



**City Council Agenda Item Choose an item.  
Meeting of August 28, 2023**

**Title:** Resolution authorizing easement acquisition proceedings for Hopkins Crossroad Trail Improvements project

**Report From:** Chris Long, P.E., Assistant City Engineer

**Submitted through:** Mike Funk, City Manager  
Corrine Heine, City Attorney  
Will Manchester, P.E., Public Works Director  
Phil Olson, P.E., City Engineer

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**Action Requested:**  Motion  Informational  Public Hearing  
**Form of Action:**  Resolution  Ordinance  Contract/Agreement  Other  N/A  
**Votes needed:**  4 votes  5 votes  N/A  Other

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**Summary Statement**

The Hopkins Crossroad Trail Improvements project proposes a trail along the east side of Hopkins Crossroad from Cedar Lake Road to Oak Knoll Terrace North, including a trail along the south side of Hillside Lane West from Hopkins Crossroad to L.H. Tanglen Elementary School.

**Recommended Action**

Adopt the attached resolution for the Hopkins Crossroad Improvements Project, Project No. 22306.

**Strategic Profile Relatability**

- |   |   |
|---|---|
| <input type="checkbox"/> Financial Strength & Operational Excellence  | <input type="checkbox"/> Safe & Healthy Community           |
| <input type="checkbox"/> Sustainability & Natural Resources           | <input type="checkbox"/> Livable & Well-Planned Development |
| <input checked="" type="checkbox"/> Infrastructure & Asset Management | <input type="checkbox"/> Community Inclusiveness            |
| <input type="checkbox"/> N/A  |   |

Statement: The Hopkins Crossroad Trail Improvements Project includes the construction of top priority trails, enhancing the trail network connectivity and infrastructure.

**Financial Consideration**

Is there a financial consideration?  No  Yes \$  
Financing sources:  Budgeted  Budget Modification  New Revenue Source  
 Use of Reserves  Other [Enter]

Statement: The Hopkins Crossroad Trail Improvements Project is budgeted in 2024 and 2025 of the 2022-2026 Capital Improvements Program. The project budget of \$6,970,000 includes both construction and acquisition costs.

## **Background**

The installation of a trail along Hopkins Crossroad has been a priority for the city for several years. The trail segment from Cedar Lake Road to Wayzata Boulevard is listed as the fifth highest-ranked trail out of 71 trails listed in the city's Trail Improvement Plan. The city council ordered the trail improvement project and authorized easement acquisition at a regular council meeting on [Aug. 22, 2022](#). Also at that meeting, the CIP was amended to fund overhead burial costs and a cost table was included to show federal grant money received for the project. At the time, detailed sketches of the proposed easement acquisitions were not available. The city's outside counsel has requested a resolution authorizing the acquisition of the specific easements needed for the project.

The final budget will be presented to city council when final plans and specifications are complete later this fall.

## **Project Schedule**

The current project schedule is as follows:

August 2022 – Fall 2023	Prepare plans and specifications
June 2023	Obtain appraisals and initiate negotiations with affected property owners - [completed, negotiations ongoing]
December 2023	Advertise for bids
Winter 2023/2024	Bid opening and award
Spring 2024	Begin construction
Fall 2024	Complete construction

The use of federal funds affects the city's timeline for acquiring easement rights. Under applicable federal regulations, the city is not allowed to advertise bids for the construction of a project until it has secured all property rights necessary for the construction of the project. Thus, the city must acquire all necessary easements by December 2023.

## **Acquisition by eminent domain**

There are a total of 18 parcels that are affected by the project. The city has obtained independent appraisals and made offers to the owners of all of those parcels. As of the date of this report, the city has reached agreement with nine property owners and is currently working on obtaining consents from the entities that hold mortgages on those properties affected.

In an effort to acquire all necessary easement rights by the project deadline, the city will need to use eminent domain. Minnesota law includes a process that is known as "quick-take," which is commonly used to ensure that project deadlines can be met, while continuing to work with property owners on the easements/property necessary to construct the project.

In non-quick-take proceedings, the acquiring authority does not obtain title and possession of easements until the end of the condemnation process, when court-appointed commissioners have determined the amount of just compensation to be paid to the property owner. That may often take months and in some cases, years. The acquiring authority has no obligation to pay the property owner until the proceeding is finished and, if the award is not acceptable, the acquiring authority can abandon the project rather than acquire the land. If the acquiring authority does abandon the project, it must reimburse the owner's legal fees and costs, but it can avoid paying for the land.

In a quick-take proceeding, the acquiring authority is able to acquire the land by a date certain. To do so: (1) the authority must send a notice to the property owners by certified mail, at least 90 days before the date that the authority needs to obtain title; (2) it must give the owners an opportunity to appear at a court hearing and to object; (3) it must obtain the court's approval of the quick-take, after the hearing; and (4) it must pay to the owners, or deposit with the court, the approved appraised value of the damages caused by the taking. The owners still have the opportunity to contest the amount that the acquiring authority has paid, and if the court-appointed commissioners determine a higher amount, the acquiring authority must pay the difference, plus interest. In some cases, the city must also pay attorney fees. This process provides certainty to the acquiring authority and advance payment to the property owners. Once property is acquired by quick-take, the acquiring authority can no longer abandon the project; it is obligated to acquire and pay for the property, unless it can reach some other agreement acceptable to the property owner.

For the council's information, the parcel sketches for each of the 18 parcels are attached to this report.

## Resolution No. 2023-057

### Resolution authorizing eminent domain proceedings and delegating authority to establish just compensation for the Hopkins Crossroad Trail Improvement, Project No. 22306

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Be it resolved by the City Council of the City of Minnetonka, Minnesota as follows:

Section 1. Background.

- 1.01. On Aug. 22, 2022, by Resolution No. 2022-073, the city council authorized Project No. 22306, Hopkins Crossroad Trail Improvements (“the Project”) and ordered the improvements.
- 1.02. The Project requires the acquisition of temporary and permanent easements from properties adjacent to the Project. The affected properties, and a description of the easements to be acquired (the “Easements”), are listed on the attached Exhibit A.
- 1.03. The city council has been provided with parcel sketches for each of the Easements, in the staff report presented to the city council for consideration of this resolution.
- 1.04. The city has obtained independent appraisals of the estimated damages caused by the Easements.
- 1.05. The city staff and consultants have initiated negotiations with the owners of the affected properties.
- 1.06. In order to maintain the Project schedule, the city must obtain title and possession of all property rights needed for the Project prior to the advertisement of bids for the Project.
- 1.07. Minnesota Statutes, section 117.042 establishes a “quick-take” procedure, under which a condemning authority may obtain title and possession of property rights after court approval of the condemnation petition and 90 days after providing notice to the property owners, provided that the condemning authority must pay or deposit its approved appraised values of the property rights to be acquired prior to acquiring title.
- 1.08. Use of the “quick-take” procedure will ensure that the city will be able to maintain the Project schedule.

Section 2. Council Action.

- 2.01. The council finds that the proposed Easements are necessary and serve a public purpose, as further described in the feasibility report for the Project.
- 2.02. The city attorney and city engineer are authorized and directed to take all actions necessary to acquire the Easements in a timely manner that meets the Project schedule, including the use of eminent domain and use of the “quick-take” procedure under Minnesota Statutes, section 117.042.

- 2.03. The city engineer is authorized to approve the appraisals for the affected properties and to establish the just compensation to be paid for the acquisition of the Easements.
- 2.04. The city manager or delegate has the authority to approve purchase agreements or settlement agreements related to the acquisition of the Easements, in any amount, provided that the amounts approved are within the Project budget.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Aug. 28, 2023.

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Brad Wiersum, Mayor

Attest:

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Becky Koosman, City Clerk

**Action on this resolution:**

Motion for adoption: Wilburn

Seconded by: Schack

Voted in favor of: Coakley, Kirk, Schack, Wilburn, Calvert, Wiersum

Voted against:

Abstained:

Absent: Schaeppi

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Aug. 28, 2023.

