



Case File No. 13-0062

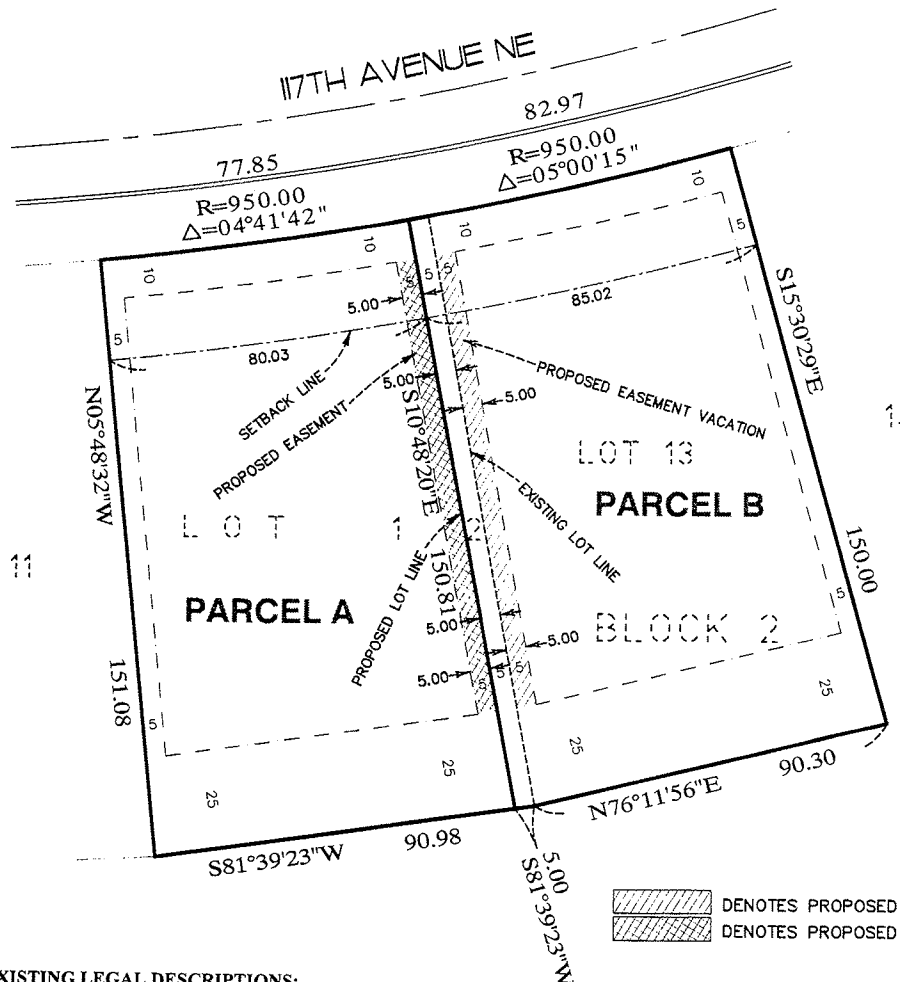


Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



CERTIFICATE OF SURVEY

FOR: ENVOY MORTGAGE
 ADDRESS: 3106 & 3122 - 117TH AVENUE NE, BLAINE



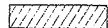

EXISTING LEGAL DESCRIPTIONS:

Lots 12 & 13, Block 2, THE LAKES OF RADISSON EIGHTEENTH ADDITION, Anoka County, Minnesota.

PROPOSED LEGAL DESCRIPTIONS:

PARCEL A:
 Lot 12, Block 2, THE LAKES OF RADISSON EIGHTEENTH ADDITION, Anoka County, Minnesota, EXCEPT the easterly 5.00 feet thereof.

PARCEL B:
 Lot 13, Block 2 and the easterly 5.00 feet of Lot 12, Block 2, THE LAKES OF RADISSON EIGHTEENTH ADDITION, Anoka County, Minnesota.

-  DENOTES PROPOSED EASEMENT VACATION
-  DENOTES PROPOSED EASEMENT

PROPOSED EASEMENT VACATION:








The westerly 5.00 feet of Lot 13, Block 2, THE LAKES OF RADISSON EIGHTEENTH ADDITION, Anoka County, Minnesota, lying north of the south 25.00 feet thereof and lying south of the north 10.00 feet thereof.

PROPOSED EASEMENT :


The westerly 5.00 feet of the easterly 10.00 feet of Lot 12, Block 2, THE LAKES OF RADISSON EIGHTEENTH ADDITION, Anoka County, Minnesota, lying north of the south 25.00 feet thereof and south of the north 10.00 feet thereof.

NOTES

- NO FIELD WORK HAS BEEN DONE FOR THIS SURVEY.
- BEARING'S SHOWN ARE ON ASSUMED DATUM.

-  DENOTES CATCH BASIN
-  DENOTES PROPOSED ELEVATION.
-  DENOTES EXISTING ELEVATION.
-  DENOTES DIRECTION OF DRAINAGE.
-  DENOTES WOOD HUB/METAL SPIKE
-  DENOTES CONCRETE
-  DENOTES BITUMINOUS

I hereby certify that this plan, survey 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.


