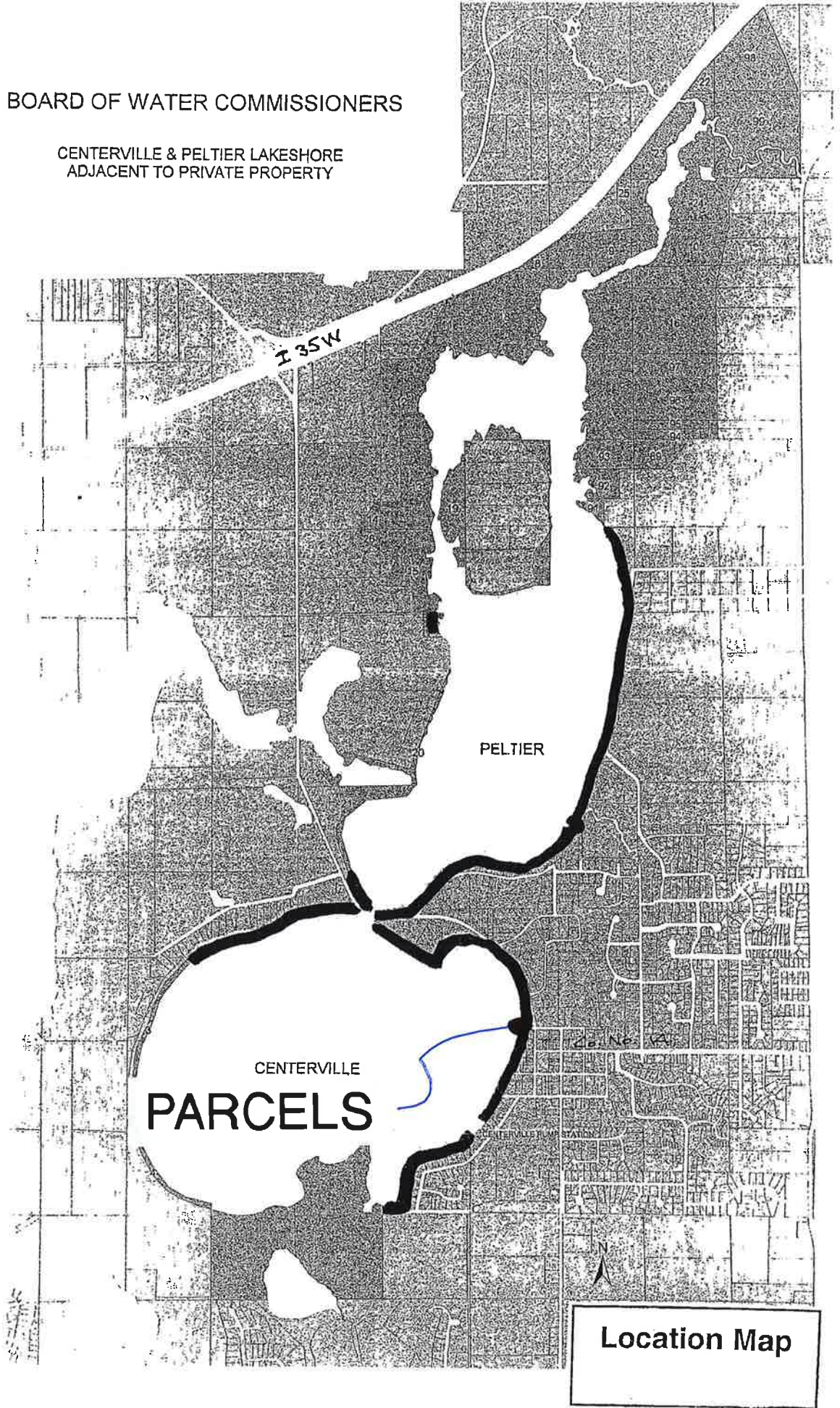


BOARD OF WATER COMMISSIONERS

CENTERVILLE & PELTIER LAKESHORE
ADJACENT TO PRIVATE PROPERTY



Location Map

CORPORATE LIMITS OF THE CITY OF CENTERVILLE

CENTERVILLE

LAKE

Centerville to buy

Centerville owns

M.C. 22

CO. B ST. AID.