---

Becky Koosman, City Clerk

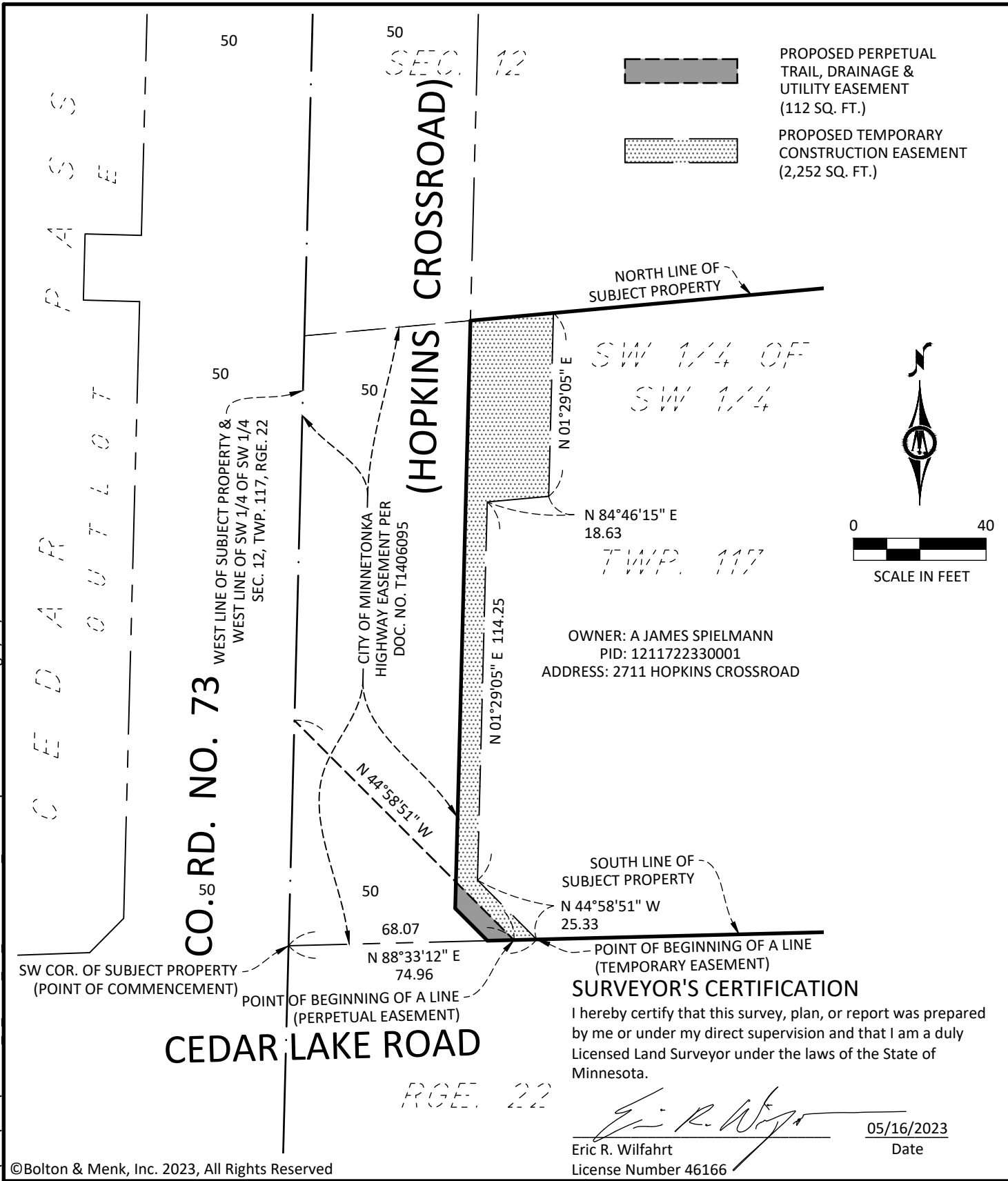
EXHIBIT A

Affected Properties

<b>Parcel</b>	<b>Address</b>	<b>General description of easements</b>
1	2711 Hopkins Crossroad	Permanent trail, drainage and utility easement Temporary construction easement
2	2701 Hopkins Crossroad	Temporary construction easement
3	2445 Hopkins Crossroad	Permanent trail, retaining wall, drainage and utility easement Temporary construction easement
4	2301 Hopkins Crossroad	Permanent trail, retaining wall, drainage and utility easement Permanent drainage and utility easement Temporary construction easement
5	11105 Hillside La W	Permanent trail, retaining wall, drainage and utility easement Temporary construction easement
6	2223 Hopkins Crossroad	Permanent trail, retaining wall, drainage and utility easement Temporary construction easement
7	2217 Hopkins Crossroad	Permanent trail, drainage and utility easement Temporary construction easement
8	2205 Hopkins Crossroad	Permanent trail, drainage and utility easement Temporary construction easement
9	2201 Hopkins Crossroad	Permanent trail, retaining wall, drainage and utility easement Temporary construction easement
10	2121 Hopkins Crossroad	Temporary construction easement
11	2115 Hopkins Crossroad	Permanent drainage and utility easement Temporary construction easement
12	2109 Hopkins Crossroad	Permanent drainage and utility easement Temporary construction easement
13	2105 Hopkins Crossroad	Permanent trail, drainage and utility easement Temporary construction easement
14	2025 Hopkins Crossroad	Temporary construction easement
15	2021 Hopkins Crossroad	Temporary construction easement
16	2017 Hopkins Crossroad	Temporary construction easement
17	Omitted	
18	Omitted	
19	Omitted	
20	1727 Hopkins Crossroad	Permanent trail, drainage and utility easement Temporary construction easement
21	1721 Hopkins Crossroad	Permanent trail, drainage and utility easement Temporary construction easement

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PARCEL 1



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**EASEMENT EXHIBIT**  
2711 HOPKINS CROSSROAD, MINNETONKA, MN 55305

PART OF:  
SW 1/4 OF SW 1/4  
SEC. 12, TWP. 117, RGE. 22  
HENNEPIN COUNTY, MN  
FOR: CITY OF MINNETONKA



12224 NICOLLET AVENUE  
BURNSVILLE, MINNESOTA 55337  
(952) 890-0509



S12-T117-R22-33

JOB NUMBER: T19.119160

FIELD BOOK:

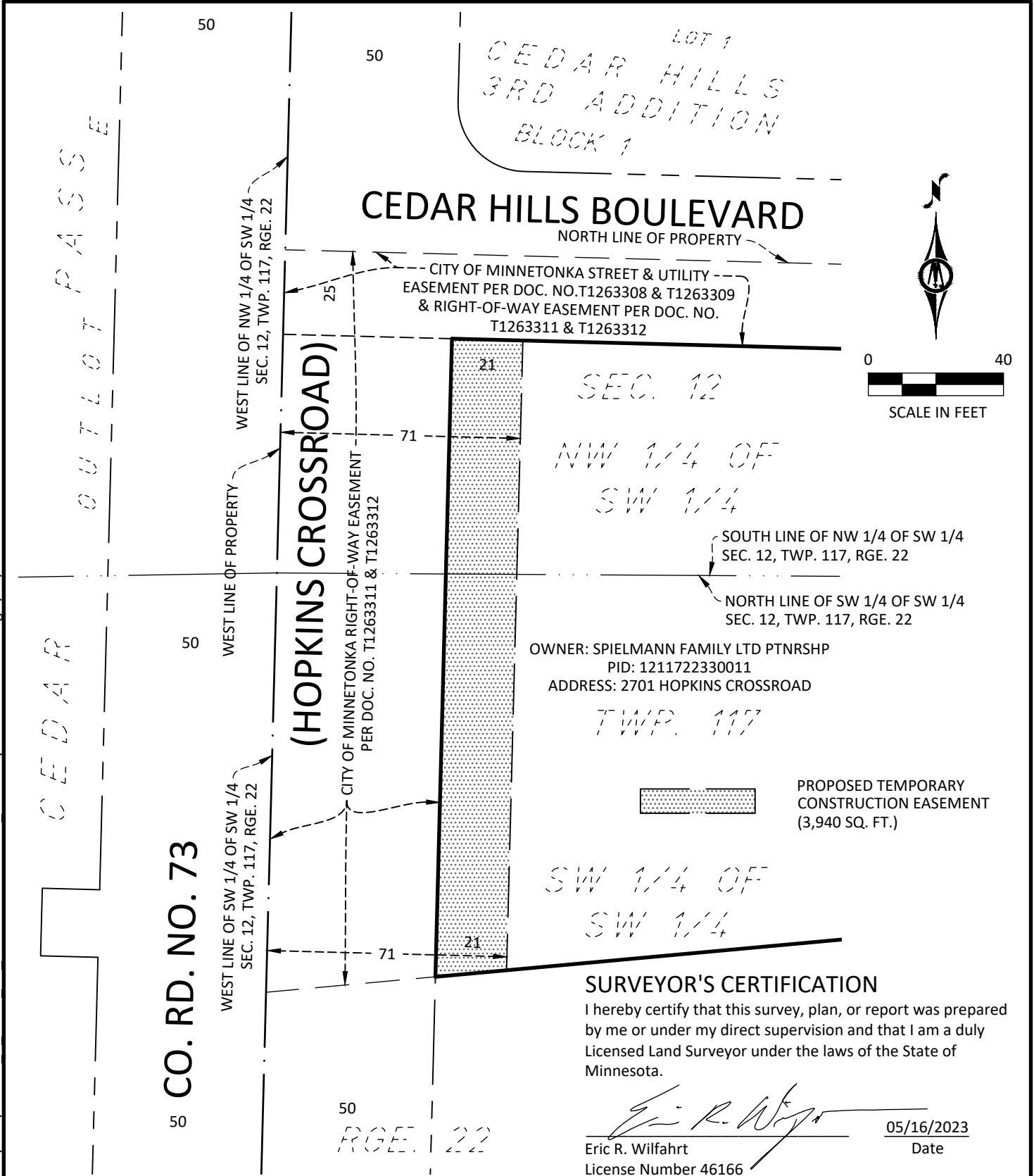
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FILE NO. 5438


**SHEET 2 OF 2 SHEETS**

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**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, 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.

  
 Eric R. Wilfahrt  
 License Number 46166

05/16/2023  
 Date


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**EASEMENT EXHIBIT**  
 2701 HOPKINS CROSSROAD, MINNETONKA, MN 55305

 **BOLTON & MENK**

12224 NICOLLET AVENUE  
 BURNSVILLE, MINNESOTA 55337  
 (952) 890-0509

PART OF:  
 SW 1/4 OF SW 1/4 & NW 1/4 OF SW 1/4  
 SEC. 12, TWP. 117, RGE. 22  
 HENNEPIN COUNTY, MN  
 FOR: CITY OF MINNETONKA

