

DRAFTED BY  
AND RETURN TO:  
Saint Paul Regional Water Services  
1900 Rice Street  
Saint Paul, Minnesota 55113  
Phone: 651-266-6270

---

*(space above this line for Recorder's use only)*

**PUBLIC WATER UTILITY EASEMENT  
VACATION AND TERMINATION**

This **PUBLIC WATER UTILITY EASEMENT VACATION AND TERMINATION** (this "Easement Vacation"), is made this \_\_\_\_ day of October, 2022 by the **BOARD OF WATER COMMISSIONERS OF THE CITY OF SAINT PAUL**, d/b/a Saint Paul Regional Water Services, a municipal corporation under the laws of the State of Minnesota (the "Board").

**RECITALS:**

**WHEREAS**, pursuant to a Grant of Easement for Public Water Utility Purposes dated April 10, 2019, made by St. Paul Fire and Marine Insurance Company, a Connecticut corporation, and recorded May 13, 2019 as Document No. 3304567 in the Office of the County Recorder of Dakota County, Minnesota, an easement was created for the public water utility purposes (the "**Easement**") over a portion of the real property (the "Property") legally described as follows:

Lot 1, Block 1, Mendota Heights Business Park 4th Addition,  
according to the recorded plat thereof, filed and of record with the  
Dakota County Recorder, Dakota County, Minnesota; and

**WHEREAS**, the portion of the Property subject to the Easement is described and depicted on Exhibit A attached hereto and made a part hereof; and

**WHEREAS**, the Board no longer requires the Easement for public water utility purposes

and desires to vacate and terminate the Easement for the benefit of the Property and all present and future owners thereof, together with their successors and assigns.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Board hereby vacates, terminates, releases and relinquishes the Easement and hereby releases the Property and its present and future owners from all duties, liabilities and obligations imposed by the Easement. This Easement Vacation shall be recorded in the official land records of Dakota County, Minnesota and shall be binding upon the Board, its successors and assigns and shall inure to the benefit of the present and future owners of the Property and their successors and assigns.

[Remainder of page left intentionally blank.]

**IN WITNESS WHEREOF**, the undersigned has caused this Easement Vacation to be executed as of the day and year first above written.

Approved as to form:

**BOARD OF WATER COMMISSIONERS  
OF THE CITY OF SAINT PAUL**

By: \_\_\_\_\_  
Patrick Shea, General Manager  
Saint Paul Regional Water Services

By: \_\_\_\_\_  
Mara Humphrey, President

By: \_\_\_\_\_  
Lisa Veith  
Assistant City Attorney

By: \_\_\_\_\_  
Mollie Gagnelius  
Secretary

By: \_\_\_\_\_  
John McCarthy  
Director, Office of Financial Services

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF RAMSEY    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of October, 2022, by Mara Humphrey, President of the Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal corporation, on behalf of said corporation.

Notary Public: \_\_\_\_\_

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF RAMSEY    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of October, 2022, by Mollie Gagnelius, Secretary of the Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal corporation, on behalf of said corporation.

Notary Public: \_\_\_\_\_



EXHIBIT A

Vacation Sketch For: **BKBM ENGINEERS**

EASEMENT VACATION DESCRIPTION

A 30.00 foot wide strip of land over, under and across Lot 1, Block 1, MENDOTA HEIGHTS BUSINESS PARK 4TH ADDITION, Dakota County, Minnesota, the centerline of which is described as follows:

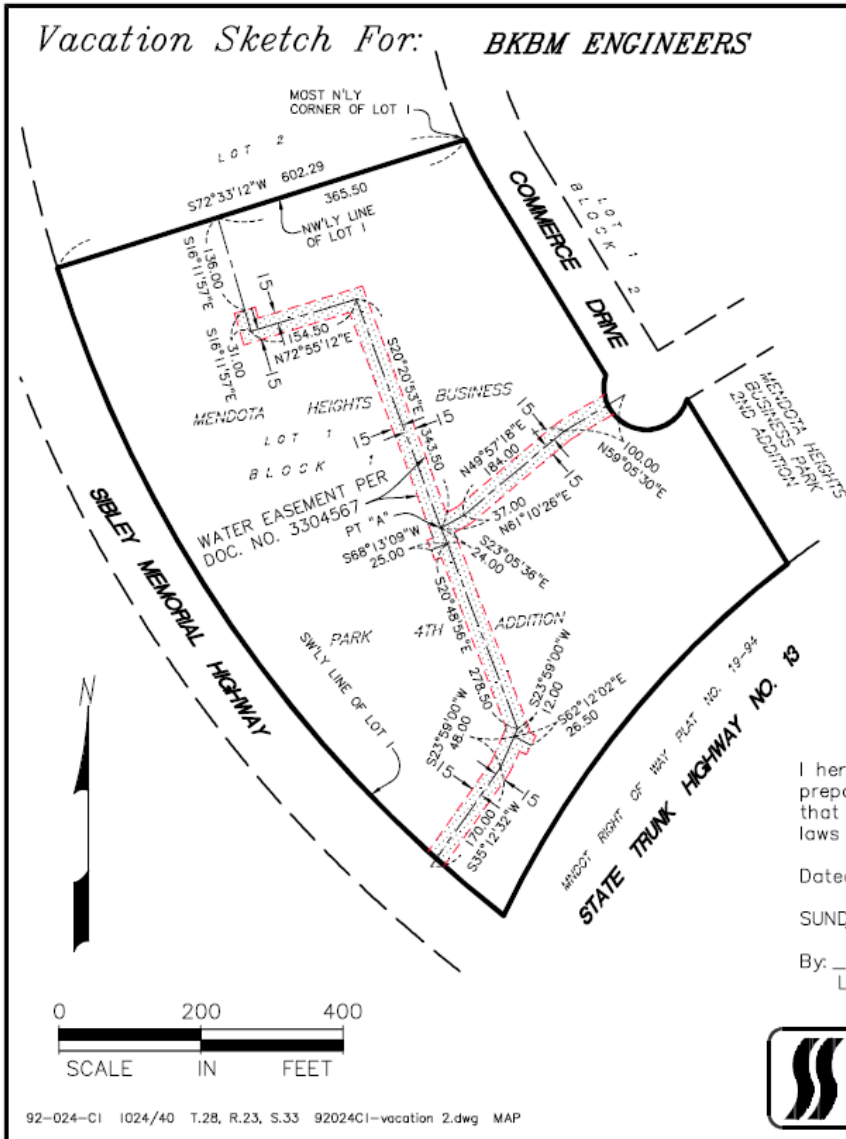
Commencing at the most northerly corner of said Lot 1; thence southwesterly, on an assumed bearing of South 72 degrees 33 minutes 12 seconds West, along the northwesterly line of said Lot 1, a distance of 365.50 feet; thence South 16 degrees 11 minutes 57 seconds East, a distance of 136.00 feet to the point of beginning of the centerline to be described; thence continue South 16 degrees 11 minutes 57 seconds East, a distance of 31.00 feet; thence North 72 degrees 55 minutes 12 seconds East, a distance of 154.50 feet; thence South 20 degrees 20 minutes 53 seconds East, a distance 343.50 feet to a point hereinafter referred to as "Point A"; thence North 61 degrees 10 minutes 26 seconds East, a distance of 37.00 feet; thence North 49 degrees 57 minutes 18 seconds East, a distance of 184.00 feet; thence North 59 degrees 05 minutes 30 seconds East, a distance of 100.00 feet; thence southwesterly along said centerline to the aforescribed Point A; thence South 23 degrees 05 minutes 36 seconds East, a distance of 24.00 feet; thence South 68 degrees 13 minutes 09 seconds West, a distance of 25.00 feet; thence North 68 degrees 13 minutes 09 seconds East, a distance of 25.00 feet; thence South 20 degrees 48 minutes 56 seconds East, a distance of 278.50 feet; thence South 23 degrees 59 minutes 00 seconds West, a distance of 12.00 feet; thence South 62 degrees 12 minutes 02 seconds East, a distance of 26.50 feet; thence North 62 degrees 12 minutes 02 seconds West, a distance of 26.50 feet; thence South 23 degrees 59 minutes 00 seconds West, a distance of 48.00 feet; thence South 35 degrees 12 minutes 32 seconds West, a distance of 170.00 feet and said centerline there terminating.

I hereby certify that this sketch, 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 14th day of July, 2022

SUNDE LAND SURVEYING, LLC.

By: *Leonard F. Carlson*  
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890



92-024-C1 1024/40 T.28, R.23, S.33 92024C1-vacation 2.dwg MAP

**SUNDE** LAND SURVEYING  
 9001 East Bloomington Freeway (35W) • Suite 118  
 Bloomington, Minnesota 55420-3435  
 952-881-2455 (Fax: 952-888-9526)  
 www.sunde.com