HWY. NO. 14 ANOKA COUNTY HIGHWAY PLAT NO. 67

LAKELAND

LAKELAND

HILLS

AUD.

WESTVIEW

MAIN

GOIFFON ROAD

SOREL

E N T E R

STREET

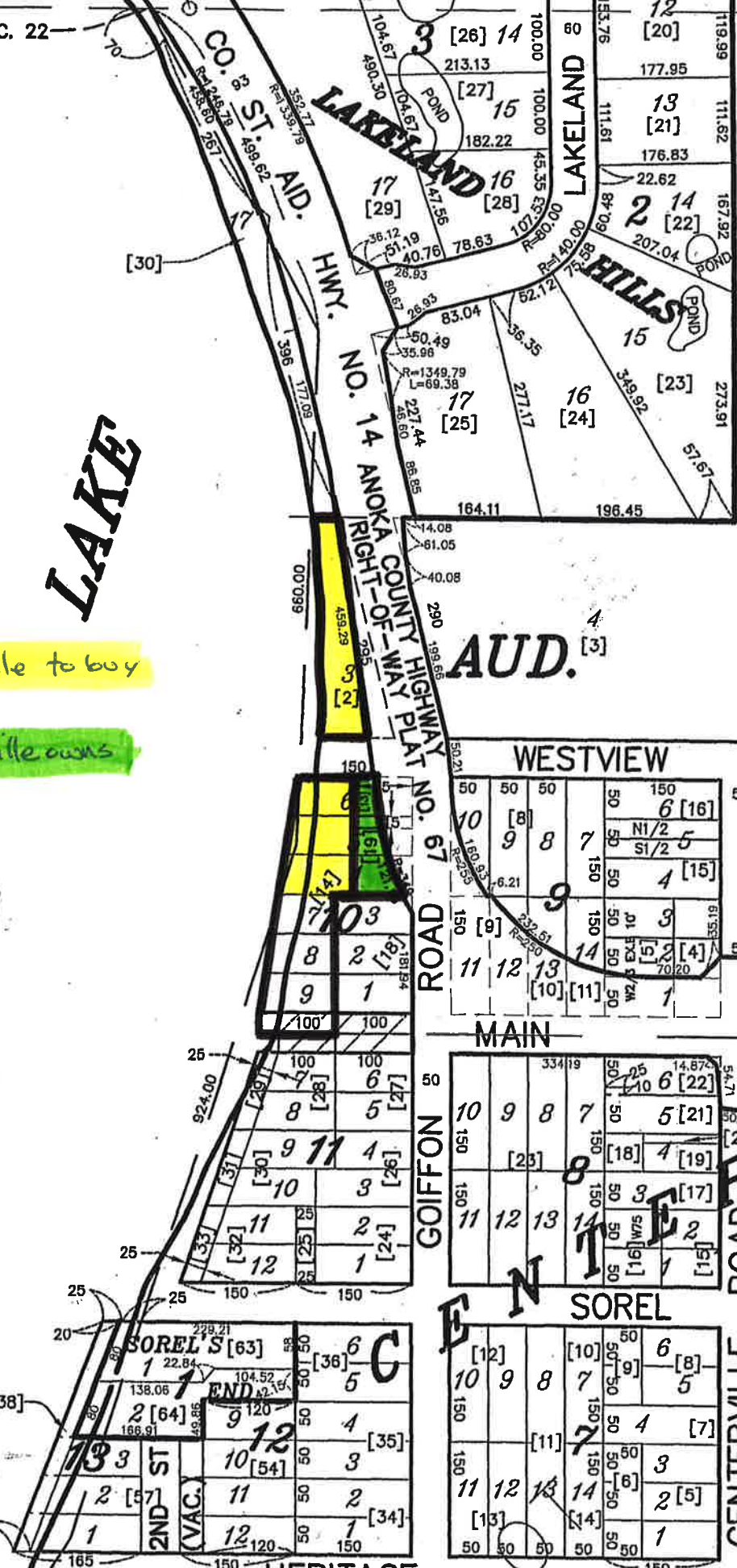
ROAD

CENTERVILLE

HERITAGE

STREET

NO. 2



GO

[8] [9] SUB. 201

ST

[150] [23] [7] [24] [8] [9] [10] [11] [12] [25] [26] [27] [28] [29] [30] [31] [32] [33] [34] [35] [36] [37] [38] [39] [40] [41] [42] [43] [44] [45] [46] [47] [48] [49] [50] [51] [52] [53] [54] [55] [56] [57] [58] [59] [60] [61] [62] [63] [64] [65] [66] [67] [68] [69] [70]