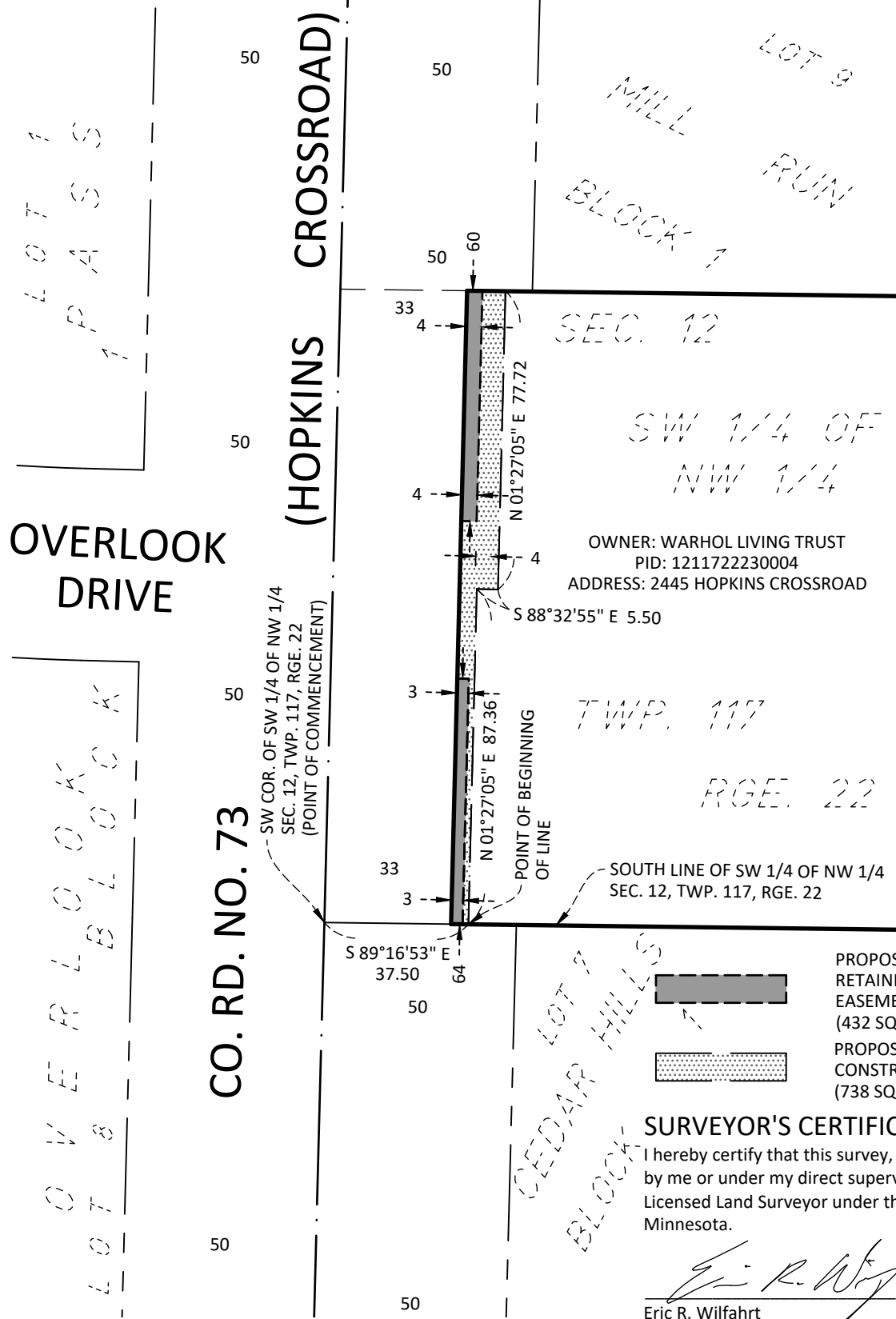
  
 CITY OF  
 MINNETONKA

S12-T117-R22-32,33

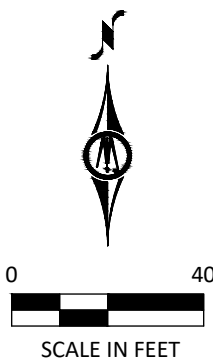


H:\MTKA\T19119160\CAD\C3D\N3 WARHOL LIVING TRUST 2445 Hopkins Crossroad.dwg 5/16/2023 10:55 AM

PARCEL 3



OWNER: WARHOL LIVING TRUST  
 PID: 1211722230004  
 ADDRESS: 2445 HOPKINS CROSSROAD



- PROPOSED PERPETUAL TRAIL, RETAINING WALL, DRAINAGE & UTILITY EASEMENT (432 SQ. FT.)
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT (738 SQ. FT.)

**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, 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.

*Eric R. Wilfahrt*  
 Eric R. Wilfahrt  
 License Number 46166  
 05/16/2023  
 Date

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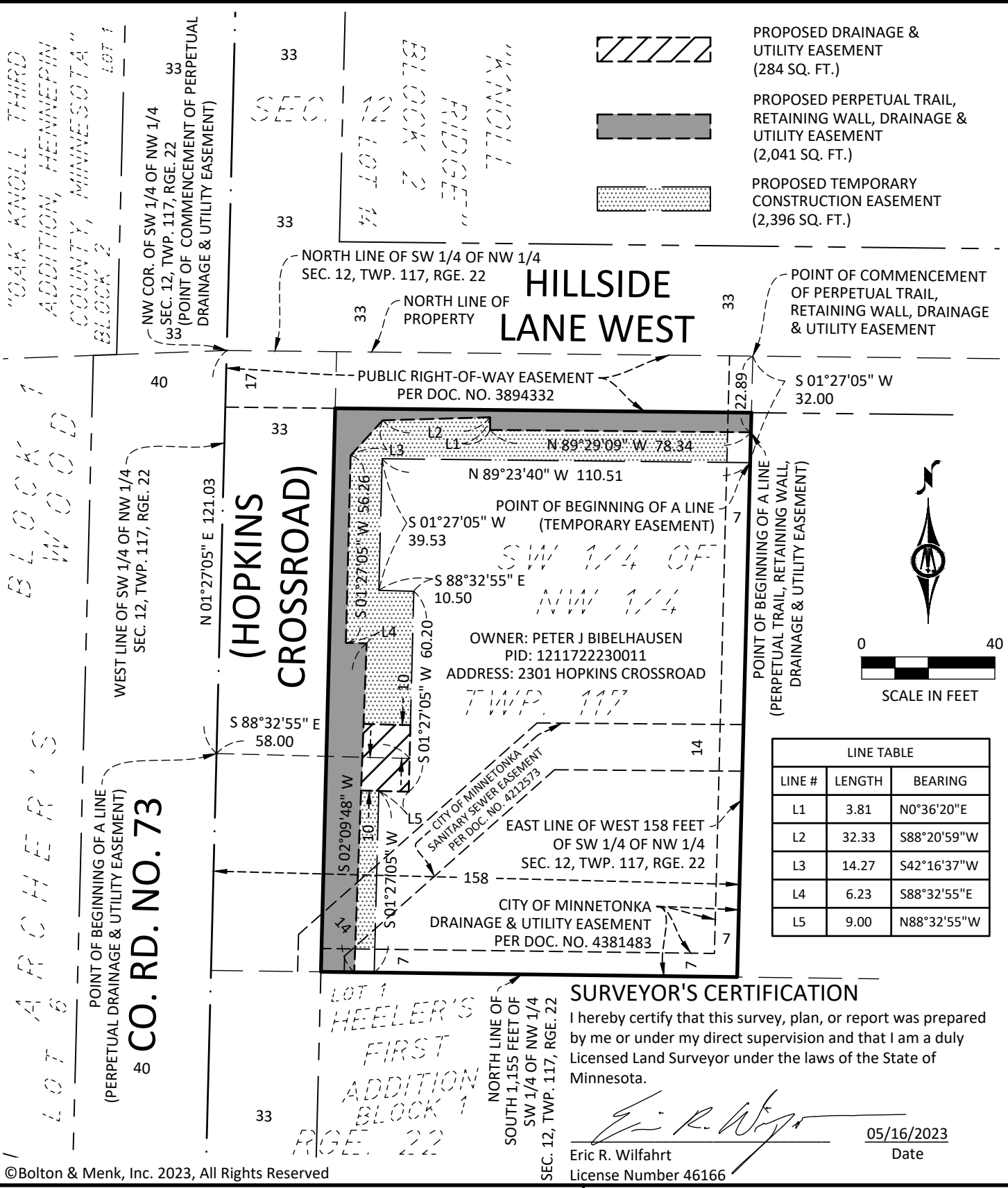
**EASEMENT EXHIBIT**  
 2445 HOPKINS CROSSROAD, MINNETONKA, MN 55305

**BOLTON & MENK**  
 12224 NICOLLET AVENUE  
 BURNSVILLE, MINNESOTA 55337  
 (952) 890-0509

PART OF:  
 SW 1/4 OF NW 1/4  
 SEC. 12, TWP. 117, RGE. 22  
 HENNEPIN COUNTY, MN  
 FOR: CITY OF MINNETONKA



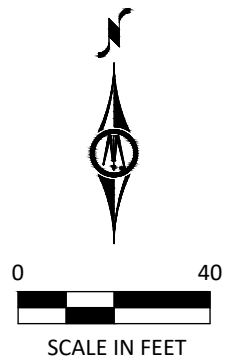
H:\MTKA\T19119160\CAD\C3D\119160 V ESMT N4 BIBELHAUSEN 2301 Hopkins Crossroad.dwg 5/16/2023 10:56 AM



- PROPOSED DRAINAGE & UTILITY EASEMENT (284 SQ. FT.)
- PROPOSED PERPETUAL TRAIL, RETAINING WALL, DRAINAGE & UTILITY EASEMENT (2,041 SQ. FT.)
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT (2,396 SQ. FT.)

