

**CITY OF FALCON HEIGHTS  
COUNCIL RESOLUTION**

June 22, 2026

No. 26-55

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**RESOLUTION APPROVING THE VACATION OF A STORM SEWER EASEMENT AT  
1670 LARPENTEUR AVENUE**

WHEREAS, the City Council pursuant to Minnesota Statutes Section 412.851 desires to consider the vacation of a Storm Sewer Easement that was established by Document Number 2186355, recorded in the Office of the Ramsey County Recorder on September 25, 2012; and;

WHEREAS, on April 8, 2026, the City Council approved the Fairway Commons Planned Unit Development Amendment (Development) that required relocation of the existing public storm sewer infrastructure currently located within said easement area; and;

WHEREAS, the City Clerk published, posted, and mailed notice of a public hearing as required by law, and a public hearing was held on the proposed vacation on the 22<sup>nd</sup> day of June, 2026; and;

WHEREAS, a new Public Drainage and Utility Easement will be dedicated and recorded over the relocated storm sewer infrastructure as part of the approved Development; and;

WHEREAS, the existing easement area is no longer needed for public drainage and utility purposes due to the relocation of the storm sewer infrastructure; and;

WHEREAS, the City Council has determined that vacating the existing easement is in the public interest because replacement easement rights will be provided for the relocated public infrastructure;

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Falcon Heights, Minnesota:

1. The Storm Sewer Easement that is described in Document Number 2186355 located at 1670 Larpenteur Avenue is hereby vacated subject to the simultaneous recording of a grant of easement to the City for the relocated storm sewer infrastructure. The Storm Sewer Easement that is to be vacated is shown on the attached Exhibit A and legally described on the attached Exhibit B.
2. City staff is hereby authorized and directed to file a notice of completion of vacation proceedings, subject to the condition under Paragraph 1 above.

Moved by:

