

FRIDLEY CITY CODE
APPENDIX H: PUBLIC RIGHT-OF-WAY FOR STREET & UTILITY PURPOSES

H-1: ORDINANCE NO. 997, ADOPTED 7/20/92

Parcel 1: Tract B, Registered Land Survey No. 121, Anoka County, Minnesota.

Parcel 2: Parts of Lots 7 and 8, Auditor's Subdivision No. 25, described as follows: that part of the Easterly 650 feet of Lot 7 lying Southwesterly of a line and its extensions drawn parallel with and 30 feet Southwesterly of a line described as follows: Commencing at a point 30 feet South of and on a line at right angles to the North line of Lot 7, said Auditor's Subdivision No. 25, from a point on said North line 647.73 feet West of the East line of said Lot 7 when measured along said North line; thence Southeasterly to a point on the Northerly extension of the East line of what was formerly Lot 3, Auditor's Subdivision No. 94, 30 feet North of the Northeasterly corner of said Lot 3 when measured along said Northerly extension and there terminating, and the West 400 feet of the East 800 feet of Lot 8 (except part described as follows: That portion of Lot 8 lying in the Southwest Quarter of the Northeast Quarter of the Southwest Quarter [SW 1/4 of NE 1/4 of SW 1/4] of Section 24, Township 30, Range 24, included within the following described tract: those parts of Lots 8 and 9, Auditor's Subdivision No. 25 lying Northeasterly of a line described as follows: Commencing at a point 30 feet South of and on a line drawn at right angles to the North line of Lot 7, said Auditor's Subdivision No. 25 from a point on said North line 647.73 feet West of the East line of said Lot 7 when measured along said North line; thence Southeasterly to a point on the Northerly extension of the East line of what was formerly Lot 3, Auditor's Subdivision No. 94, 30 feet North of the Northeasterly corner of said Lot 3 when measured along said Northerly extension and there terminating and lying Northwesterly of a line described as follows: starting at the Northeast corner of said Lot 8; thence Westerly along the North line of said Lot 8 a distance of 255 feet; thence Southwesterly at an angle of 62 degrees 14 minutes 40 seconds to the left to the point of junction with the line above described), and that part of Lot 7 described as follows: Commencing at the Southwest corner of the Easterly 650 feet of said Lot 7; thence North parallel with the East line of said Lot 7 a distance of 55 feet; thence West parallel with the South line of said Lot 7, 150 feet; thence South parallel with the East line of said Lot 7, 55 feet to the South line thereof; thence East 150 feet to the point of beginning (subject to the opening of Fillmore Street over the East 25 feet thereof) (except all that part of the West 150 feet of the East 800 feet of Lot 8 lying in the Southwest Quarter of the Northeast Quarter of the Southwest Quarter [SW 1/4 of NE 1/4 of SW 1/4] of Section 24, Township 30, Range 24 and except for the portion thereof described above, the West 150 feet of the East 800 feet of Lot 8, Auditor's Subdivision No. 25, and that part of Lot 7 described as follows: Commencing at the Southwest corner of the Easterly 650 feet of said Lot 7; thence North parallel with the East line of said Lot 7 a distance of 55 feet; thence West parallel with the South line of said Lot 7 a distance of 150 feet; thence South parallel with said East line of said Lot 7 to the South line thereof; thence East 150 feet to the point of beginning, except that portion of Lot 7 lying in the Southwest Quarter of the Northeast Quarter of the Southwest Quarter (SW 1/4 of NE 1/4 of SW 1/4) of Section 24, Township 30, Range 24.

Parcel 3: That part of the East 400 feet of Lot 8, Auditor's Subdivision No. 25 lying Southwesterly of the following described line: Commencing at a point on the North line of Lot 7 of said Auditor's Subdivision, 647.73 feet West of the East line thereof (as measured along said North line), thence Southerly at right angles to said North line 30 feet to the point of beginning, thence Southeasterly to a point on the Northerly extension of the East line of what was formerly Lot 3, Auditor's Subdivision No. 94, 30 feet North of the Northeasterly corner of said Lot 3 (as measured along said Northerly extension) and there terminating, subject to easements of record.

The following described properties have been used for street and utility purposes since 1965, and the area is commonly referred to as "Regis Lane":

Parcel 1: That part of Tract B, Registered Land Survey No. 121 lying north and east of a line and its extensions drawn parallel with and 30 feet southwesterly of a line described as follows: Commencing at a point 30 feet south of and on a line at right angles, to the north line of Lot 7, Auditor's Subdivision No. 25 from a point on said north line 647.73 feet west of the east line of said Lot 7 as measured along said north line; thence southeasterly to a point on the northerly extension of the east line of what was formerly Lot 3, Auditor's Subdivision No. 94, said point being 30 feet north of the northeast corner of said Lot 3, as measured along said northerly extension, thence continue southeasterly along the prolongation of last described line to its point of intersection with the north line of Sheridan Acres and there terminating.

