

## PROPOSED EASEMENT VACATION DESCRIPTION

All that part of the 30.00 feet wide utility easement running in an easterly and westerly direction along the north line of the Southwest Quarter of the Southwest Quarter, Section 1, Township 111 North, Range 20 West of the 5th Principal Meridian, as delineated and dedicated, in Lot 1, Block 2, Cannon Commercial Center, according to the recorded plat thereof; lying southeasterly of a line 10.00 feet southeasterly, as measured at a right angle, of the southwesterly extension of the northwesterly line of Outlot A, said Cannon Commercial Center; lying northeasterly of the southwesterly 22.00 feet, as measured at a right angle, of said Lot 1; and lying northerly and northwesterly of a line lying 10.00 feet northerly and northwesterly of the northerly and northwesterly right-of-way line, as delineated and dedicated in said Cannon Commercial Center, of Bollenbacher Drive

All in Rice County, Minnesota.

## 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

09/27/2024  
Date

EASEMENT VACATION EXHIBIT  
NORTHFIELD, MN 55057



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

LOT 1, BLOCK 2  
CANNON COMMERCIAL CENTER  
RICE COUNTY, MN

FOR: CITY OF NORTHFIELD

**LEGEND**

PROPOSED EASEMENT VACATION



CANNON RIVER

TRACT A  
R.L.S. NO. 12

SOUTHGATE  
BLOCK 2  
COMMERCIAL

OUTLOT A

JEFFERSON PKWY. W.  
(PUBLIC ROADWAY)

BOLLENBACHER DR.  
(PUBLIC ROADWAY)

COMMERCIAL

CENTER  
BLOCK 7

CIC NO. 43  
A. W. BIERMAN BUILDING

EDGE OF WATER LOCATED ON 8/20/2024  
(MOST NW'LY LINE OF LOT 1, BLOCK 2)

SURVEY LINE

EXISTING UTILITY EASEMENT  
SHOWN PER PLAT OF CANNON  
COMMERCIAL CENTER

UTILITY EASEMENT PER PLAT OF  
CANNON COMMERCIAL CENTER

SW'LY EXTENSION OF  
NW'LY LINE OF OUTLOT A

NORTH LINE OF S 1/2 OF SW 1/4 & SW 1/4 OF SW 1/4,  
SEC. 1, TWP. 111 N., RGE. 20 W.

UTILITY EASEMENT PER PLAT OF  
CANNON COMMERCIAL CENTER

N'LY & NW'LY RIGHT-OF-WAY  
LINE OF BOLLENBACHER DRIVE

SW'LY LINE OF LOT 1, BLOCK 2

<b>EASEMENT VACATION EXHIBIT</b> NORTHFIELD, MN 55057		LOT 1, BLOCK 2 CANNON COMMERCIAL CENTER RICE COUNTY, MN
	<b>BOLTON &amp; MENK</b>	FOR: CITY OF NORTHFIELD
	12224 NICOLLET AVENUE BURNSVILLE, MN 55337 (952) 890-0509	