

WAYZATA PUBLIC SCHOOLS

Independent School District 284
Wayzata, Minnesota

BOARD OF EDUCATION

Special Meeting - February 3, 2014 - 4:00 PM
District Administration Building, 210 County Road 101 N, Plymouth, MN

AGENDA

- | | |
|---|----|
| 1. CALL TO ORDER AND ROLL CALL - Board Chair Cohen | 3 |
| 2. OTHER BOARD ACTION | |
| A. School Calendar 2013-2014 | 4 |
| 3. BUSINESS AND FINANCE | |
| A. Approve Temporary and Permanent Easements for Peony Lane Expansion | 9 |
| 4. ADJOURN | 26 |

WAYZATA PUBLIC SCHOOLS
Independent School District 284
Wayzata, Minnesota

MISSION

Our Core Purpose;

The Mission of Wayzata Public Schools is to ensure a world-class education that prepares each and every student to thrive today and excel tomorrow in an ever-changing global society.

VISION

What We Intend to Create and Experience;

The Vision of Wayzata Public Schools is to be a model of excellence where all students discover their unique talents, develop a love and tenacity for learning and demonstrate confidence and capacity for success through:

Exceptional Student Learning, Experiences and Relationships:

- High achievement by each and every student – no exceptions, no excuses;
- Content-rich, rigorous and personalized education;
- Meaningful relationships with teachers, staff, mentors and peers in a welcoming, nurturing and safe environment.

Community Trust, Confidence and Partnership:

- Comprehensive learning opportunities meeting diverse learner needs and community aspirations;
- Committed to being the first choice for students and families;
- Maintaining the highest levels of satisfaction and pride by staff, parents and community.

Operational Excellence:

- Attraction, development and retention of exemplary, creative and valued employees;
- Effective and efficient use of time and human, financial and physical resources;
- Culture of continuous improvement and responsive innovation;
- High performing district governance, management and partnerships.

WAYZATA PUBLIC SCHOOLS
Independent School District 284
Wayzata, Minnesota

BOARD OF EDUCATION

Special School Board Meeting – February 3, 2014

AGENDA SECTION: CALL TO ORDER/ROLL CALL

ITEM:

COMMENTS BY: Linda Cohen, Board Chair

School Board Chair, Linda Cohen, will call the meeting to order.

	<u>Present</u>	<u>Absent</u>
Ms. Linda A. Cohen	_____	_____
Ms. Andrea Cuene	_____	_____
Ms. Sarah Johansen	_____	_____
Mr. Jay A. Hesby	_____	_____
Mr. Chris McCullough	_____	_____
Ms. Carter G. Peterson	_____	_____
Ms. Cheryl Polzin	_____	_____
Dr. Chace B. Anderson, Ex Officio	_____	_____

WAYZATA PUBLIC SCHOOLS

Independent School District 284

Wayzata, Minnesota

BOARD OF EDUCATION

Special School Board Meeting – February 3, 2014

AGENDA SECTION: OTHER BOARD ACTION

ITEM: School Calendar 2013-2014

COMMENTS BY: Jim Westrum, Executive Director of Business & Finance

Due to very cold temperatures and extreme wind chill factors, five days of school were cancelled in January of 2014. The dates of cancellation are: January 6, January 7, January 23, January 27, and January 28. The Executive Directors and other staff members met to discuss appropriate responses to ensure that all grade levels can meet the State requirements for instructional time. The resulting recommendation is to modify the 2013-2014 school year calendar to reflect the addition of two instructional days. School will now be in session on Monday, February 17, (President's Day) which was previously set to be a holiday, and the school year will be extended by one day through Friday, June 6, 2014. After giving this serious consideration, the recommended changes present the best response given the remaining days where some flexibility existed.

In addition to the changes noted above, the following measures are being implemented to compensate for lost instructional time:

- Principals and teachers will work closely with students who may be experiencing additional challenges related to any compressed timelines of instruction or other concerns caused by the school closings.
- Reducing the total number of currently scheduled late start dates at Wayzata High School.

These recommended modifications take into account the instructional time lost to date. If there are additional weather-related school closings, consideration will be given to adding more instructional days to the school calendar in June.

RECOMMENDED ACTION: Approve the revised 2013-2014 school calendar as presented and recommended.