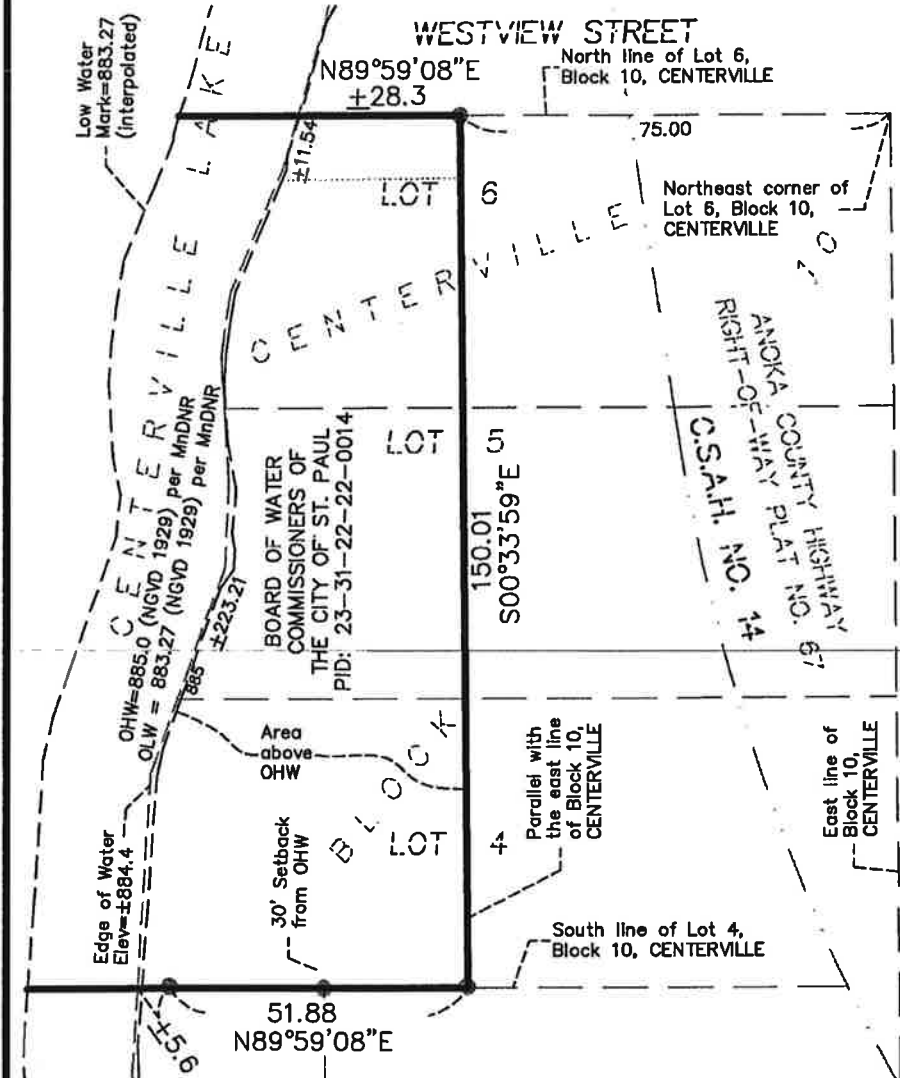
STREET

[20] [7] [28] [29] [30] [31] [32] [33] [34] [35] [36] [37] [38] [39] [40] [41] [42] [43] [44] [45] [46] [47] [48] [49] [50] [51] [52] [53] [54] [55] [56] [57] [58] [59] [60] [61] [62] [63] [64] [65] [66] [67] [68] [69] [70]

[7] [8] [9] [10] [11] [12] [13] [14] [15] [16] [17] [18] [19] [20] [21] [22] [23] [24] [25] [26] [27] [28] [29] [30] [31] [32] [33] [34] [35] [36] [37] [38] [39] [40] [41] [42] [43] [44] [45] [46] [47] [48] [49] [50] [51] [52] [53] [54] [55] [56] [57] [58] [59] [60] [61] [62] [63] [64] [65] [66] [67] [68] [69] [70]

