

To: The Mayor and Council Members, City of Coon Rapids

The reason for the lot split:

In December of 1991 I purchased the property at 3338 116th Ave NW. From that date myself and the 3 different neighbors at 3352 116th Ave NW considered the property line to be the backyard fence continuing on down to the line between the cable box post and the mailboxes.

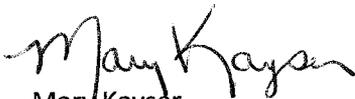
In November of 2012 I was informed that the line was not in fact that as we had believed. After 21 years of upkeeping and improving on that portion of property I filed an adverse possession lawsuit against the then owners of the property Wells Fargo Home Mortgage. Wells Fargo and I have come to an agreement on a new property line.

That part of Lot 10. Block 3, PHEASANT RIDGE, Anoka county, MN, lying east of the following described line and its extensions:

Beginning at the Southeast corner of said Lot 10; thence North 13 degrees 57 minutes and 02 seconds East, assuming the south line of said Lot 10 bears South 89 degrees 56 minutes 06 seconds West , a distance of 71.50 feet; thence North 28 degrees 02 minutes 34 seconds East a distance 57.43 feet to the Northerly line of said Lot 10 and said line there terminating the property

will now be added to Lot 9 Block 3.

The new property line and utility easement will be as shown on the enclosed survey for Mary Kayser dated 3/26/2015.


Mary Kayser

Included :

6 copies of the survey, petition to vacate drainage and utility easement, land use application form and fee