Motion by: _____ Yes _____ Passed _____

Second by: _____ No _____ Failed _____

Abstentions: _____

July

1	2	3	Holiday	4	5
8	9	10		11	12
15	16	17		18	19
22	23	24		25	26
29	30	31			

August

				1	2
5	6	7		8	9
12	13	14		15	16
19	20	21		22	23
26	27	28	29	30	
Tchrs WKD	Tchrs WKD	Tchrs WKD	Tchrs WKD		

September

Labor Day	School Starts	3	4	5	6
		9	10	11	12
		16	17	18	19
		23	24	25	26
		30			

October

	1	2	3	4	
7	8	9	10	11	
14	15	16	MNED Convention	18	
21	22	23		24	25
28	29	30	31		

November

					1
4	5	6	7	8	
11	12	13	14	15	
18	19	20	21	22	
25	26	27	28	29	
End of Qtr. 1	Gr. Day PD Day	Comp Day			
First Day - Q2					

December

2	3	4	5	6	
9	10	11	12	13	
16	17	18	19	20	
23	24	25	26	27	
30	31				
Winter Break	Holiday	Holiday	WINTER BREAK		
WINTER BREAK					

January

		Holiday	1	School Starts	2
6	7	8	9	10	
13	14	15	16	17	
20	21	22	23	24	
27	28	29	30	31	
MLK		End of Qtr. 2	Gr. Day PD Day		
First Day Qtr. 3					

February

3	4	5	6	7	
10	11	12	13	14	
17	18	19	20	21	
24	25	26	27	28	

March

3	4	5	6	7	
10	11	12	13	14	
17	18	19	20	21	
24	25	26	27	28	
31					
End of Qtr. 3	Gr. Day PD Day	Comp Day			
Spring Break					

April

	1	2	3	4	
	SPRING BREAK				
7	8	9	10	11	
14	15	16	17	18	
21	22	23	24	25	
28	29	30			

May

				1	2
5	6	7	8	9	
12	13	14	15	16	
19	20	21	22	23	
26	27	28	29	30	
Memorial Day					

June

2	3	4	5	6	
		Last Day Students	Gr. Day PD Day		
9	10	11	12	13	
16	17	18	19	20	
23	24	25	26	27	
30					

District Offices Closed: July 4, September 2, November 28 & 29, December 24 & 25, January 1, January 20, February 17, May 26

Key:	Holiday	School not in session K-12
	Professional Dev, Grading, Teacher Work Day	

Qtr. 1: 45 Student Days; 47 Staff Days
 Qtr. 2: 42 Student Days; 44 Staff Days
 Qtr. 3: 42 Student Days; 44 Teacher Days
 Qtr. 4: 43 Student Days; 45 Teacher Days

Student Days: Sem 1 = 87; Sem. 2 = 85 = **Total 172**
 Staff Days: Sem 1 = 91; Sem, 2 = 89
 Workshop Week = 4 **Total Days = 184**

July

1	2	3	Holiday 4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29	30	31		

August

				1	2
5	6	7	8	9	
12	13	14	15	16	
19	20	21	22	23	
26	Tchrs WKD	27	Tchrs WKD	28	Tchrs WKD
29	Tchrs WKD				30

September

Labor Day 2	School Starts 3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30				

October

	1	2	3	4
7	8	9	10	11
14	15	16	MNED Convention 17	18
21	22	23	24	25
28	29	30	31	

November

				1
4	5	End of Qtr. 1	6	Gr. Day PD Day
11	12	13	14	15
18	19	20	21	22
25	26	Comp Day	27	Holiday
			28	Holiday
			29	Holiday

December

2	3	4	5	6	
9	10	11	12	13	
16	17	18	19	20	
23	Winter Break	24	Holiday	25	Holiday
26	WINTER BREAK	27			
30	WINTER BREAK	31			

January

		Holiday 1	School Starts 2	3
6	Weather Day	7	Weather Day	8
13	14	15	16	17
20	MLK	21	22	Weather Day
23	Weather Day	24	Gr. Day PD Day	25
27	Weather Day	28	Weather Day	29
30	End of Qtr. 2	31	First Day Qtr. 3	

February

3	4	5	6	7	
10	11	12	13	14	
17	18	19	20	21	
24	25	26	27	28	

March

3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	End of Qtr. 3	26	Gr. Day PD Day
27	Comp Day	28	Comp Day	29
31	Holiday			