[10] [14]

CERTIFICATE OF SURVEY



LEGEND:

● Found iron monument

AREA BREAKDOWN

TOTAL BOUNDARY AREA = ±9,755 square feet
 AREA ABOVE OHW = ±6,657 square feet
 AREA BELOW OHW = ±3,098 square feet

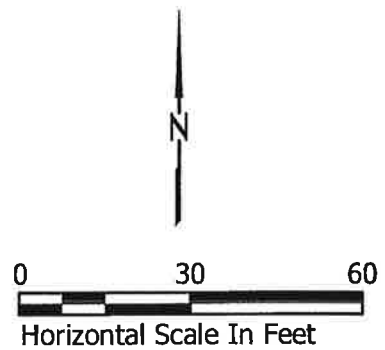
NOTES

1. Legal description taken from Document Number 1985279.001 recorded in Anoka County, Minnesota.
2. Description of property extends to elevation 883.27 feet (NGVD, 1929). This elevation is the lowest recorded elevation for Centerville Lake by Minnesota Department of Natural Resources on November 12, 1992.
3. Benchmark used was a brass disc on the top left abutment of the new outlet dam on the west side of Peltier Lake. Elevation = 887.25 (NGVD 1929). Mn DNR benchmark.
4. Owner: Board of Water Commissioners of the City of St. Paul per Anoka County tax records.

LEGAL DESCRIPTION

All lands in Lot 4, 5, and 6 of Block 10, Village of Centerville, Anoka County, Minnesota, lying between the low water line of Centerville Lake and the following described line: Commencing at a point on the north line of Lot 6, Block 10, Village of Centerville, county and state aforesaid, at a distance of 75.00 feet west of the northeast corner of said Block 10; thence south on a line running parallel to the east line of said Block 10, and at a distance of 75.00 feet there-from to the intersection with the south line of Lot 4, said Block 10; thence west along the south line of said Lot 4 of said Block 10 to the low water line of Centerville Lake; thence northerly along said low water line to the intersection with the north line of Lot 6, said Block 10, if produced west to low water line of Centerville Lake; thence east along the north line of said Block 10 to the point of beginning.

REVISED: 05/15/2009



FILE NAME 61608165V101.dwg	PROJ. NO. 61608165	DRAWN d jr	SURVEY
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DANIEL J. ROEBER

SIGNATURE: *Daniel J. Roeber*

DATE 05/06/2009 LIC. NO. 43133

Bonestroo

St. Paul Office
 2335 West Highway 36
 St. Paul, MN 55113
 Phone: 651-636-4600
 Fax: 651-636-1311
 www.bonestroo.com

Southerly Parcel \$7,500

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION

All that portion of land in the South half of Lot 1, Section 23, Township 31, Range 22, lying between the low water line of Centerville Lake and the following described line: Commencing at a point on the north line of said South half of Lot 1, Section 23, Township 31, Range 22, a distance of 33.00 feet measured at right angles, southwesterly from the center of the highway as now laid out and travelled through said Lot 1; thence South 11 degrees 41 minutes East, 295.00 feet more or less to the intersection with the north line of "A" Street, in the Village of Centerville, of Anoka County, Minnesota; thence west along said North line of said "A" Street to the low water line of Centerville Lake; thence northerly along said low water line to the intersection with said north line of the South half of Lot 1; thence east along said north line to the point of beginning.

AREA BREAKDOWN

TOTAL BOUNDARY AREA = ±12,735 square feet

AREA ABOVE OHW = ±6,802 square feet

AREA BELOW OHW = ±5,933 square feet

NOTES

1. Legal description taken from Document Number 1985279.001 recorded in Anoka County, Minnesota.
2. Description of property extends to elevation 883.27 feet (NGVD, 1929). This elevation is the lowest recorded elevation for Centerville Lake by Minnesota Department of Natural Resources on November 12, 1992.
3. Benchmark used was a brass disc on the top left abutment of the new outlet dam on the west side of Peltier Lake. Elevation = 887.25 (NGVD1929). Mn DNR benchmark.
4. Owner: Board of Water Commissioners of the City of St. Paul according to Anoka County tax records.

