



TO: Mayor and City Councilmembers
FROM: Steve Gatlin, City Manager 
SUBJECT: HRA Addendum–November 7, 2012
DATE: November 7, 2012

Adopt Agenda

It is recommended the Council adopt the HRA agenda as amended, adding an item to consider quit claim deed for permanent Easement on a single-family lot at 12490 Thrush Street NW.

Cons. Quit Claim Deed for Permanent Easement on a Single-Family Lot at 12490 Thrush Street NW

Introduction

The HRA is asked to consider a Quit Claim Deed for a permanent easement on a single-family lot at 12490 Thrush Street.

Discussion

At its November 7 meeting, the HRA will consider the sale of a single-family lot at 12490 Thrush Street acquired through the Scattered Site Acquisition Program. When Main Street was reconstructed in 2011, a noise wall was constructed along Main Street, in addition to a trail connecting the Thrush Street cul-de-sac to a new trail along the south side of Main Street. At that time, Anoka County did not obtain a permanent easement for maintenance of the noise wall and trail. Because the HRA is considering selling the lot, the County has requested that the HRA provide a maintenance easement. This is accomplished by executing the attached Quit Claim Deed.

Recommendation

Staff recommends that the HRA authorize the Chair and Secretary execute a Quit Claim Deed for a permanent easement for noise wall barrier, sloping, bikeway, walkway, and utility purposes at 12490 Thrush Street.

MAIN STREET (C.S.A.H. NO. 14)

UPLANDER ST.

COON CREEK GARDENS

COON CREEK GARDENS

COON CREEK GARDENS

North Line of Sec. 10, T.31, R.24

NW Corner of Sec. 10, T.31, R.24

S89°13'05"E
343.00

North Line of Lot 1

S01°00'13"W
80.56

50% Right of Way Line of C.S.A.H. No. 14
(Main Street) per Doc. No. 30286-001

Existing Noise Wall

Proposed Permanent Easement

East line of the Wty 343.00 ft.
of Lot 1, COON CREEK GARDENS

N89°56'39"E
33.68

N89°56'39"E
15.91

S00°10'40"E
15.91

Part of Lot 1

COON CREEK GARDENS

Part of Lot 1

COON CREEK GARDENS

33

33

COON CREEK GARDENS

Permanent Easement to the City
of...
purpose per Doc. No. 332959

Permanent Easement to the City
of...
purpose per Doc. No. 333789



West Line of the NW/4 of R24
NW/4 of Sec. 10, T.31, R.24

QUIT CLAIM DEED
Corporation or Partnership to
Corporation or Partnership

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required
 Certificate of Real Estate Value No. _____
 _____, 20____

County Auditor
 By: _____
 Deputy

(reserved for recording data)

STATE DEED TAX DUE HEREON: \$ _____
 Date: _____, 2012

FOR VALUABLE CONSIDERATION, The Housing and Redevelopment Authority in and for the City of Coon Rapids, a public body, corporate and politic, Grantor, hereby conveys and quitclaims to the County of Anoka, a political subdivision under the laws of Minnesota, Grantee, a permanent easement over real property in Anoka County, Minnesota, as described in the attached Exhibit A.

Affix Deed Tax Stamp Here

THE HOUSING AND REDEVELOPMENT
 AUTHORITY IN AND FOR THE CITY OF
 COON RAPIDS

By: _____
 Its: _____
 By: _____
 Its: _____

STATE OF MINNESOTA)
) ss.
 COUNTY OF ANOKA)

The foregoing was acknowledged before me this ____ day of November, 2012, by _____ and _____, the _____ and _____ of The Housing and Redevelopment Authority in and for the City of Coon Rapids, a public body, corporate and politic, on behalf of The Redevelopment Authority in and for the City of Coon Rapids.

Notarial Stamp or Seal (or other title or rank)

 Signature of person taking acknowledgment

SEND TAX STATEMENTS TO:

This Instrument Was Drafted By:
 Anoka County Attorney's Office
 Anoka County Government Center
 2100 Third Avenue
 Anoka, Minnesota 55303

Check here in part or all of the land is
 Registered (Torrens)

EXHIBIT A

A permanent easement for noisewall barrier, sloping, bikeway, walkway and utility purposes, over, under, and across the following described parcel:

That part of the North One-half (N 1/2) of Lot One (1), COON CREEK GARDENS, Anoka County, Minnesota, according to the recorded plat thereof, that lies northerly of the southerly 117.62 feet thereof and easterly of the westerly 343.00 feet thereof.

Said permanent easement lies southerly of the southerly right of way line of County State Aid Highway No. 14, also known as Main Street, as described in Document No. 500286.001, and northerly and easterly of the following described line:

Commencing at the northwest corner of Section 10, Township 31, Range 24, Anoka County, Minnesota; thence South 89 degrees 13 minutes 05 seconds East, bearing assumed, along the north line of said Section 10, a distance of 343.00 feet to its intersection with the northerly extension of the east line of said westerly 343.00 feet of Lot 1; thence South 01 degrees 00 minutes 33 seconds West, along said northerly extension and along the east line of said westerly 343.00 feet of Lot 1, a distance of 80.55 feet to the point of beginning of the line to be described; thence North 89 degrees 56 minutes 39 seconds East 53.68 feet; thence South 00 degrees 10 minutes 40 seconds East 15.81 feet; thence North 89 degrees 56 minutes 39 seconds East 90.13 feet to the east line of said Lot 1 and said line there terminating.

Said permanent easement containing 2,073 square feet, more or less.

P.I.N 10-31-24-22-0101