April

	1	2	3	4
	SPRING BREAK			
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30		

May

				1	2
5	6	7	8	9	
12	13	14	15	16	
19	20	21	22	23	
26	27	28	29	30	

June

2	3	4	5	Last Day Students 6
9	Gr. Day PD Day	10	Comp Day	11
16	17	18	19	20
23	24	25	26	27
30				

District Offices Closed: July 4, September 2, November 28 & 29, December 24 & 25, January 1, January 20, March 31, May 26

Key:
 Holiday
 Professional Dev, Grading, Teacher Work Day
 School not in session K-12
 Weather related school closing

Qtr. 1: 45 Student Days; 47 Staff Days
 Qtr. 2: 40 Student Days; 42 Staff Days
 Qtr. 3: 39 Student Days; 42 Staff Days
 Qtr. 4: 44 Student Days; 46 Staff Days

Student Days: Sem 1 = 85; Sem. 2 = 84 = **Total 169**
 Staff Days: Sem 1 = 89; Sem, 2 = 88
 Workshop Week = 4 **Total Days = 181**

School Start/End Times

7:30 - 2:20 High School; 8:20-3:10 Middle Schools; 7:45-2:25 Greenwood, Oakwood;
 9:10-3:50 Birchview, Gleason Lake, Kimberly Lane, Plymouth Creek, Sunset Hill



WAYZATA PUBLIC SCHOOLS

Independent School District 284
Wayzata, Minnesota

BOARD OF EDUCATION

Special Meeting – February 3, 2014

AGENDA SECTION: BUSINESS AND FINANCE

ITEM: Approve Temporary and Permanent Easements for Peony Lane Expansion

COMMENTS BY: Jim Westrum, Executive Director of Teaching and Learning

Approve Temporary and Permanent Easements for Peony Lane Expansion

The City of Plymouth will begin its planned Peony Lane Improvements beginning on May 1, 2014 with an anticipated completion date of September 30, 2015. Through this process, property owners adjacent to the planned roadway expansion were contacted and received offers to compensate them for the required easements that would allow the city to proceed with these planned improvements. Appraisals were performed and the amount of compensation is deemed reasonable for the permanent easement for public roadway purposes and the temporary construction easement.

The school board facility committee, in conjunction with staff from Wold Architects and Engineers and Kraus Anderson, discussed these agreements at the January 27, 2014 committee meeting and met with Dave Hagen of WSB & Associates, Inc. The District will receive \$48,600 in proceeds from granting these easements. Proceeds will be deposited in the District’s operating capital fund.

RECOMMENDED ACTION: Approve the Temporary and Permanent Easements for Peony Lane Expansion and authorize the Superintendent to sign the agreements.

Motion by: _____ Yes _____ Passed _____

Second by: _____ No _____ Failed _____

Abstentions: _____

GRANT OF PERMANENT AND TEMPORARY EASEMENT

INDEPENDENT SCHOOL DISTRICT NO. 284, an independent school district created and existing under the laws of the State of Minnesota, hereinafter referred to as "Grantor", in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the **CITY OF PLYMOUTH**, a municipal corporation organized under the laws of the State of Minnesota, the Grantee, hereinafter referred to as the "City", its successors and assigns, the following easements:

1. A permanent easement for public roadway purposes over, across, on, under, and through land situated within the County of Hennepin, State of Minnesota, as legally described on the attached Exhibit "A" and depicted on the attached Exhibit "B", including the rights of the City, its contractors, agents, and servants to enter upon the permanent easement premises at all reasonable times to construct, reconstruct, inspect, repair, and maintain said public roadway systems over, across, on, under, and through the permanent

easement premises, together with the right to grade, level, fill, drain and excavate the permanent easement premises, and the further right to remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of said public roadway easements.