LEGEND:

- Set iron monument

SEC. 23

CENTERVILLE LAKE

Low Water Mark=883.27 (Interpolated)

OHW=885.0 (NGVD 1929) per MnDNR
OLW = 883.27 (NGVD 1929) per MnDNR

GOVERNMENT BOARD OF WATER COMMISSIONERS OF THE CITY OF ST. PAUL
PID: 23-31-22-22-0002

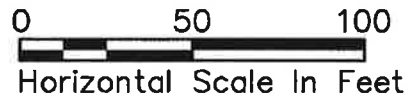
ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 67
N08°48'45"W
295.00 (deed)
296.97 (measured)

C.S.A.H. NO. 14

±38.3
S89°59'08"W
WESTVIEW STREET (A STREET)

RNG. 23

REVISED: 05/19/2009
REVISED: 05/15/2009



FILE NAME	61608165V102.dwg	PROJ. NO.	61608165	DRAWN	djr	SURVEY
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

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DATE 05/06/2009 LIC. NO. 43133



St. Paul Office
2335 West Highway 36
St. Paul, MN 55113
Phone: 651-636-4600
Fax: 651-636-1311
www.bonestroo.com

Northerly Parcel No Cost



1880 Main Street, Centerville, MN 55038

651 429 3232 or Fax 651 429 8629

May 5, 2014

Bill Tschida
St. Paul Regional Water Services
1900 Rice Street
St. Paul, MN 55133

Re: Purchase of Remnant Property

Dear Bill:

The city has an interest in purchasing the property on Centerville Lake along Main Street that adjoins property owned by the City in Block 10, Village of Centerville. I believe an appropriate price for the property is \$7,500. This property is about 6650 Square feet of upland with adjoining shoreland. The suggested price works out to approximately \$1.13 per square foot. The city would use the land for park purposes. It adjoins the regional trail and is a viewing area for the lake and is of interest because of the Bald Eagle Water Ski Club shows that use Centerville Lake. I would justify the proposed value as follows:

In 2014, the City offered for competitive sale, a similar parcel on Peltier Lake. It is likewise an odd-shaped parcel fronting on Main Street, County Road 14. The lot does have access from Main Street and in this case is buildable. The City received a single bid of \$60,000, which was accepted. This seemed like a low price for a lake lot, but the purchaser convinced the City, that given the odd-shape, difficult access and being on the county road, it was not a highly desirable lot. If you deduct the water and sewer assessments and the special assessment for streets totaling approximately \$17,000, the net land price is \$43,000 or \$1.84 per square foot.

We believe that a discount of \$0.72 from the comparable to recognize that the higher value parcel is buildable, is more than fair adjustment. Especially since the proposed acquisition is not buildable, even when added to the land the city already owns.

We hope that the Board will give this proposal fair consideration. Thank you.