POINT OF COMMENCEMENT OF PERPETUAL TRAIL, RETAINING WALL, DRAINAGE & UTILITY EASEMENT

POINT OF BEGINNING OF A LINE (PERPETUAL TRAIL, RETAINING WALL, DRAINAGE & UTILITY EASEMENT)



LINE TABLE		
LINE #	LENGTH	BEARING
L1	3.81	N0°36'20"E
L2	32.33	S88°20'59"W
L3	14.27	S42°16'37"W
L4	6.23	S88°32'55"E
L5	9.00	N88°32'55"W

**SURVEYOR'S CERTIFICATION**

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*Eric R. Wilfahrt*  
 Eric R. Wilfahrt  
 License Number 46166  
 05/16/2023  
 Date

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**EASEMENT EXHIBIT**  
 2301 HOPKINS CROSSROAD, MINNETONKA, MN 55305

**BOLTON & MENK**  
 12224 NICOLLET AVENUE  
 BURNSVILLE, MINNESOTA 55337  
 (952) 890-0509

PART OF:  
 SW 1/4 OF NW 1/4  
 SEC. 12, TWP. 117, RGE. 22  
 HENNEPIN COUNTY, MN  
 FOR: CITY OF MINNETONKA

CITY OF MINNETONKA

PARCEL 4 S12-T117-R22-23

"KNOLL RIDGE" BLOCK 2

LOT 14

# HILLSIDE LANE WEST

NORTH LINE OF SW 1/4 OF NW 1/4 SEC. 12, TWP. 117, RGE. 22

PUBLIC RIGHT-OF-WAY EASEMENT PER DOC. NO. 3894332

NORTH LINE OF PROPERTY

NW COR. OF E 106 FT. OF W 264 FT. OF SW 1/4 OF NW 1/4 (POINT OF COMMENCEMENT)

POINT OF BEGINNING OF A LINE (PERPETUAL EASEMENT) S 01°27'05" W 32.00

POINT OF BEGINNING OF A LINE (TEMPORARY EASEMENT)

OWNER: LAUREN ROMANOWSKI  
PID: 1211722230012  
ADDRESS: 11105 HILLSIDE LANE WEST

CITY OF MINNETONKA  
SANITARY SEWER  
EASEMENT PER DOC. NO. 4212573

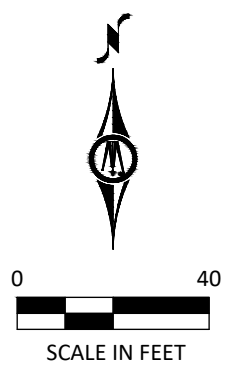
CITY OF MINNETONKA  
DRAINAGE & UTILITY  
EASEMENT PER DOC. NO. 4381482

CO. RD. NO. 73  
(HOPKINS CROSSROAD)

WEST LINE OF SW 1/4 OF NW 1/4 SEC. 12, TWP. 117, RGE. 22

WEST LINE OF E 106 FT. OF W 264 FT. OF SW 1/4 OF NW 1/4

EAST LINE OF E 106 FT. OF W 264 FT. OF SW 1/4 OF NW 1/4



- PROPOSED PERPETUAL TRAIL, DRAINAGE, UTILITY & RETAINING WALL EASEMENT (454 SQ. FT.)
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT (765 SQ. FT.)

### SURVEYOR'S CERTIFICATION

I hereby certify that this survey, 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.

Eric R. Wilfahrt  
License Number 46166  
05/16/2023  
Date

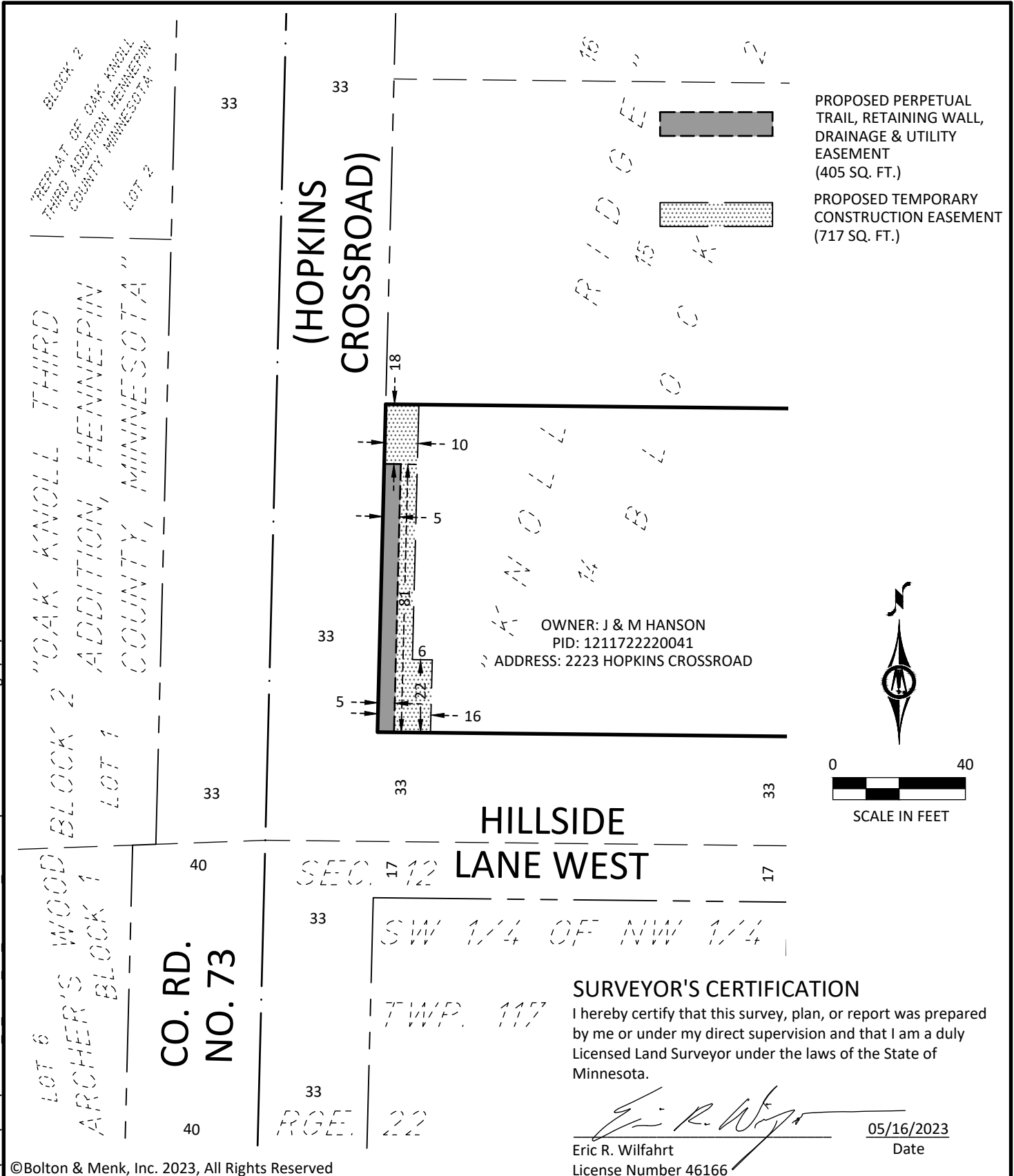
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**EASEMENT EXHIBIT**  
11105 HILLSIDE LANE WEST, MINNETONKA, MN 55305

12224 NICOLLET AVENUE  
BURNSVILLE, MINNESOTA 55337  
(952) 890-0509

PART OF:  
SW 1/4 OF NW 1/4  
SEC. 12, TWP. 117, RGE. 22  
HENNEPIN COUNTY, MN  
FOR: CITY OF MINNETONKA

CITY OF MINNETONKA



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**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, 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.

*Eric R. Wilfahrt*  
 Eric R. Wilfahrt  
 License Number 46166

05/16/2023  
 Date

**EASEMENT EXHIBIT**  
 2223 HOPKINS CROSSROAD, MINNETONKA, MN 55305

**BOLTON & MENK**

12224 NICOLLET AVENUE  
 BURNSVILLE, MINNESOTA 55337  
 (952) 890-0509

PART OF:  
 LOT 14, BLOCK 2  
 "KNOLL RIDGE"  
 HENNEPIN COUNTY, MN  
 FOR: CITY OF MINNETONKA

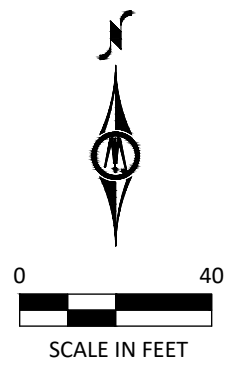
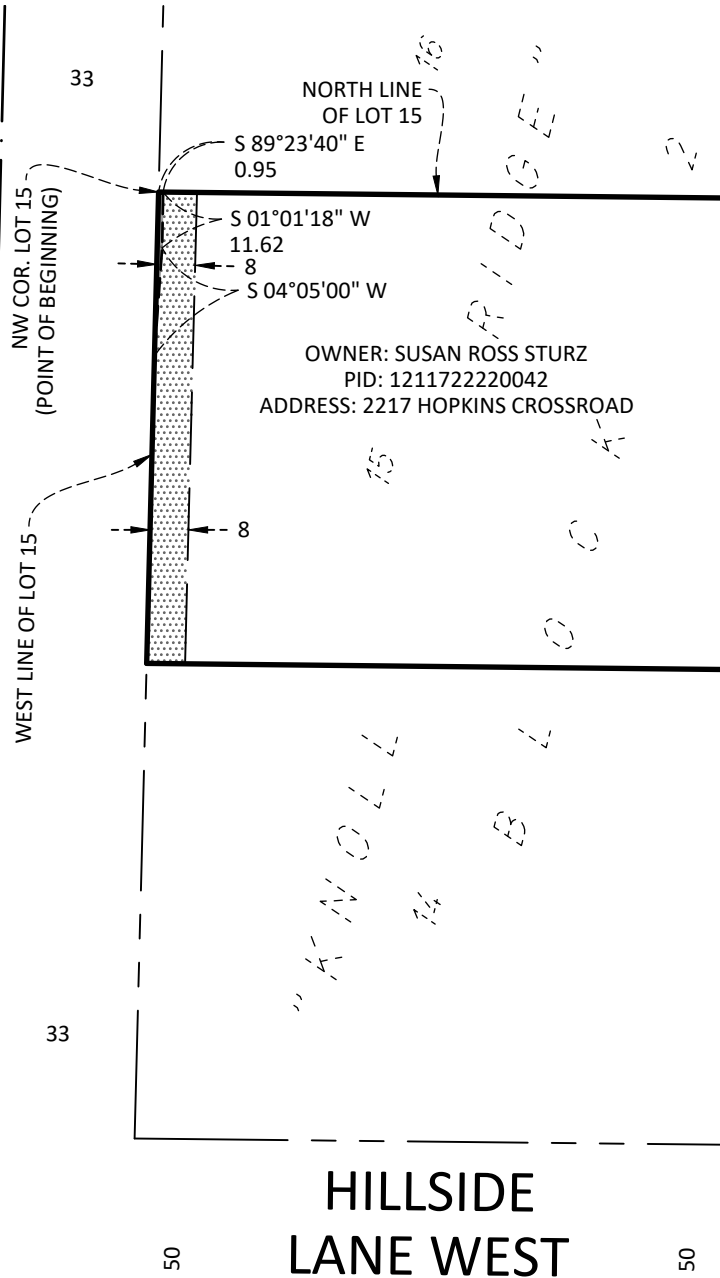
CITY OF MINNETONKA


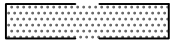
BLOCK 2  
"PERPETUAL OF OAK KNOLL  
THIRD ADDITION, HENNEPIN  
COUNTY, MINNESOTA"  
LOT 2

BLOCK 2  
"OAK KNOLL THIRD  
ADDITION, HENNEPIN  
COUNTY, MINNESOTA"  
LOT 1

CO. RD. NO. 73

(HOPKINS CROSSROAD)



-  PROPOSED PERPETUAL TRAIL, DRAINAGE & UTILITY EASEMENT (23 SQ. FT.)
-  PROPOSED TEMPORARY CONSTRUCTION EASEMENT (739 SQ. FT.)