2. A temporary construction easement over, across, on, under, and through the land situated in the County of Hennepin, State of Minnesota, as legally described on the attached Exhibit "A" and depicted on the attached Exhibit "B". To have and to hold the same, unto the City, its contractors, agents, and servants, - the northerly 984.59 feet thereof commencing on May 1, 2014 and expiring on September 30, 2015 and the southerly 149.58 feet thereof commencing on June 6, 2014 and expiring on August 24, 2014, together with the right of ingress to and egress from the temporary easement premises, for the purpose of constructing, reconstructing, inspecting, repairing, and maintaining the property of the City, at the will of the City, its successors and assigns. Grantor hereby grants the uses herein specified without divesting itself of the right to use and enjoy the above described temporary easement premises, subject only to the right of the City to use the same for the purposes herein expressed provided the City maintains access across the southerly 149.58 feet of the temporary construction easement for ingress to and egress from the parking lot north of the building on the property to Peony Lane during the term of the temporary construction easement on the said southerly 149.58 feet.

As a condition of this temporary construction easement grant, the City shall, upon completion of construction and prior to termination, restore the ground surface of the temporary construction easement premises to its original condition so far as is reasonably

DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
317 Eagandale Office Center
1380 Corporation Center Curve
Eagan, Minnesota 55121
Telephone: 651-452-5000
AMP/cjh

EXHIBIT "A"

Parcel 18

A permanent easement for roadway purposes over, under and across, that part of Lot 1, Block 1, Wayzata Senior High School Addition, as is on file and of record in the Office of the County Recorder, Hennepin County Minnesota lying easterly and northerly of the following described line: Commencing at the northeast corner of said Lot 1, thence North 89 degrees 24 minutes 45 seconds West, assumed bearing along the north line thereof, 10.00 feet to the point of beginning of the line to be hereinafter described; thence South 00 degrees 28 minutes 25 seconds West, parallel with east line of said Lot 1, 1099.15 feet; thence South 89 degrees 31 minutes 35 seconds West, 10.00 feet the east line of said Lot 1 and there terminating.

AND

A temporary easement for construction purposes over, under and across, that part of Lot 1, Block 1, Wayzata Senior High School Addition, as is on file and of record in the Office of the County Recorder, Hennepin County Minnesota described as follows: Commencing at the northeast corner of said Lot 1, thence North 89 degrees 24 minutes 45 seconds West, assumed bearing along the north line thereof, 10.00 feet to the point of beginning of the easement to be hereinafter described; thence South 00 degrees 28 minutes 25 seconds West, parallel with east line of said Lot 1, 1099.15 feet; thence South 89 degrees 31 minutes 35 seconds West, 10.00 feet the east line of said Lot 1; thence South 00 degrees 28 minutes 25 seconds West along said east line, 35.00 feet; thence North 89 degrees 31 minutes 35 seconds West, 60.00 feet; thence North 00 degrees 28 minutes 25 seconds East, 149.58 feet; thence South 89 degrees 31 minutes 35 seconds East, 40.00 feet; thence North 00 degrees 28 minutes 25 seconds East, parallel to the east line of said Lot 1, 984.59 feet to the north line of said Lot 1; thence South 89 degrees 24 minutes 45 seconds East along said north line, 10.00 feet to the point of beginning.

The northerly 984.59 feet of sSaid temporary easement shall commence on May 1, 2014 and expire on September 30, 2015 and the southerly 149.58 feet of said temporary easement shall commence on June 6, 2014 and expire on August 24, 2014.

(Abstract and Torrens Certificate of Title No. 838093)