*Randy Gustafson*  
Wassenberg

Approved by:  
Randy Gustafson  
Mayor  
June 22, 2026

*Randy Gustafson*

GUSTAFSON ✓ 5 In Favor  
MAY ✓  
MIELKE ✓ 0 Against  
MOGEN ✓  
WASSENBERG ✓

Attested by:  
Jack Linehan  
City Administrator  
June 22, 2026

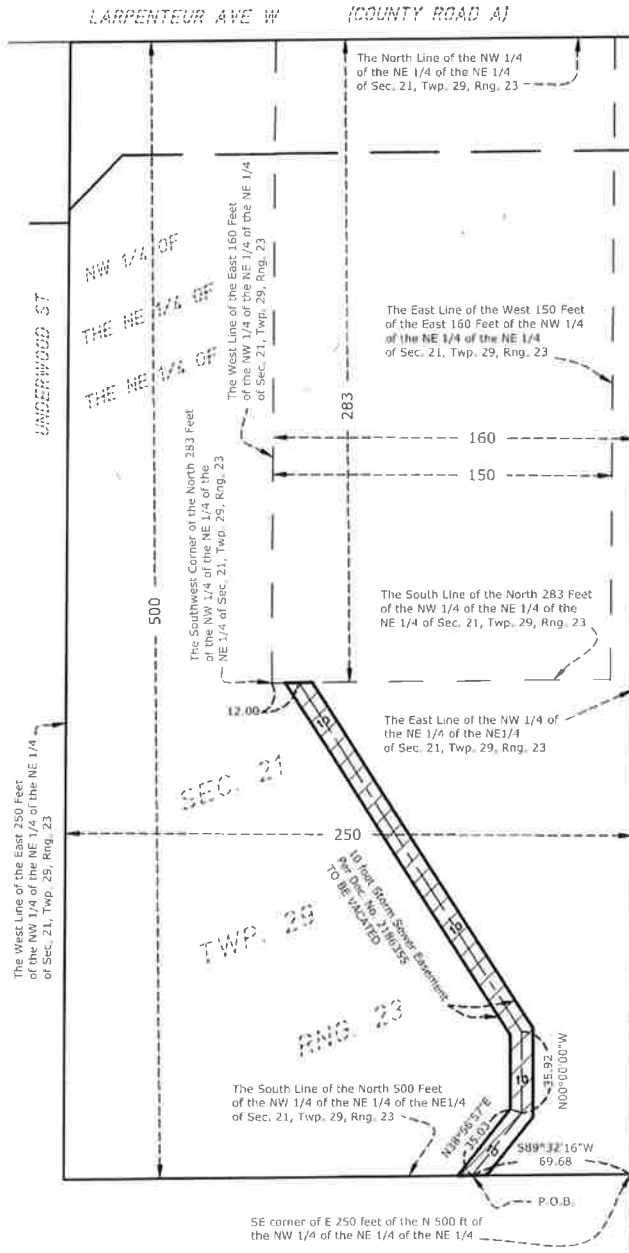
*Jack Linehan*

# EXHIBIT A

## Depiction of the Vacated Area

### Easement Vacation Exhibit Doc. No. 2186355

NW Quarter of the NE Quarter of the NE Quarter of Section 21, Township 29 N., Range 23 W.  
City Falcon Heights, Ramsey County, Minnesota



#### EASEMENT VACATION DESCRIPTION

That Storm Sewer Easement as described in Document No. 2186355, filed in the Office of the Registrar of Titles, Ramsey County, Minnesota, said Easement being described as follows:

A 10.00 foot wide strip of land over that part of the following described property:

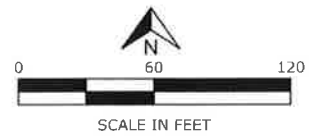
The East 250.00 feet of the North 500.00 feet of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 21, Township 29 North, Range 23 West, Ramsey County, Minnesota; except the West 150.00 feet of the East 160.00 feet of the North 283.00 feet of said Northwest Quarter of the Northeast Quarter of the Northeast Quarter.

The center line of said strip is described as follows:

Commencing at the southeast corner of said East 250.00 feet of the North 500.00 feet; thence westerly, on an assumed bearing of South 89 degrees 32 minutes 16 seconds West, along the south line of said East 250.00 feet of the North 500.00 feet, a distance of 69.68 feet to the point of beginning of the center line to be described; thence North 38 degrees 56 minutes 57 seconds East a distance of 35.03 feet; thence on a bearing of NORTH a distance of 35.92 feet; thence northwesterly to a point on the south line of said West 150.00 feet of the East 160.00 feet of the North 283.00 feet, distant 12.00 feet easterly of the southwest corner thereof and said center line there terminating.

The sidelines of said strip are to be prolonged or shortened so as to begin on the south line of said East 250.00 feet of the North 500.00 feet and to terminate on the south line of said West 150.00 feet of the East 160.00 feet of the North 283.00 feet.

 DENOTES STORM SEWER EASEMENT TO BE VACATED



#### MINNESOTA CERTIFICATION

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.  
Dated this 18th day of May, 2026

Rory L. Synstelen

Minnesota License No. 44565

**CivilSite**  
GROUP  
5000 GLENWOOD AVENUE  
GOLDEN VALLEY, MN 55422  
CivilSiteGroup.com

Drawn By: TH  
Project No. 25503.00 SHEET 1 OF 1

## EXHIBIT B

### Legal Description of the Vacated Area

That Storm Sewer Easement as described in Document No. 2186355, filed in the Office of the Registrar of Titles, Ramsey County, Minnesota, said Easement being described as follows:

A 10.00 foot wide strip of land over that part of the following described property:

The East 250.00 feet of the North 500.00 feet of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 21, Township 29 North, Range 23 West, Ramsey County, Minnesota; except the West 150.00 feet of the East 160.00 feet of the North 283.00 feet of said Northwest Quarter of the Northeast Quarter of the Northeast Quarter.

The center line of said strip is described as follows:

Commencing at the southeast corner of said East 250.00 feet of the North 500.00 feet; thence westerly, on an assumed bearing of South 89 degrees 32 minutes 16 seconds West, along the south line of said East 250.00 feet of the North 500.00 feet, a distance of 69.68 feet to the point of beginning of the center line to be described; thence North 38 degrees 56 minutes 57 seconds East a distance of 35.03 feet; thence on a bearing of NORTH a distance of 35.92 feet; thence northwesterly to a point on the south line of said West 150.00 feet of the East 160.00 feet of the North 283.00 feet, distant 12.00 feet easterly of the southwest corner thereof and said center line there terminating.

The sidelines of said strip are to be prolonged or shortened so as to begin on the south line of said East 250.00 feet of the North 500.00 feet and to terminate on the south line of said West 150.00 feet of the East 160.00 feet of the North 283.00 feet.