**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, 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.

  
 Eric R. Wilfahrt  
 License Number 46166  
 Date: 05/16/2023


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**EASEMENT EXHIBIT**  
2217 HOPKINS CROSSROAD, MINNETONKA, MN 55305



**BOLTON & MENK**  
 12224 NICOLLET AVENUE  
 BURNSVILLE, MINNESOTA 55337  
 (952) 890-0509

PART OF:  
 LOT 15, BLOCK 2  
 "KNOLL RIDGE"  
 HENNEPIN COUNTY, MN  
 FOR: CITY OF MINNETONKA



CITY OF MINNETONKA

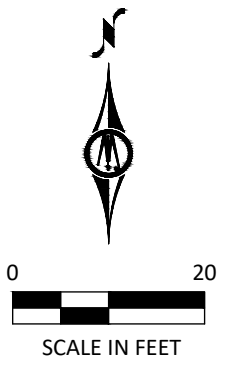
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PARCEL 8

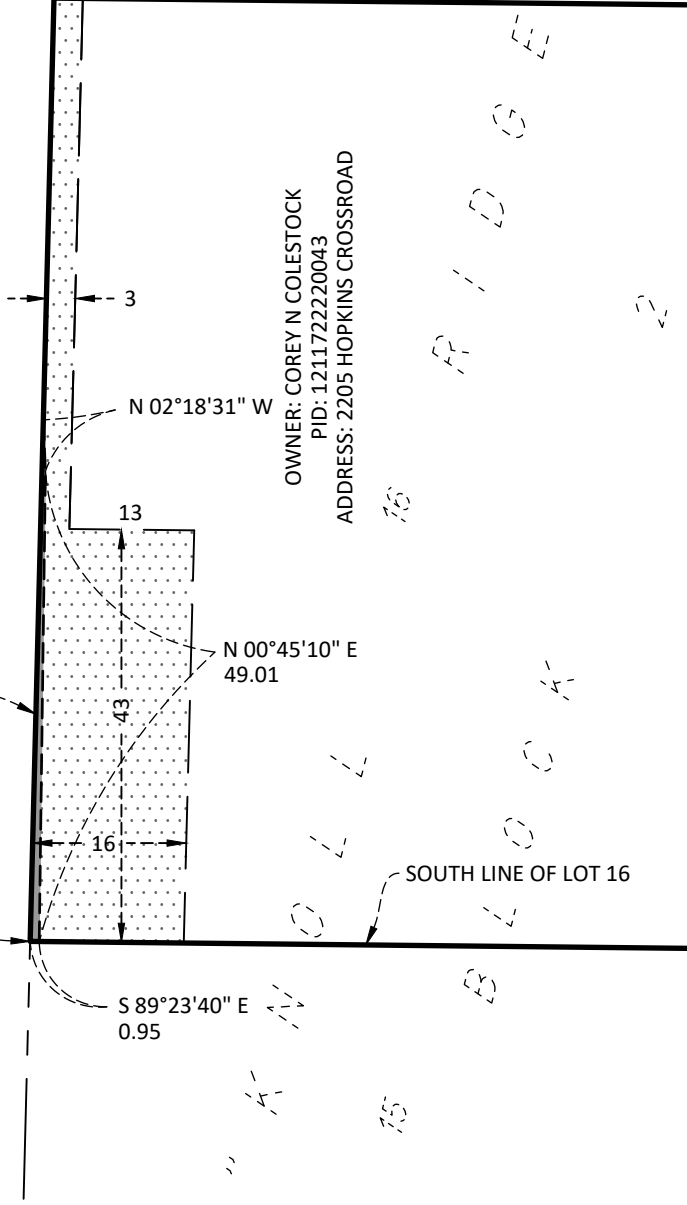
CO. RD. NO. 73

(HOPKINS CROSSROAD)



OWNER: COREY N COLESTOCK  
PID: 121172220043  
ADDRESS: 2205 HOPKINS CROSSROAD

WEST LINE OF LOT 16  
SW COR. LOT 16  
(POINT OF BEGINNING)



PROPOSED PERPETUAL TRAIL, DRAINAGE & UTILITY EASEMENT (33 SQ. FT.)



PROPOSED TEMPORARY CONSTRUCTION EASEMENT (821 SQ. FT.)

**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, 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.

*Eric R. Wilfahrt*  
Eric R. Wilfahrt  
License Number 46166  
05/16/2023  
Date

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**EASEMENT EXHIBIT**  
2205 HOPKINS CROSSROAD, MINNETONKA, MN 55305

PART OF:  
LOT 16, BLOCK 2  
"KNOLL RIDGE"  
HENNEPIN COUNTY, MN  
FOR: CITY OF MINNETONKA



**BOLTON & MENK**

12224 NICOLLET AVENUE  
BURNSVILLE, MINNESOTA 55337  
(952) 890-0509



S12-T117-R22-22

JOB NUMBER: T19.119160

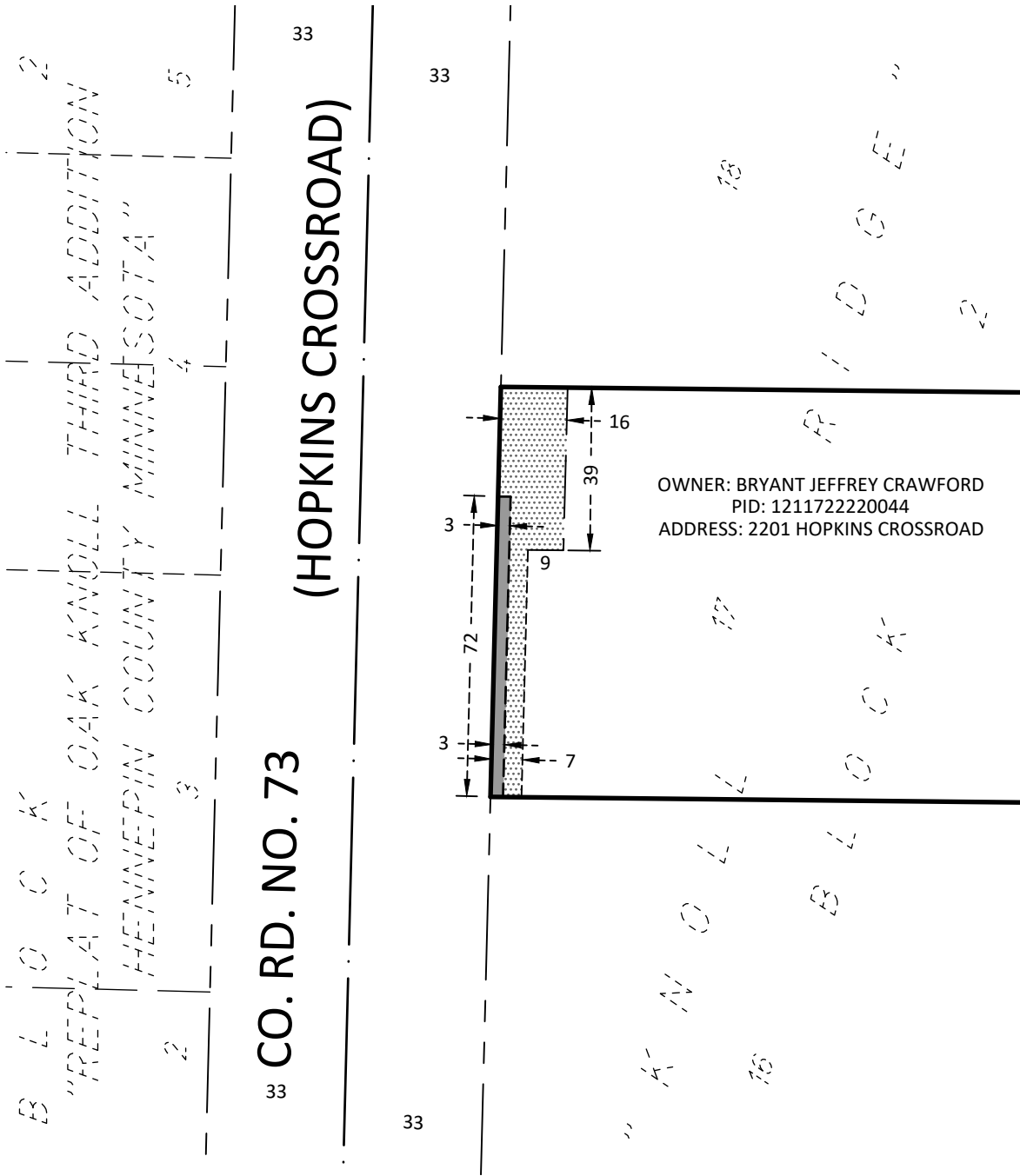
FIELD BOOK:

DRAWN BY: MEA

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FILE NO. 5438

**SHEET 2 OF 2 SHEETS**



OWNER: BRYANT JEFFREY CRAWFORD  
 PID: 1211722220044  
 ADDRESS: 2201 HOPKINS CROSSROAD



PROPOSED PERPETUAL TRAIL,  
 RETAINING WALL, DRAINAGE &  
 UTILITY EASEMENT  
 (216 SQ. FT.)



PROPOSED TEMPORARY  
 CONSTRUCTION EASEMENT  
 (849 SQ. FT.)

