

**Case File No. 18-0019**  
**Town Square Village 2nd Addition**

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



PRELIMINARY PLAT OF:

# TOWN SQUARE VILLAGE 2ND ADDITION

**OWNER**  
CITY OF BLAINE  
10801 TOWN SQUARE DR NE  
BLAINE, MN 55449  
ERIK THORVIG  
763.785.6147

**CIVIL ENGINEER**  
PLOWE ENGINEERING  
6776 LAKE DR NE  
LINO LAKES, MN 55017  
763.361.8210

**ARCHITECT**  
PROGRESSIVE ARCHITECTURE  
9420 OTTER LAKE RD  
WHITE BEAR LAKE, MN 55110  
651.403.6444

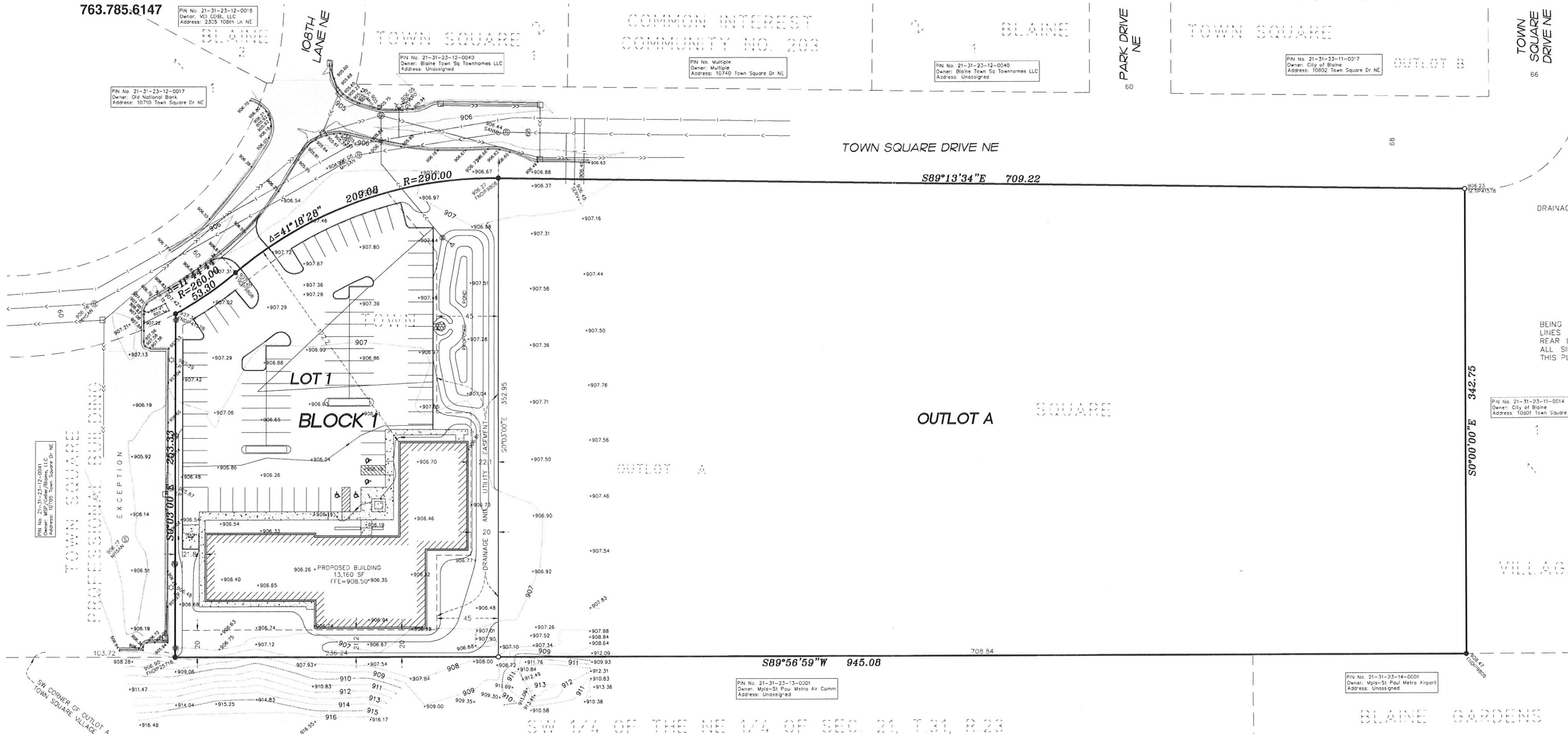
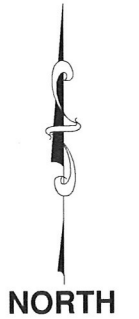
## LEGAL DESCRIPTION