PARCEL 18
INDEPENDENT SCHOOL
DISTRICT 284

WAYZATA SENIOR HIGH SCHOOL ADDITION
BLOCK 1
LOT 1

POND EASEMENT PER PLAT

10' NEW R/W
10' TE

8' TRAIL EASEMENT
DOC NO 2702967

50' TE

15' WATERMAIN EASEMENT DDC NO 2702967

PROPOSED NEW RIGHT OF WAY AREA = 10,993 sq ft
8,304 ENCUMBERED BY PLATTED POND EASEMENT

PROPOSED TEMPORARY CONSTRUCTION EASEMENT AREA = 17,675 sq ft
8,304 ENCUMBERED BY PLATTED POND EASEMENT

2096.46

N 00° 28' 25" E

WETLAND BUFFER EASEMENT

RETAINING WALL AGREEMENT
DOC. NO. A9509867

8

7

6

5

3

2

1

ENCROACHMENT AGREEMENT
DOC. NO. A9544403

ELM CREEK HIGHLANDS SECONDS ADDITION
BLOCK 2



FILE#



701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416
www.wsbg.com

763-541-4800 - Fax 763-541-1700

INFRASTRUCTURE • ENGINEERING • PLANNING • CONSTRUCTION

Parcel No. 18

Easement Parcel Sketch
Plymouth, Minnesota



City of
Plymouth
Minnesota

WSB Project No. 02080-00

Date: 10/17/2013

GRANT OF PERMANENT AND TEMPORARY EASEMENT

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1. A permanent easement for public roadway purposes over, across, on, under, and through land situated within the County of Hennepin, State of Minnesota, as legally described on the attached Exhibit "A" and depicted on the attached Exhibit "B", including the rights of the City, its contractors, agents, and servants to enter upon the permanent easement premises at all reasonable times to construct, reconstruct, inspect, repair, and maintain said public roadway systems over, across, on, under, and through the permanent

easement premises, together with the right to grade, level, fill, drain and excavate the permanent easement premises, and the further right to remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of said public roadway easements.

2. A temporary construction easement over, across, on, under, and through the land situated in the County of Hennepin, State of Minnesota, as legally described on the attached Exhibit "A" and depicted on the attached Exhibit "B". To have and to hold the same, unto the City, its contractors, agents, and servants, the northerly 984.59 feet thereof commencing on May 1, 2014 and expiring on September 30, 2015 and the southerly 149.58 feet thereof commencing on June 6, 2014 and expiring on August 24, 2014, together with the right of ingress to and egress from the temporary easement premises, for the purpose of constructing, reconstructing, inspecting, repairing, and maintaining the property of the City, at the will of the City, its successors and assigns. Grantor hereby grants the uses herein specified without divesting itself of the right to use and enjoy the above described temporary easement premises, subject only to the right of the City to use the same for the purposes herein expressed provided the City maintains access across the southerly 149.58 feet of the temporary construction easement for ingress to and egress from the parking lot north of the building on the property to Peony Lane during the term of the temporary construction easement on the said southerly 149.58 feet. As a condition of this temporary construction easement grant, the City shall, upon completion of construction and prior to termination, restore the ground surface of the temporary construction easement premises to its original condition so far as is reasonably

practicable with the exception of any grade changes, bank sloping, ditching, fills, slope construction, cuts and any removal of earth, other materials, trees and other vegetation.

The above named Grantor, for itself, its successors and assigns, does covenant with the City, its successors and assigns, that it is well seized in fee title of the above described easement premises; that it has the sole right to grant and convey the easements to the City; that there are no unrecorded interests in the easement premises; and that it will indemnify and hold the City harmless for any breach of the foregoing covenants.

IN TESTIMONY WHEREOF, the Grantor hereto has signed this agreement this _____ day of _____, 20__.

GRANTOR:

INDEPENDENT SCHOOL DISTRICT NO. 284

By: _____
Chace Anderson, Superintendent

STATE OF MINNESOTA)
)ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by Chace Anderson, Superintendent of Schools for Independent School District No. 284, an independent school district created and existing under the laws of the State of Minnesota, under the power granted by the Board of Education of Independent School District No. 284, Grantor.

NOTARY PUBLIC

DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
317 Eagandale Office Center
1380 Corporation Center Curve
Eagan, Minnesota 55121
Telephone: 651-452-5000
AMP/cjh

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AND

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The northerly 984.59 feet of said temporary easement shall commence on May 1, 2014 and expire on September 30, 2015 and the southerly 149.58 feet of said temporary easement shall commence on June 6, 2014 and expire on August 24, 2014.

(Abstract and Torrens Certificate of Title No. 838093)