**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, 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.

*Eric R. Wilfahrt*  
 Eric R. Wilfahrt  
 License Number 46166  
 05/16/2023  
 Date

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**EASEMENT EXHIBIT**  
 2201 HOPKINS CROSSROAD, MINNETONKA, MN 55305



**BOLTON & MENK**

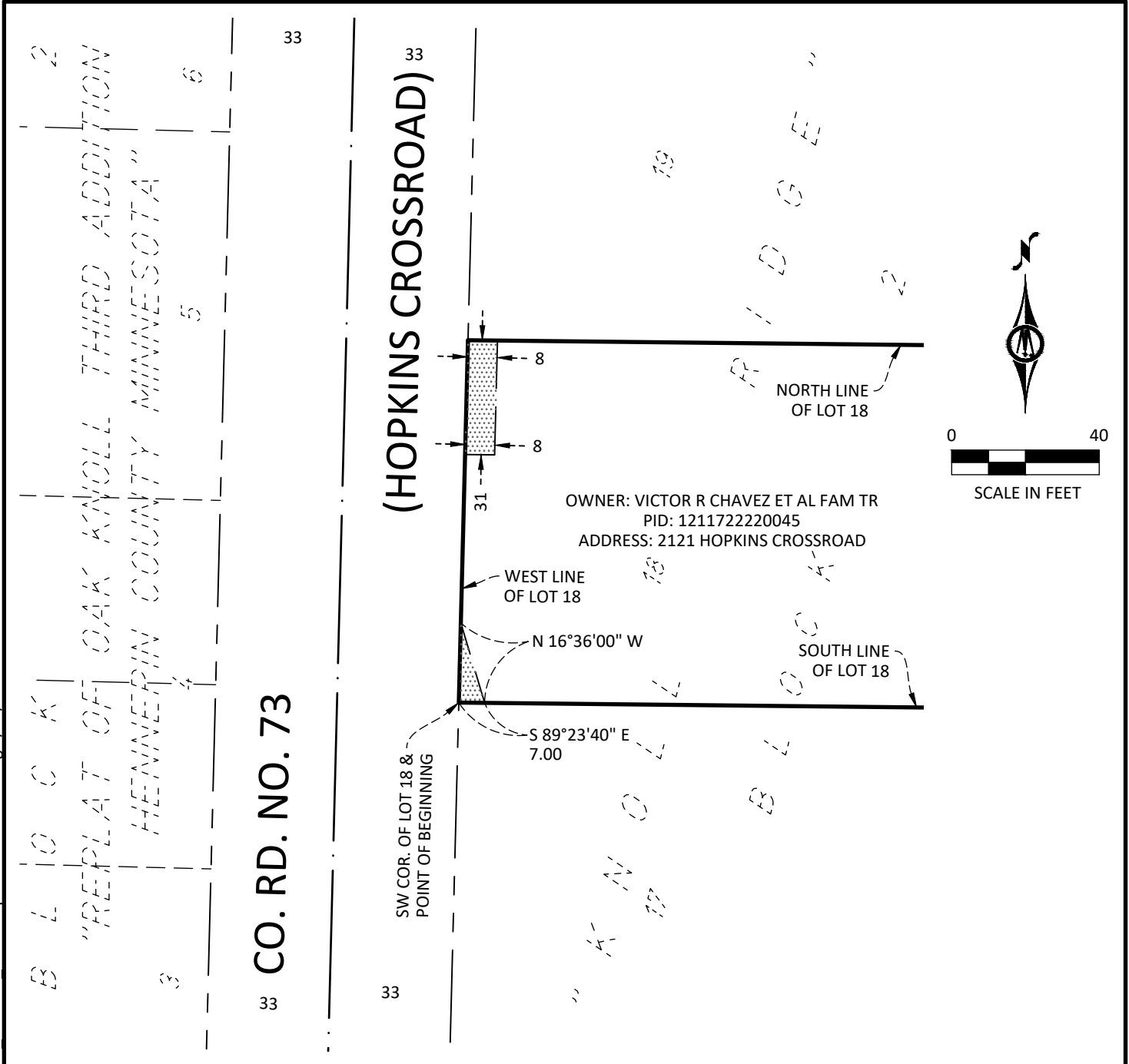
12224 NICOLLET AVENUE  
 BURNSVILLE, MINNESOTA 55337  
 (952) 890-0509

PART OF:  
 LOT 17, BLOCK 2  
 "KNOLL RIDGE"  
 HENNEPIN COUNTY, MN  
 FOR: CITY OF MINNETONKA





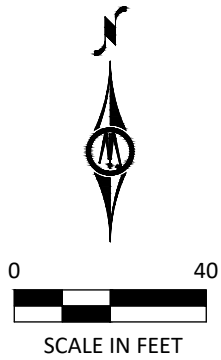
H:\MTKA\T19119160\CAD\C3D\119160 V ESMT N10 CHAVEZ 2121 Hopkins Crossroad.dwg 5/16/2023 11:56 AM



CO. RD. NO. 73

(HOPKINS CROSSROAD)

OWNER: VICTOR R CHAVEZ ET AL FAM TR  
 PID: 121172220045  
 ADDRESS: 2121 HOPKINS CROSSROAD



PROPOSED TEMPORARY  
 CONSTRUCTION EASEMENT  
 (324 SQ. FT.)

**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, 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.

Eric R. Wilfahrt  
 License Number 46166  
 05/16/2023  
 Date

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<b>EASEMENT EXHIBIT</b> 2121 HOPKINS CROSSROAD, MINNETONKA, MN 55305	
	12224 NICOLLET AVENUE BURNSVILLE, MINNESOTA 55337 (952) 890-0509

PART OF:  
 LOT 18, BLOCK 2  
 "KNOLL RIDGE"  
 HENNEPIN COUNTY, MN  
 FOR: CITY OF MINNETONKA



PARCEL 10



H:\MTKA\T19119160\CAD\C3D\119160 V ESMT N11 MIHALKO 2115 Hopkins Crossroad.dwg 5/16/2023 12:10 PM

PARCEL 11

66 LIVE OAK DRIVE

BLOCK 2  
"REPLAT OF OAK KNOLL  
THIRD ADDITION HENNEPIN  
COUNTY MINNESOTA"

CO. RD. NO. 73

(HOPKINS CROSSROAD)

33

NW COR. OF LOT 19  
(POINT OF COMMENCEMENT)

WEST LINE OF LOT 19

S 89°23'40" E  
13.00

S 01°27'05" W  
17.53

S 26°17'08" W  
18.32

S 19°00'52" E  
27.72

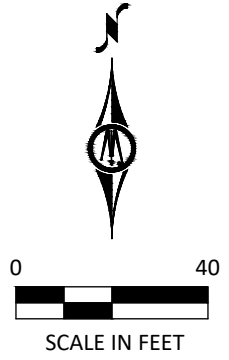
S 01°27'05" W

POINT OF BEGINNING OF A LINE  
(TEMPORARY EASEMENT)

NORTH LINE  
OF LOT 19

SOUTH LINE  
OF LOT 19

OWNER: JOHN P MIHALKO III  
PID: 121172220046  
ADDRESS: 2115 HOPKINS CROSSROAD



PROPOSED PERPETUAL  
DRAINAGE & UTILITY EASEMENT  
(50 SQ. FT.)



PROPOSED TEMPORARY  
CONSTRUCTION EASEMENT  
(1,166 SQ. FT.)

**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, 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.

*Eric R. Wilfahrt*  
Eric R. Wilfahrt  
License Number 46166  
05/16/2023  
Date

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**EASEMENT EXHIBIT**

2115 HOPKINS CROSSROAD, MINNETONKA, MN 55305



12224 NICOLLET AVENUE  
BURNSVILLE, MINNESOTA 55337  
(952) 890-0509

PART OF:  
LOT 19, BLOCK 2  
"KNOLL RIDGE"  
HENNEPIN COUNTY, MN  
FOR: CITY OF MINNETONKA



S12-T117-R22-22

H:\MTKA\T19119160\CAD\C3D\119160 V ESMT N12 BURNIGHT 2109 Hopkins Crossroad.dwg 5/16/2023 12:53 PM

PARCEL 12

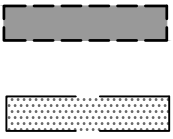
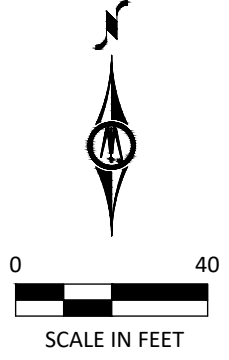
66 LIVE OAK DRIVE

B L O C K 2  
"REPLAT OF OAK KNOLL  
THIRD ADDITION HENNEPIN  
COUNTY MINNESOTA"  
5 6

CO. RD. NO. 73

(HOPKINS CROSSROAD)

OWNER: RONALD E BURNIGHT  
PID: 121172220047  
ADDRESS: 2109 HOPKINS CROSSROAD



PROPOSED PERPETUAL DRAINAGE & UTILITY EASEMENT (50 SQ. FT.)  
PROPOSED TEMPORARY CONSTRUCTION EASEMENT (840 SQ. FT.)