Parcel 2: Parts of Lots 7 and 8, Auditor's Subdivision No. 25, described as follows: that part of the Easterly 650 feet of Lot 7 lying Southwesterly of a line and its extensions drawn parallel with and 30 feet Southwesterly of a line described as follows: Commencing at a point 30 feet South of and on a line at right angles to the North line of Lot 7, said Auditor's Subdivision No. 25, from a point on said North line 647.73 feet West of the East line of said Lot 7 when measured along said North line; thence Southeasterly to a point on the Northerly extension of the East line of what was formerly Lot 3, Auditor's Subdivision No. 94, 30 feet North of the Northeast corner of said Lot 3 when measured along said Northerly extension and there terminating, and the West 400 feet of the East 800 feet of Lot 8 (except part described as follows: That portion of Lot 8 lying in the Southwest Quarter of the Northeast Quarter of the Southwest Quarter [SW 1/4 of NE 1/4 of SW 1/4] of Section 24, Township 30, Range 24, included within the following described tract: those parts of Lots 8 and 9, Auditor's Subdivision No. 25 lying Northeasterly of a line described as follows: Commencing at a point 30 feet South of and on a line drawn at right angles to the North line of Lot 7, said Auditor's Subdivision No. 25 from a point on said North line 647.73 feet West of the East line of said Lot 7 when measured along said North line; thence Southeasterly to a point on the Northerly extension of the East line of what was formerly Lot 3, Auditor's Subdivision No. 94, 30 feet North of the Northeast corner of said Lot 3 when measured along said Northerly extension and there terminating and lying Northwesterly of a line described as follows: starting at the Northeast corner of said Lot 8; thence Westerly along the North line of said Lot 8 a distance of 255 feet; thence Southwesterly at an angle of 62 degrees 14 minutes 40 seconds to the left to the point of junction with the line above described), and that part of Lot 7 described as follows: Commencing at the Southwest corner of the Easterly 650 feet of said Lot 7; thence North parallel with the East line of said Lot 7 a distance of 55 feet; thence West parallel with the South line of said Lot 7, 150 feet; thence South parallel with the East line of said Lot 7, 55 feet to the South line thereof; thence East 150 feet to the point of beginning (subject to the opening of Fillmore Street over the East 25 feet thereof) (except all that part of the West 150 feet of the East 800 feet of Lot 8 lying in the Southwest Quarter of the Northeast Quarter of the Southwest Quarter [SW 1/4 of NE 1/4 of SW 1/4] of Section 24, Township 30, Range 24 and except for the portion thereof described above, the West 150 feet of the East 800 feet of Lot 8, Auditor's Subdivision No. 25, and that part of Lot 7 described as follows: Commencing at the Southwest corner of the Easterly 650 feet of said Lot 7; thence North parallel with the East line of said Lot 7 a distance of 55 feet; thence West parallel with the South line of said Lot 7 a distance of 150 feet; thence South parallel with said East line of said Lot 7 to the South line thereof; thence East 150 feet to the point of beginning, except that portion of Lot 7 lying in the Southwest Quarter of the Northeast Quarter of the Southwest Quarter (SW 1/4 of NE 1/4 of SW 1/4) of Section 24, Township 30, Range 24.

Parcel 3: That part of the East 400 feet of Lot 8, Auditor's Subdivision No. 25 lying Southwesterly of the following described line: Commencing at a point on the North line of Lot 7 of said Auditor's Subdivision, 647.73 feet West of the East line thereof (as measured along said North line), thence Southerly at right angles to said North line 30 feet to the point of beginning, thence Southeasterly to a point on the Northerly extension of the East line of what was formerly Lot 3, Auditor's Subdivision No. 94, 30 feet North of the Northeast corner of said Lot 3 (as measured along said Northerly extension) and there terminating, subject to easements of record.

The City of Fridley hereby dedicates the property described in Section 2 as public right-of-way for street and utility purposes, and grants adjacent properties ingress and egress to said right-of-way.

The City of Fridley specifically grants an easement for ingress and egress and street purposes to Lots 1 and 2, Block 1, Sullivan's Overlook, Anoka County, Minnesota, over property described in Section 2.