PARCEL 18
INDEPENDENT SCHOOL
DISTRICT 284

WAYZATA SENIOR HIGH SCHOOL ADDITION
BLOCK 1
LOT 1

POND EASEMENT PER PLAT

10' NEW R/W

10' TE

8' TRAIL EASEMENT
DOC NO 2702967

50' TE

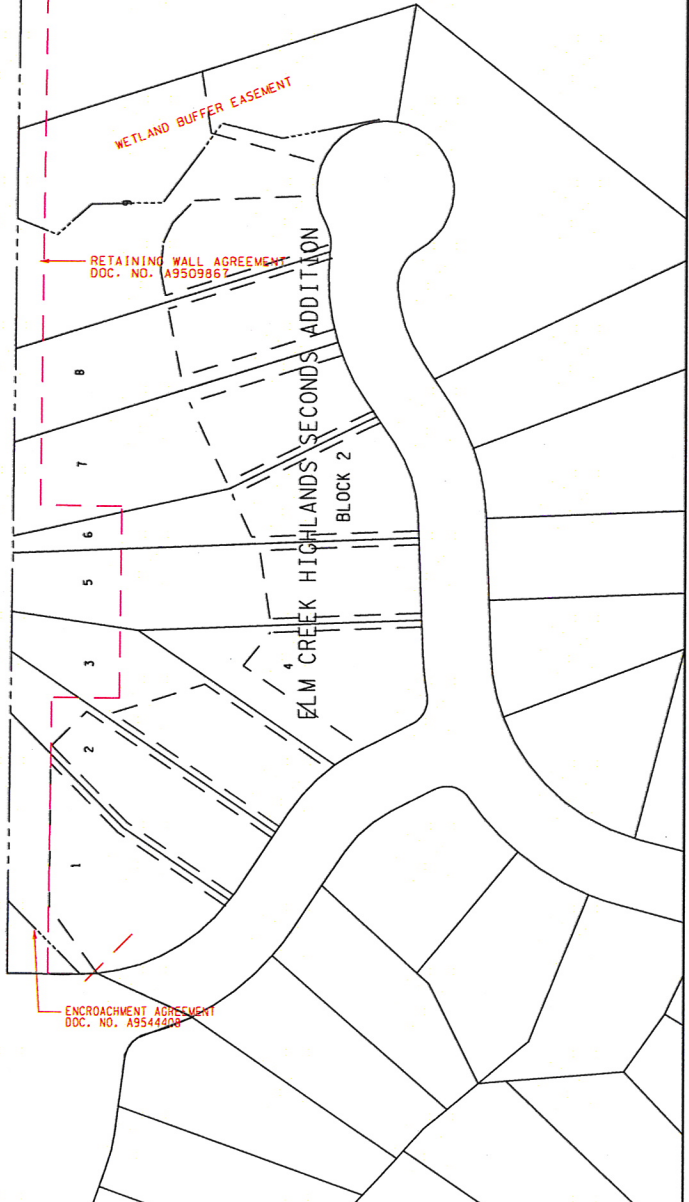
15' WATERMAIN EASEMENT DOC NO 2702967

PROPOSED NEW RIGHT OF WAY AREA = 10,993 sq ft
8,304 ENCUMBERED BY PLATTED POND EASEMENT

**PROPOSED TEMPORARY CONSTRUCTION
EASEMENT AREA = 17,675 sq ft**
8,304 ENCUMBERED BY PLATTED POND EASEMENT

2098.46

N 00° 28' 25" E



\$FILES



701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416
www.wsbeng.com

Parcel No. 18

Easement Parcel Sketch
Plymouth, Minnesota



WSB Project No. 02080-00 Date: 10/17/2013



January 6, 2014

Jim Westrum
Independent School District # 284
210 County Road 101 North
Wayzata, MN 55391

Re: Revised offer to Purchase – Parcel 18
City of Plymouth – Peony Lane/Lawndale Lane Extension Project
WSB Project No. 2080-00
Property located at 4955 Peony Lane North

Dear Independent School District # 284:

On November 19, 2013 the City of Plymouth made a formal Offer to Purchase the necessary and project-specific land rights that you own or are claimed though your ownership for acquisition of right of way for an extension to Peony Lane from Schmidt Lake Road to Lawndale Lane at the northern City boundary. In the letter the City offered all parties who may have an interest in the real estate rights to be acquired the sum of **\$51,100**.

In response to our offer you indicated that the School District needs to have access from Peony Lane to the parking lot on the north side of the High School building while school is in session. Consequently we have revised the term for the part of the temporary easement between Peony Lane and the north parking lot so that it runs from June 6 to August 24, 2014. We have also reduced our compensation offer. The City of Plymouth hereby withdraws the November 19, 2013 offer and offers all parties who may have an interest in the real estate rights to be acquired the sum of **\$48,600**. This offer is based on an independent appraisal by Patchin, Messner, Dodd and Brumm Valuation Counselors. The City's offer is summarized on the attached document.