**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, 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.

*Eric R. Wilfahrt*  
Eric R. Wilfahrt  
License Number 46166  
05/16/2023  
Date

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**EASEMENT EXHIBIT**  
2109 HOPKINS CROSSROAD, MINNETONKA, MN 55305



12224 NICOLLET AVENUE  
BURNSVILLE, MINNESOTA 55337  
(952) 890-0509

PART OF:  
LOT 20, BLOCK 2  
"KNOLL RIDGE"  
HENNEPIN COUNTY, MN  
FOR: CITY OF MINNETONKA



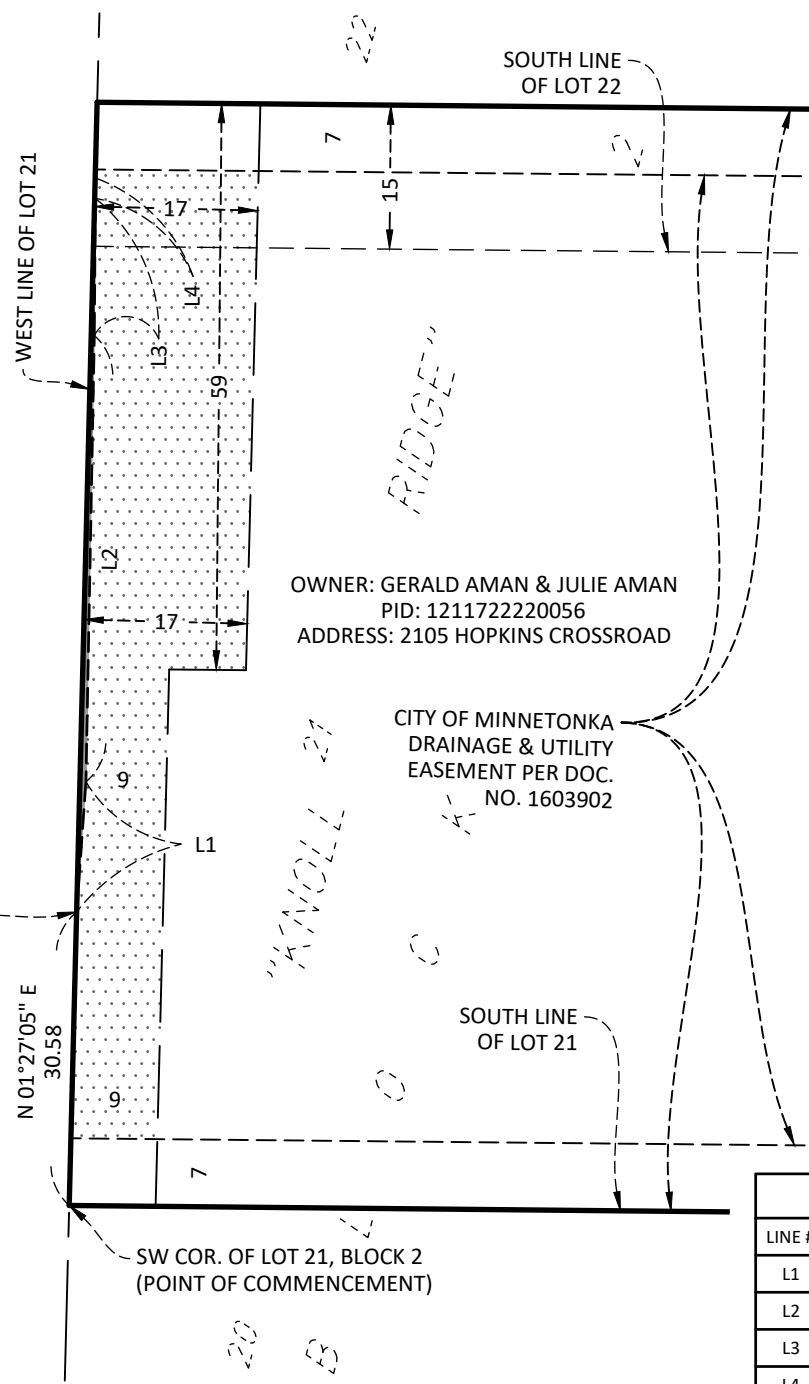
S12-T117-R22-22

CO. RD. NO. 73

(HOPKINS CROSSROAD)

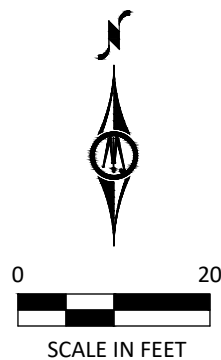
40

33



OWNER: GERALD AMAN & JULIE AMAN  
 PID: 1211722220056  
 ADDRESS: 2105 HOPKINS CROSSROAD

CITY OF MINNETONKA  
 DRAINAGE & UTILITY  
 EASEMENT PER DOC.  
 NO. 1603902



LINE TABLE		
LINE #	LENGTH	BEARING
L1	13.60	N4°05'03"E
L2	46.50	N1°04'39"E
L3	14.28	N0°24'52"E
L4	2.13	N0°14'55"W



PROPOSED PERPETUAL TRAIL,  
 DRAINAGE & UTILITY EASEMENT  
 (29 SQ. FT.)



PROPOSED TEMPORARY  
 CONSTRUCTION EASEMENT  
 (1,296 SQ. FT.)

**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, 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.

*Eric R. Wilfahrt*  
 Eric R. Wilfahrt  
 License Number 46166  
 05/16/2023  
 Date

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**EASEMENT EXHIBIT**  
 2105 HOPKINS CROSSROAD, MINNETONKA, MN 55305



12224 NICOLLET AVENUE  
 BURNSVILLE, MINNESOTA 55337  
 (952) 890-0509

PART OF:  
 LOTS 21 & 22, BLOCK 2  
 "KNOLL RIDGE"  
 HENNEPIN COUNTY, MN  
 FOR: CITY OF MINNETONKA



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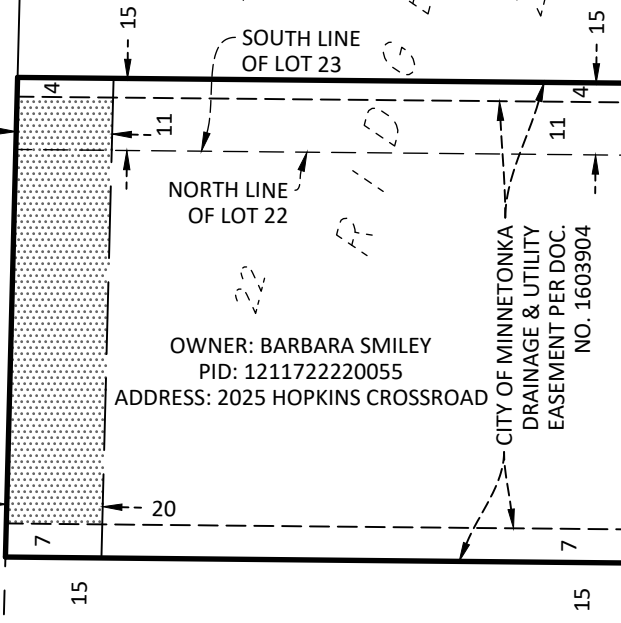
PARCEL 14

OAK KNOLL  
FOURTH ADDITION 1  
BLOCK 1

66 LIVE OAK  
DRIVE

CO. RD. NO. 73

(HOPKINS CROSSROAD)



OWNER: BARBARA SMILEY  
PID: 1211722220055  
ADDRESS: 2025 HOPKINS CROSSROAD

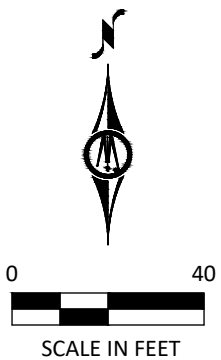
CITY OF MINNETONKA  
DRAINAGE & UTILITY  
EASEMENT PER DOC.  
NO. 1603904

SOUTH LINE  
OF LOT 22

**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, 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.

*Eric R. Wilfahrt*  
Eric R. Wilfahrt  
License Number 46166  
05/16/2023  
Date



PROPOSED TEMPORARY  
CONSTRUCTION EASEMENT  
(1,779 SQ. FT.)

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**EASEMENT EXHIBIT**  
2025 HOPKINS CROSSROAD, MINNETONKA, MN 55305



12224 NICOLLET AVENUE  
BURNSVILLE, MINNESOTA 55337  
(952) 890-0509

PART OF:  
LOTS 22 & 23, BLOCK 2  
"KNOLL RIDGE"  
HENNEPIN COUNTY, MN  
FOR: CITY OF MINNETONKA



JOB NUMBER: T19.119160 FIELD BOOK: DRAWN BY: MEA

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FILE NO. 5438

**SHEET 2 OF 2 SHEETS**

S12-T117-R22-22

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PARCEL 15

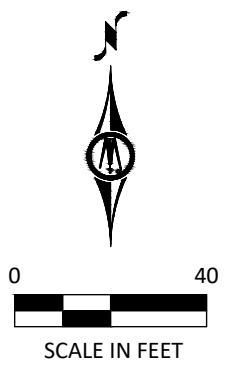
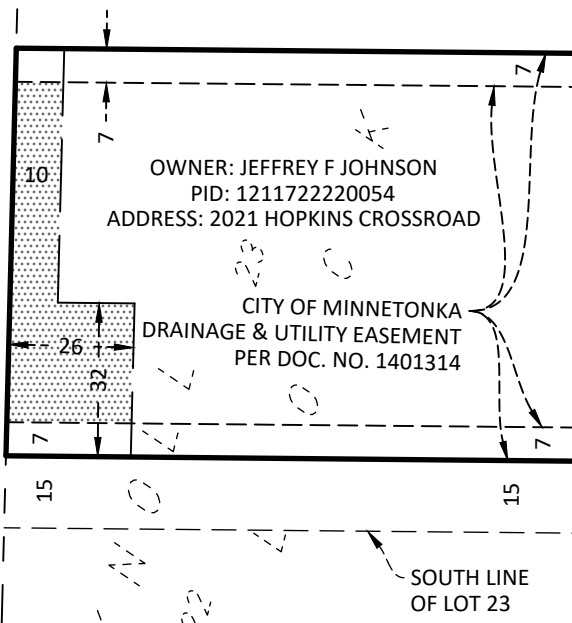
SEC. 11  
TWP. 117  
RGE. 22

NE 1/4  
OF NE 1/4

OAK KNOLL  
FOURTH ADDITION  
BLOCK 1 LOT 1  
"REPLAT OF OAK  
KNOLL THIRD  
ADDITION HENNEPIN  
COUNTY MINNESOTA"  
LOT 1

CO. RD.  
NO. 73

(HOPKINS CROSSROAD)



PROPOSED TEMPORARY  
CONSTRUCTION EASEMENT  
(1,109 SQ. FT.)

