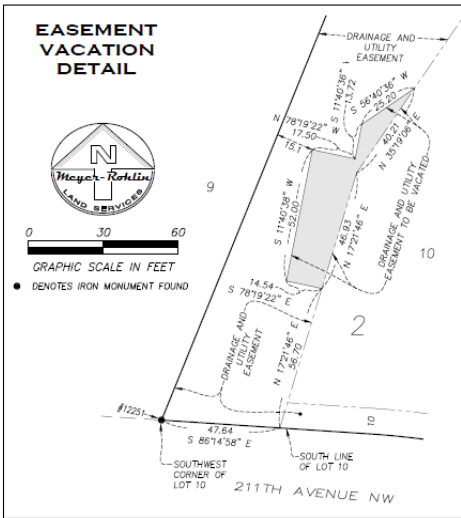
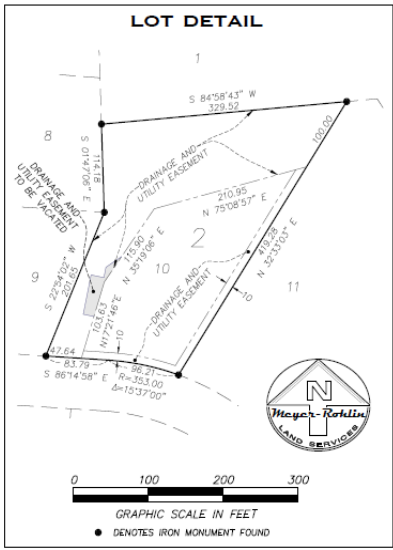
Billi Larson
City Clerk

Attachments:
Exhibit A – sketch of proposed vacation area

Mailed and posted – March 8, 2024



**EASEMENT VACATION EXHIBIT AND DESCRIPTION
FOR
CHRISTIAN BUILDERS & REMODELERS, INC.**



EASEMENT TO BE VACATED:
 Vacate that part of the drainage and utility easement dedicated in the plot of **TIMBER RIDGE OF OAK GROVE**, according to the recorded plat thereof, Anoka County, Minnesota, lying in Lot 10, Block 2 of said **TIMBER RIDGE OF OAK GROVE**, described as follows:
 Commencing at the southwest corner of said Lot 10; thence South 86 degrees 14 minutes 58 seconds East, a distance of 47.64 feet; thence North 17 degrees 21 minutes 46 seconds East, a distance of 56.70 feet to the point of beginning of the easement to be vacated; thence continue North 17 degrees 21 minutes 46 seconds East, a distance of 46.93 feet; thence North 35 degrees 19 minutes 06 seconds East, a distance of 40.21 feet; thence South 56 degrees 40 minutes 36 seconds West, a distance of 25.20 feet; thence South 11 degrees 40 minutes 36 seconds West, a distance of 13.72 feet; thence North 78 degrees 19 minutes 22 seconds West, a distance of 17.50 feet; thence South 11 degrees 40 minutes 36 seconds West, a distance of 52.00 feet to a line bearing North 78 degrees 19 minutes 22 seconds West from the point of beginning; thence South 78 degrees 19 minutes 22 seconds East, along said line, a distance of 14.54 feet to the point of beginning.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.
 Date 02/20/2024
 Trace C. McCoy
 License No. 44531

PROJECT LOCATION:
 1151 211TH AVENUE NW, OAK GROVE, MN
 LOT 10, BLOCK 2, TIMBER RIDGE OF OAK GROVE, ANOKA COUNTY, MN

 708 1st Avenue NE, #1 Buffalo, MN 55313 Ph: 763.682.1781 www.meyerrohlin.com		REVISIONS		
		DATE <u>02/20/2024</u>		
DRAWN BY AAN	BOOK 403	SHEET 1	OF 1	FILE NO. 2410B
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