You will have a reasonable length of time to consider the offer. To aid in your decision, you may wish to secure your own appraisal. Minnesota law provides for reimbursement by the City in an amount not to exceed \$5,000 for the actual cost of an appraisal for your property by a qualified appraisal. Reimbursement cannot be made without receipt of the information necessary for reimbursement, including a copy both of the owner's appraisal and invoice. In all cases, it is important to know that a review of the appraisal provided by another appraiser is not eligible for reimbursement.

If you accept the offer, the parcel will be acquired by direct purchase, and you will be paid upon satisfactory evidence of marketable title. In the worst case scenario that a mutually acceptable agreement cannot be arrived at in a timely manner, the property may be acquired in an eminent domain proceeding.

Your signature on page two (2) of this document, is only for the verification that the offer has been given to you. You also acknowledge that you have received the "Guidebook for Property Owners" brochure, a copy of the appraisal report, Acquisition and Appraisal Summary, and the parcel sketch of your property. Your signature below does not affect your right to have the final amount determined through eminent domain proceedings in the event the direct purchase method of acquisition is unsuccessful.

On behalf of the City, we wish to thank you for your cooperation and assistance, and we look forward to working with you toward a mutually satisfactory completion of the acquisition process.

Sincerely,

WSB & Associates, Inc.



Dave Hagen
Right of Way Specialist

Attachments: Acquisition and Appraisal Summary
Parcel sketch
"Guidebook for Property Owners" brochure
Appraisal
Copy of this letter for your records

I certify that on _____, 2013 I (we) **received** the Offer to Purchase above for the indicated amount. I (we) also certify that I (we) have received copies of the appraisal, the "Guidebook for Property Owners" brochure, Acquisition and Appraisal Summary, and the parcel sketch mentioned above.

Signature On behalf of Independent School District # 284

Print Name

ACQUISITION AND APPRAISAL SUMMARY
 City of Plymouth – Peony Lane/Lawndale Lane Extension Project

Parcel No.: 18
 City Project No.: 10015
 Tax PID(s): 07-118-22-13-0002
 Property Address: 4955 Peony Lane North, Plymouth, MN 55446
 Fee Owners: Independent School District # 284

Description of the property interests to be acquired:

A permanent easement for roadway purposes over, under and across, that part of Lot 1, Block 1, Wayzeta Senior High School Addition, as is on file and of record in the Office of The County Recorder, Hennepin County Minnesota lying easterly and northerly of the following described line: Commencing at the northeast corner of said Lot 1, thence North 89 degrees 24 minutes 45 seconds West, assumed bearing along the north line thereof, 10.00 feet to the point of beginning of the line to be hereinafter described; thence South 00 degrees 28 minutes 25 seconds West, parallel with east line of said Lot 1, 1099.15 feet; thence South 89 degrees 31 minutes 35 seconds West, 10.00 feet the east line of said Lot 1 and there terminating.

AND

A temporary easement for construction purposes over, under and across, that part of Lot 1, Block 1, Wayzeta Senior High School Addition, as is on file and of record in the Office of The County Recorder, Hennepin County Minnesota described as follows: Commencing at the northeast corner of said Lot 1, thence North 89 degrees 24 minutes 45 seconds West, assumed bearing along the north line thereof, 10.00 feet to the point of beginning of the easement to be hereinafter described; thence South 00 degrees 28 minutes 25 seconds West, parallel with east line of said Lot 1, 1099.15 feet; thence South 89 degrees 31 minutes 35 seconds West, 10.00 feet the east line of said Lot 1; thence South 00 degrees 28 minutes 25 seconds West along said east line, 35.00 feet; thence North 89 degrees 31 minutes 35 seconds West, 60.00 feet; thence North 00 degrees 28 minutes 25 seconds East, 149.58 feet; thence South 89 degrees 31 minutes 35 seconds East, 40.00 feet; thence North 00 degrees 28 minutes 25 seconds East, parallel to the east line of said Lot 1, 984.59 feet to the north line of said Lot 1; thence South 89 degrees 24 minutes 45 seconds East along said north line, 10.00 feet to the point of beginning.