### SURVEYOR'S CERTIFICATION

I hereby certify that this survey, 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.

*Eric R. Wilfahrt*  
 Eric R. Wilfahrt  
 License Number 46166  
 05/16/2023  
 Date

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EASEMENT EXHIBIT  
2021 HOPKINS CROSSROAD, MINNETONKA, MN 55305

**BOLTON & MENK**  
 12224 NICOLLET AVENUE  
 BURNSVILLE, MINNESOTA 55337  
 (952) 890-0509

PART OF:  
LOT 23, BLOCK 2  
"KNOLL RIDGE"  
HENNEPIN COUNTY, MN  
FOR: CITY OF MINNETONKA



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PARCEL 16

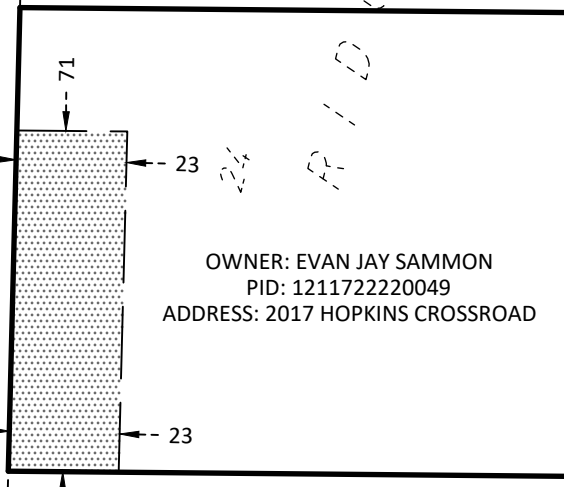
SEC. 11  
TWP. 117  
RGE. 22

NE 1/4  
OF NE 1/4

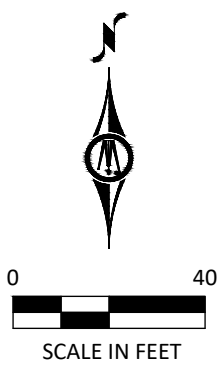
OAK KNOLL  
FOURTH ADDITION  
BLOCK 1 LOT 1  
"REPLAT OF OAK  
KNOLL THIRD  
ADDITION HENNEPIN  
COUNTY MINNESOTA"  
LOT 1

CO. RD.  
NO. 73

(HOPKINS CROSSROAD)



OWNER: EVAN JAY SAMMON  
PID: 121172220049  
ADDRESS: 2017 HOPKINS CROSSROAD



PROPOSED TEMPORARY  
CONSTRUCTION EASEMENT  
(1,633 SQ. FT.)

**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, 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.

*Eric R. Wilfahrt*  
Eric R. Wilfahrt  
License Number 46166  
05/16/2023  
Date

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**EASEMENT EXHIBIT**  
2017 HOPKINS CROSSROAD, MINNETONKA, MN 55305



12224 NICOLLET AVENUE  
BURNSVILLE, MINNESOTA 55337  
(952) 890-0509

PART OF:  
LOT 24, BLOCK 2  
"KNOLL RIDGE"  
HENNEPIN COUNTY, MN  
FOR: CITY OF MINNETONKA



S12-T117-R22-22

H:\MTKA\T19119160\CAD\C3D\119160 V ESMT N20 EMBERKAI 1727 Hopkins Crossroad.dwg\_5/26/2023 1:25 PM

AUDITOR'S SUBDIVISION  
NUMBER 337 HENNEPIN  
COUNTY, MINNESOTA

HAMILTON  
ADDITION  
OUTLOT A

CO. RD. NO. 73

(HOPKINS CROSSROAD)

39

33

40

NW COR. OF LOT 22  
(POINT OF COMMENCEMENT)

WEST LINE  
OF LOT 22

S 00°31'49" E / 6.62

SW COR.  
OF LOT 22

50

OAK KNOLL  
TERRACE SOUTH

N 89°28'11" E  
8.00

S 00°31'49" E

SOUTH LINE  
OF LOT 22

S 00°31'49" E  
124.48

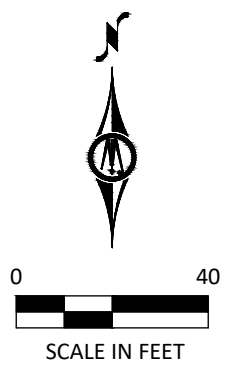
OWNER: MAHOGANY EMBERKAI  
PID: 0111722330061  
ADDRESS: 1727 HOPKINS CROSSROAD

S 89°43'11" E  
7.00  
POINT OF BEGINNING OF A  
LINE (TEMPORARY EASEMENT)

NSP CO.  
EASEMENT  
PER DOC. NO.  
T407886

NORTH LINE  
OF LOT 22

LOT 26  
BLOCK 1  
TERRACE



PROPOSED PERPETUAL TRAIL,  
DRAINAGE & UTILITY EASEMENT  
(22 SQ. FT.)



PROPOSED TEMPORARY  
CONSTRUCTION EASEMENT  
(1,053 SQ. FT.)

**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, 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.

*Eric R. Wilfahrt*  
Eric R. Wilfahrt  
License Number 46166  
05/26/2023  
Date

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**EASEMENT EXHIBIT**  
1727 HOPKINS CROSSROAD, MINNETONKA, MN 55305

PART OF:  
LOT 22, BLOCK 2  
"OAK KNOLL TERRACE"  
HENNEPIN COUNTY, MN  
FOR: CITY OF MINNETONKA



12224 NICOLLET AVENUE  
BURNSVILLE, MINNESOTA 55337  
(952) 890-0509



JOB NUMBER: T19.119160 FIELD BOOK: DRAWN BY: MEA

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FILE NO. 5438

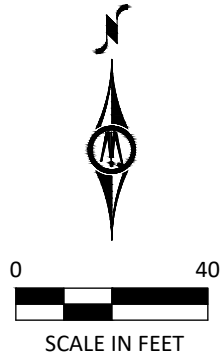
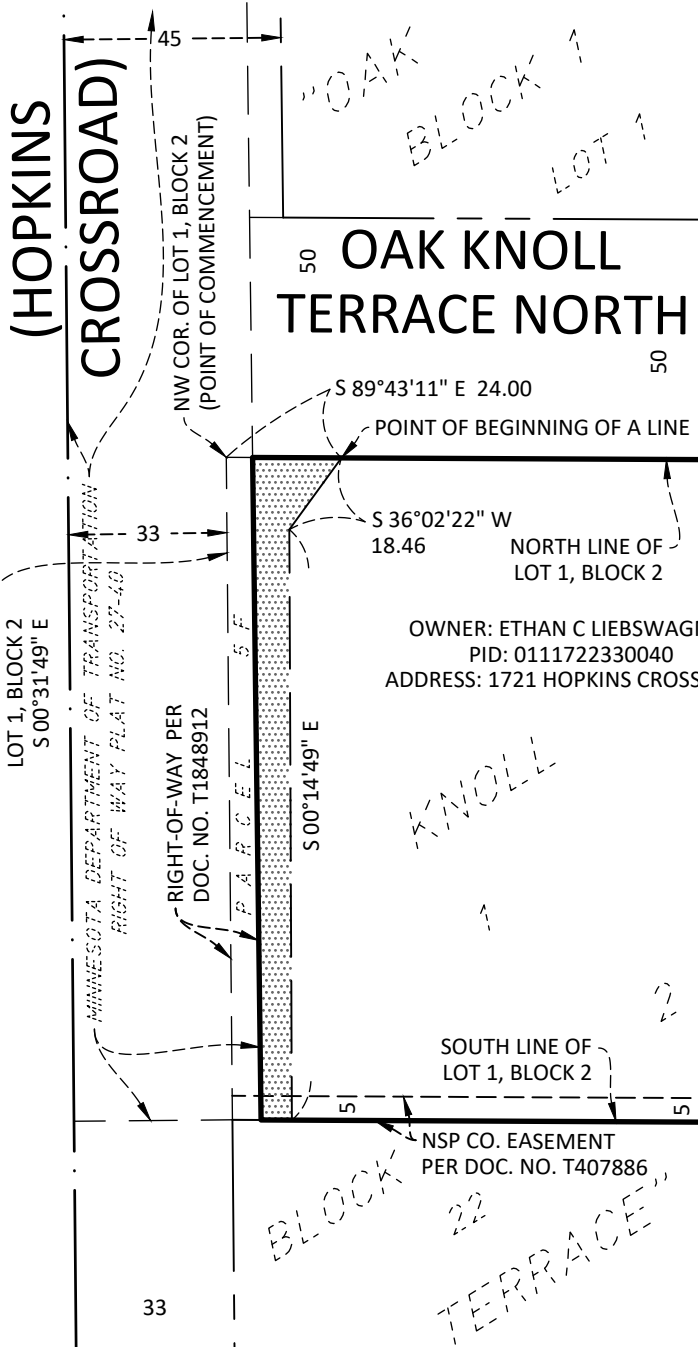
**SHEET 2 OF 2 SHEETS**

PARCEL 20

S01-T117-R22-33

LOT 17  
AUDITOR'S SUBDIVISION NUMBER 3371  
HENNEPIN COUNTY MINNESOTA

CO. RD. NO. 73




OWNER: ETHAN C LIEBSWAGNER  
 PID: 0111722330040  
 ADDRESS: 1721 HOPKINS CROSSROAD

**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, 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.

*Eric R. Wilfahrt*  
 Eric R. Wilfahrt  
 License Number 46166  
 05/26/2023  
 Date

 PROPOSED TEMPORARY CONSTRUCTION EASEMENT (1,048 SQ. FT.)

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**EASEMENT EXHIBIT**  
 1721 HOPKINS CROSSROAD, MINNETONKA, MN 55305



12224 NICOLLET AVENUE  
 BURNSVILLE, MINNESOTA 55337  
 (952) 890-0509

PART OF:  
 LOT 1, BLOCK 2  
 "OAK KNOLL TERRACE"  
 HENNEPIN COUNTY, MN  
 FOR: CITY OF MINNETONKA