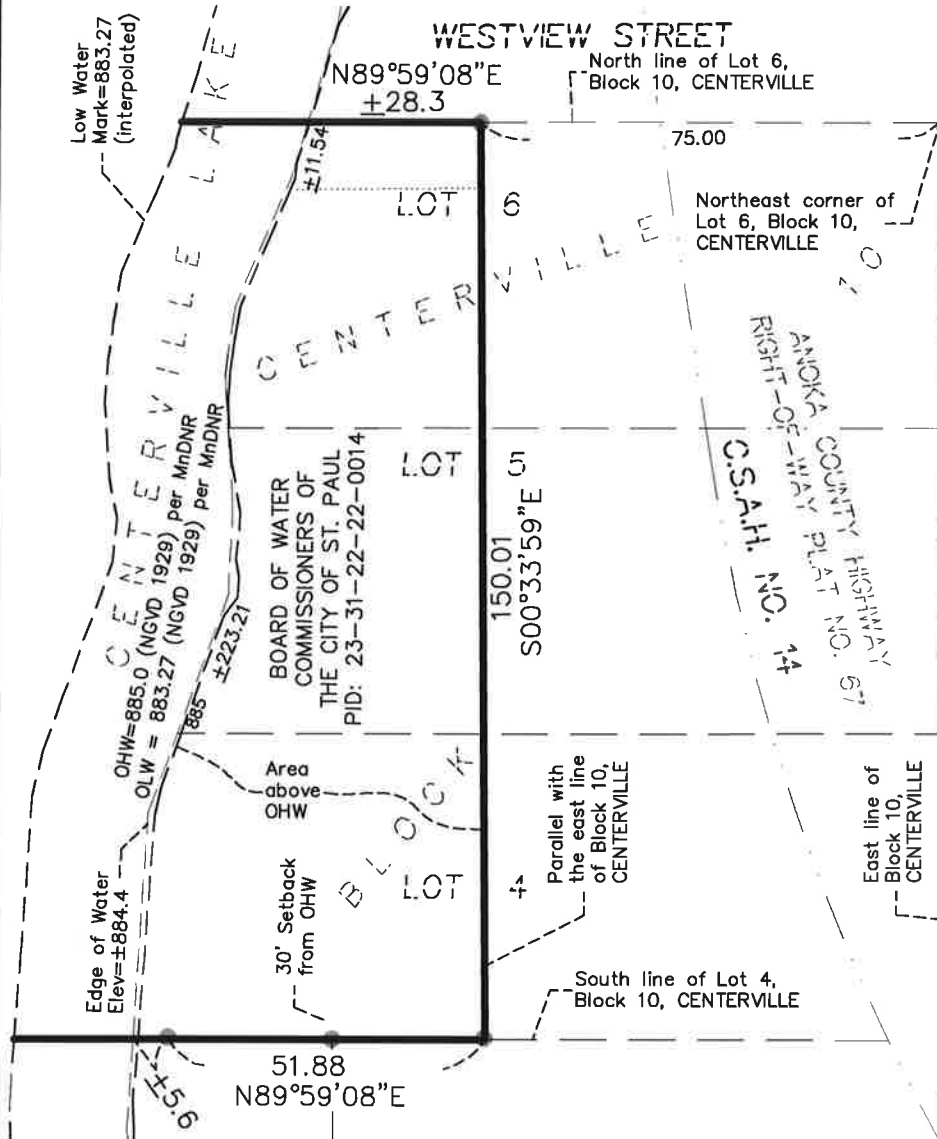
Yours truly,

Dallas Larson

Dallas Larson, Administrator

Enc.

CERTIFICATE OF SURVEY



LEGEND:

● Found iron monument

AREA BREAKDOWN

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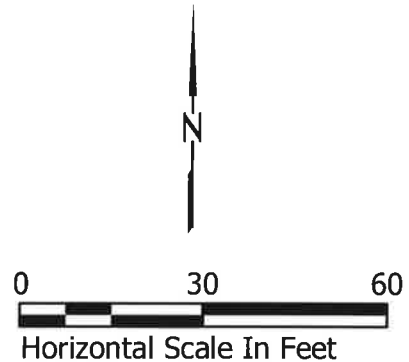
NOTES