Outlot A, TOWN SQUARE VILLAGE, Anoka County, Minnesota, except that part thereof lying westerly of the following described line:

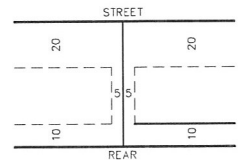
Commencing at the southwest corner of said Outlot A; thence North 89 degrees 57 minutes 00 seconds East, on an assumed bearing, along the south line of said Outlot A a distance of 103.72 feet to the point of beginning of the line to be described; thence North 00 degrees 03 minutes 00 seconds West a distance of 253.33 feet to the north line of said Outlot A and said line there terminating.

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/5/17 and 10/23/17.
- Bearings shown are on Anoka County datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared using Title Commitment No. T18-01005, issued by First American Title Insurance Company, dated effective on December 22, 2017.
- Parcel ID No: 21-31-23-12-0024
- Site Plan by Progressive Architecture.
- Civil Plans by Plowe Engineering.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET WIDE ADJOINING ALL RIGHT OF WAY LINES AND BEING 20 FEET IN WIDE ADJOINING ALL REAR LOT LINES AND BEING 5 FEET WIDE ADJOINING ALL SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

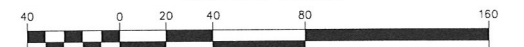
## DEVELOPMENT NOTES:

- Property is currently zoned DF (Development Flex) per City of Blaine Zoning Map dated November 2016.
- Existing parcel area = 322,138 sq. ft. (7.39 acres)  
Proposed Lot 1, Block 1 = 75,512 sq. ft. (1.73 acres)  
Proposed Outlot A = 246,626 sq. ft. (5.66 acres)

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- ⊕ DENOTES HYDRANT
- ⊙ DENOTES LIGHT POLE
- ⊗ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊕ DENOTES WATER VALVE
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATERMAIN
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

GRAPHIC SCALE



1 INCH = 40 FEET

DRAWN BY: BAB	JOB NO: 18008PP	DATE: 3/6/18	
CHECK BY: JER	SCANNED <input type="checkbox"/>		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

**E.G. RUD & SONS, INC.**  
EST. 1977  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD  
Date: 3/8/2018 License No. 41578

**PRELIMINARY COPY  
UNRECORDED AS OF 3-8-2018**

# TOWN SQUARE VILLAGE 2ND ADDITION

**CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 21, T31N, R23W**

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Blaine, a municipal corporation under the laws of the State of Minnesota, owner of the following described property:

Outlot A, TOWN SQUARE VILLAGE, Anoka County, Minnesota, except that part thereof lying westerly of the following described line:

Commencing at the southwest corner of said Outlot A; thence North 89 degrees 57 minutes 00 seconds East, on an assumed bearing, along the south line of said Outlot A a distance of 103.72 feet to the point of beginning of the line to be described; thence North 00 degrees 03 minutes 00 seconds West a distance of 253.33 feet to the north line of said Outlot A and said line there terminating.

Has caused the same to be surveyed and platted as TOWN SQUARE VILLAGE 2ND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown by this plat.

In witness whereof said City of Blaine, a municipal corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF BLAINE

\_\_\_\_\_  
Tom Ryan, Mayor                                      Clark Arneson, City Manager

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Tom Ryan, as Mayor and Clark Arneson, as City Manager of the City of Blaine, a municipal corporation under the laws of the State of Minnesota, on behalf of the corporation.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I, Jason E. Rud do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

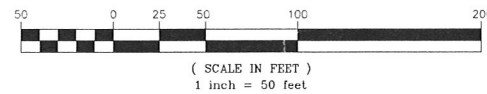
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Jason E. Rud, Licensed Land Surveyor  
Minnesota License No. 41578

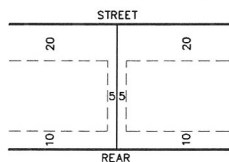
STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Jason E. Rud.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_