APPRAISAL SUMMARY		
Permanent Roadway Easement: 10,993 sq. ft.	=	\$ 44,200
Temporary Construction Easement: 17,675 sq. ft.	=	\$ 4,400
TOTAL (rounded to):	=	\$ 48,600

PARCEL 18
INDEPENDENT SCHOOL
DISTRICT 284

WAYZATA SENIOR HIGH SCHOOL ADDITION
BLOCK 1
LOT 1

POND EASEMENT PER PLAT

10' NEW R/W

10' TE

8' TRAIL EASEMENT
DOC NO 2702967

50' TE

15' WATERMAIN EASEMENT DOC NO 2702967

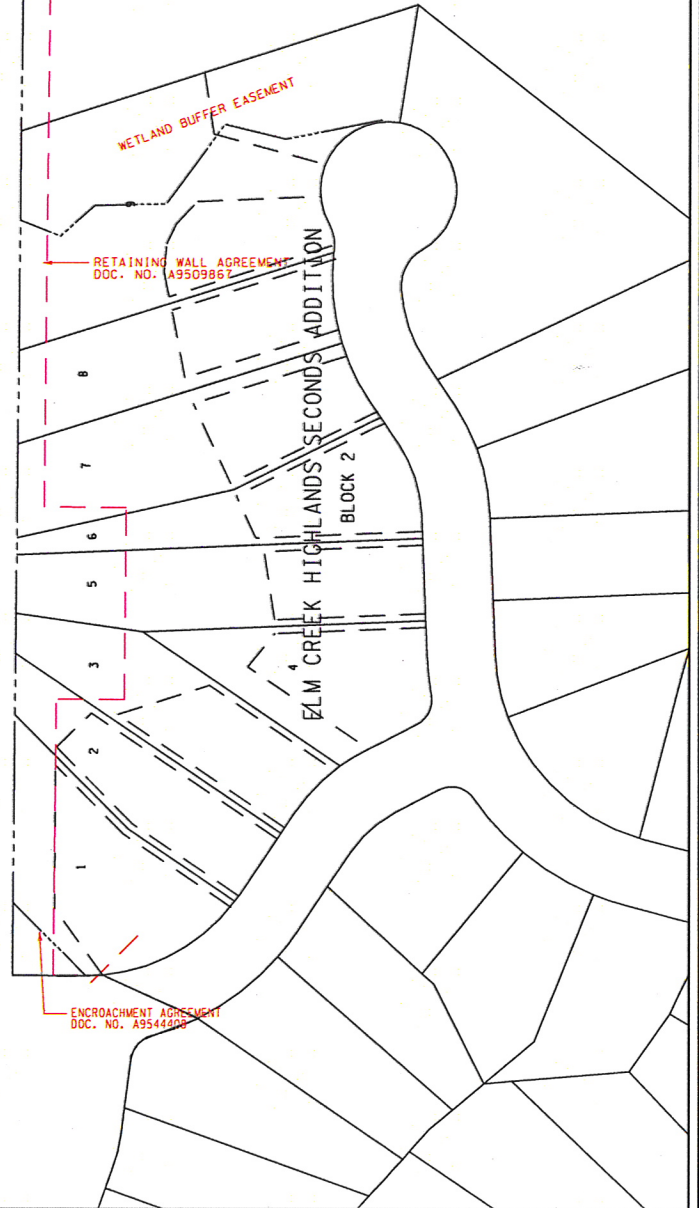
PROPOSED NEW RIGHT OF WAY AREA = 10,993 sq ft
8,304 ENCUMBERED BY PLATTED POND EASEMENT

**PROPOSED TEMPORARY CONSTRUCTION
EASEMENT AREA = 17,675 sq ft**
8,304 ENCUMBERED BY PLATTED POND EASEMENT

\$FILES

2098.46

N 00° 28' 25" E



701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416
www.wsbeng.com

Parcel No. 18

Easement Parcel Sketch
Plymouth, Minnesota



City of
Plymouth
Minnesota

763-541-4800 • Fax 763-541-1700
INFRASTRUCTURE • ENGINEERING • PLANNING • CONSTRUCTION

WSB Project No. 02080-00

Date: 10/17/2013

WAYZATA PUBLIC SCHOOLS
Independent School District 284
Wayzata, Minnesota

BOARD OF EDUCATION

Special Board Meeting – February 3, 2014

AGENDA SECTION: ADJOURN

ITEM: .

COMMENTS BY: Linda Cohen, Board Chair

This agenda item brings closure to the school board meeting.

Motion by: _____ Yes _____ Passed _____

Second by: _____ No _____ Failed _____

Abstentions: _____