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REVISED: 05/15/2009



FILE NAME 61608165V101.dwg	PROJ. NO. 61608165	DRAWN d jr	SURVEY
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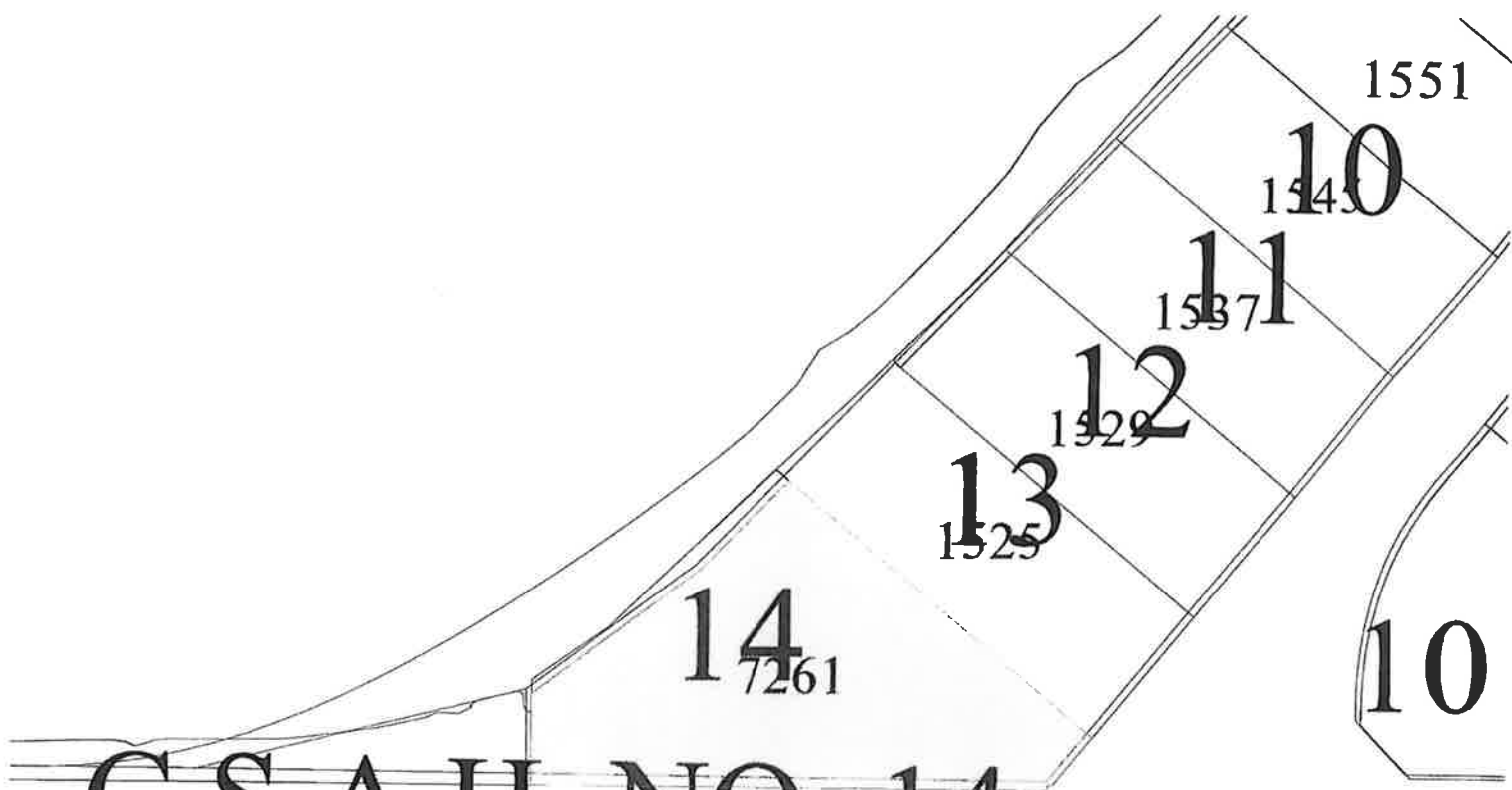
Subject Property

Area		6650
Cost	\$	7,500
Cost /sq ft	\$	1.13

Comparable

7261 Main Street

Area		23325
Value	\$	60,000
Less		
W/S-Street Assess	\$	17,000
Net Land Cost	\$	43,000
Cost /sq ft	\$	1.84
Difference	\$	0.72



C.S.A.H. NO. 14

DataView Information Listing
Monday, May 05, 2014

AREA 23325.3689387
ATTACH
BLOCK 2
FeatureId 1867
LOT 14
PERIMETER 673.610706519
PIN 153122440033
SEH_ACRES 0.5
SEH_ADDR 1880 MAIN ST
SEH_ADDR2 CENTERVILLE MN 55038
SEH_BUILT 0
SEH_CITY CENTERVILLE
SEH_HMSTD Municipal Other
SEH_HSE 7261
SEH_ID 1867
SEH_LEGAL BURQUE ADD NO 1 BLK 2 LOT 14
SEH_LEGAL2
SEH_LEGAL3
SEH_LEGAL4
SEH_NAME1 CENTERVILLE CITY OF
SEH_NAME2
SEH_OCCA1 Current Resident 1867
SEH_OCCA2
SEH_OCCA3 7261 MAIN ST
SEH_OCCA4 CENTERVILLE MN 55038
SEH_OWNA1 CENTERVILLE CITY OF
SEH_OWNA2
SEH_OWNA3 1880 MAIN ST
SEH_OWNA4 CENTERVILLE MN 55038
SEH_PLAT BURQUE ADD NO 1
SEH_STR MAIN ST
SEH_UNIT
SEH_VALL 152500
SEH_VIMP 0
SEH_VLAND 152500
SEH_ZIP 55038
Shape 1867