

Thank you for considering our request for the vacation of an easement affecting Lot 1, Block 1, Crest View Communities. Although the easement is identified as a utility easement, past records from when the plat was approved indicates it is for providing fire access to the existing Royce Place living facility.

Duffy Development proposed to redevelop the site which will include the demolition of the existing Royce Place structures and building a new apartment building on the site which will have a different footprint from the existing building.

The easement in question currently provides fire access from 45th Avenue NE through Lot 2, Block 1 and on to Lot 1, Block one in two locations. We are requesting the vacation of the portion of the easement that is affecting Lot 1, Block 1. Included with our submittal will be a copy of the plat with highlighted areas to be vacated.

Also included with our submittal is a survey done in 2024 that identified the easement in question. As you can see, the fire lane does not exist within this easement area and in fact, the neighboring property (Lot 2, Block 1) has built a structure over the easement.

Vacating this easement allows our design team to most efficiently design the site without the hinderance of the existing easement. Once a final design concept is identified, a new fire lane may be needed and if an easement is required for the fire lane, we would be happy to incorporate that into our new development.

Again, thank you for considering this request.

Property Owners with adjacent land:

Columbia Village
4444 Reservoir Blvd. NE
Columbia Heights, MN 55421
Tax ID – 36-30-24-12-0093

Crest View Corporation
c/o Monarch Healthcare Management
1345 Corporate Center Curve
Eagan, MN 55121
Tax ID – 36-30-24-12-0092