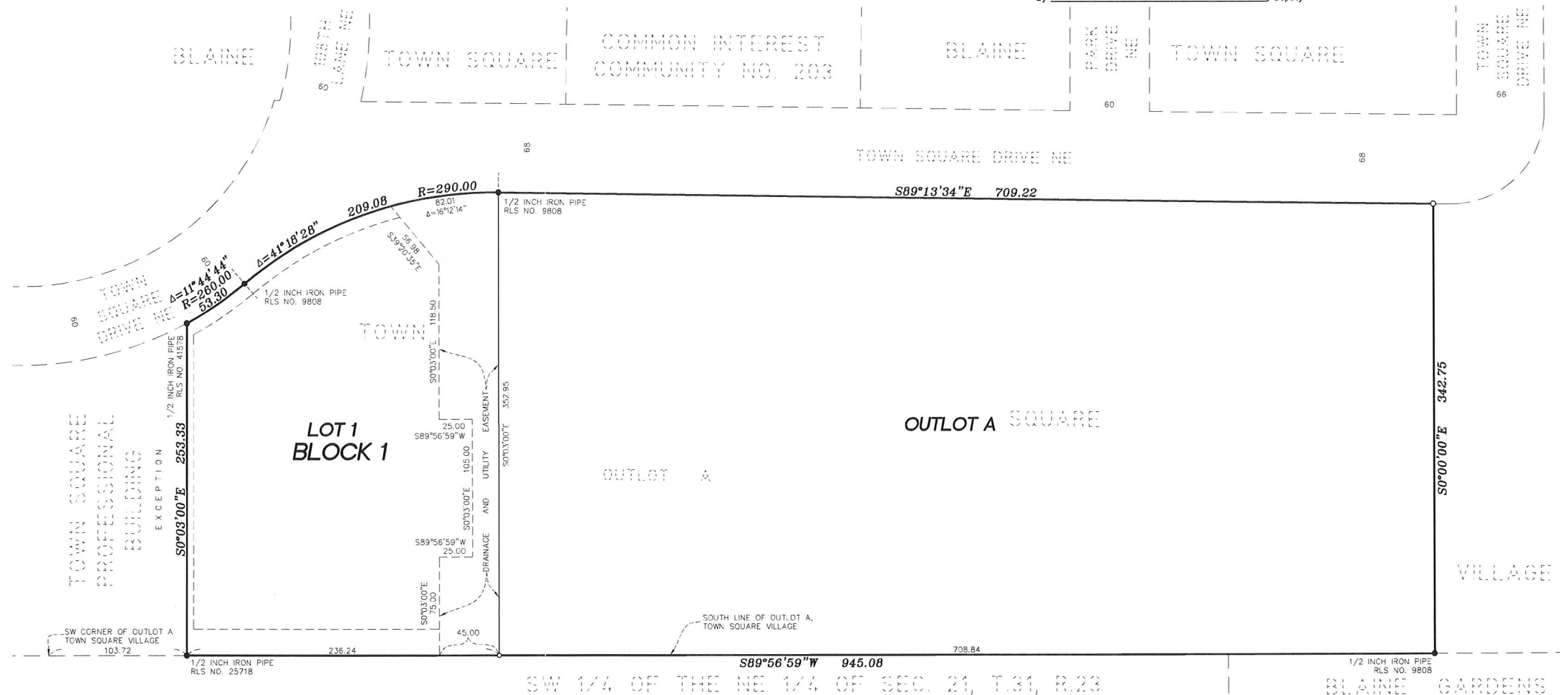
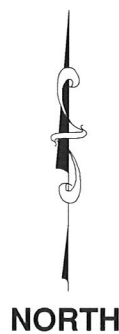
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET WIDE ADJOINING ALL RIGHT OF WAY LINES AND BEING 20 FEET IN WIDE ADJOINING ALL REAR LOT LINES AND BEING 5 FEET WIDE ADJOINING ALL SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

- ⊕ DENOTES FOUND ANOKA COUNTY MONUMENT
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578.
- DENOTES 1/2 INCH IRON FOUND, AS LABELED

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF OUTLOT A, TOWN SQUARE VILLAGE IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 56 MINUTES 59 SECONDS WEST.



City Council, City of Blaine, Minnesota

This plat of TOWN SQUARE VILLAGE 2ND ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Blaine, Minnesota

By \_\_\_\_\_, Mayor                                      By \_\_\_\_\_, Clerk

County Surveyor

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Larry D. Holm  
Anoka County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Property Tax Administrator

By \_\_\_\_\_, Deputy

County Recorder/Registrar of Titles  
County of Anoka, State of Minnesota

I hereby certify that this plat of TOWN SQUARE VILLAGE 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M, and was duly recorded as Document Number \_\_\_\_\_.

County Recorder/Registrar of Titles

By \_\_\_\_\_, Deputy