 JOSHUA P. SCHNEIDER

Date: 10-27-13 Reg. No. 44655

JOB#13615sk

ACRE LAND SURVEYING
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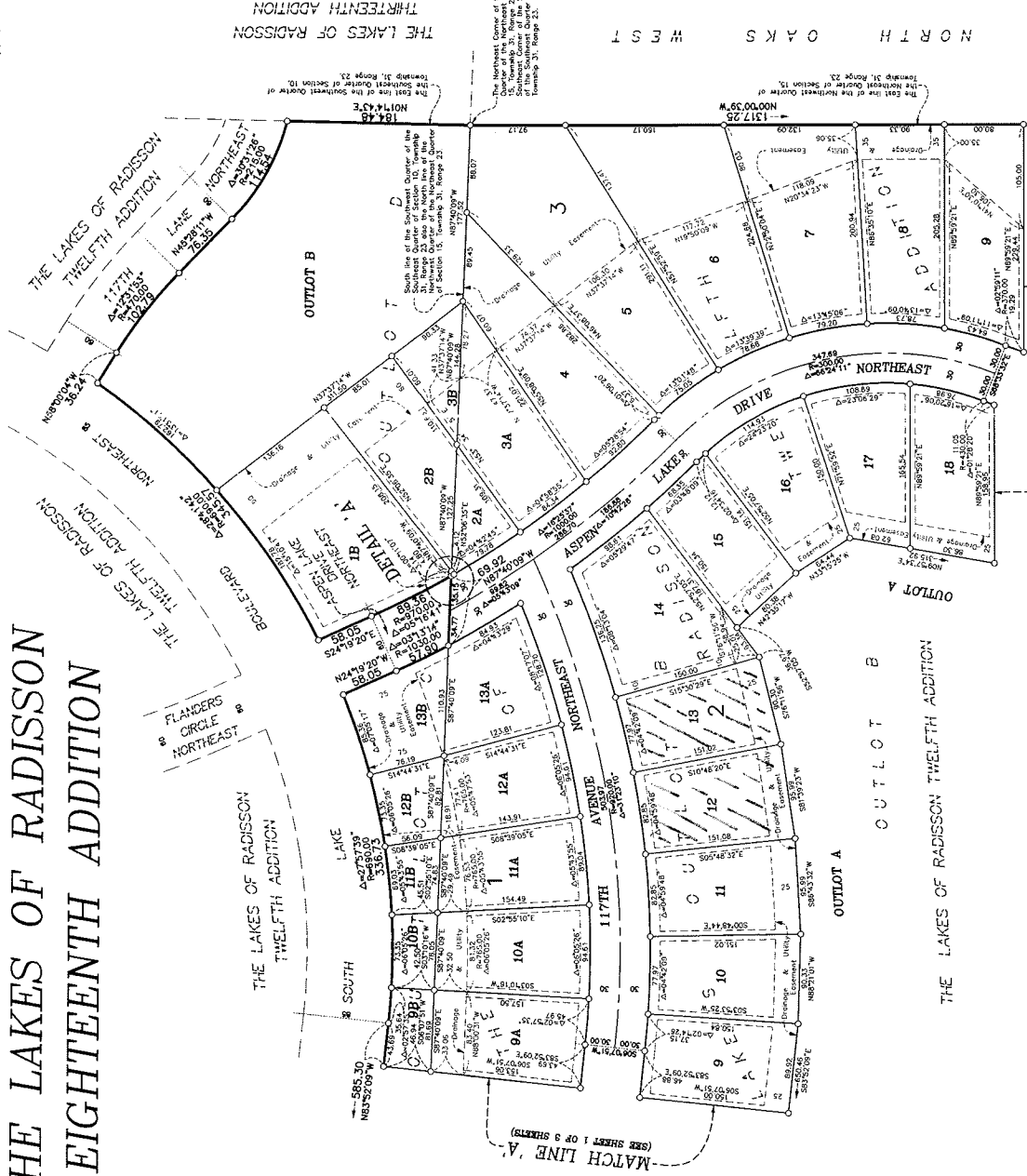


OFFICIAL PLAN

THE LAKES OF RADISSON EIGHTEENTH ADDITION

BL. 1/2" of sheet 23-2

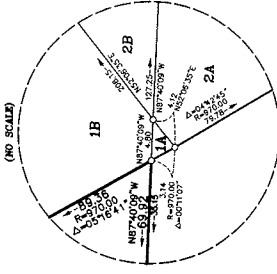
CITY OF BLAINE
COUNTY OF ANOKA
SECS. 10 & 15, TWP. 31, RING. 23



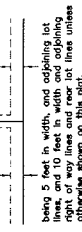
THE LAKES OF RADISSON
THIRTEENTH ADDITION

N O R T H
O A K S
W E S T

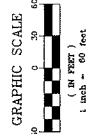
DETAIL 'A'
(NO SCALE)



DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:
(NO SCALE)



○ Denotes 1/2 inch by 1/4 inch iron monument
For the purpose of this plot the bearings are
based on the south line of Outlot B, THE LAKES
ADDITION, which is assumed to have a bearing of South 80°13'00" East.
All monuments required by Minnesota Statute, whether
shown on this plot or not, will be set within one year
of the date of recording of this plan and will be
evidenced by a 1/2 inch by 1/4 inch iron pipe
monument by RLS 2020B.



SHEET 2 OF 3 SHEETS

PIONEERengineering
CONSULTING ENGINEERS ARCHITECTS LANDSCAPE ARCHITECTS

11-7-2013

Dear City of Blaine Planning Commission members,

I currently live in The Lakes of Radisson at 2904 Aspen Lake Drive NE. In anticipation of building another home in the lakes to be on the water; we purchased (2) vacant parcels, street addresses:

-3106 & 3122 117th Ave NE

After going through the design process with an architect as well as becoming familiar with above mentioned properties we have decided to build on the most Easterly lot (3122). We have chosen to build on this lot due to the lack of water views on 3106. The views of the water would be blocked by surrounding homes. One of the main reasons we want to move is to be on the water and to enjoy all of the lake views.

Also, after preliminary designing of a new home on 3122 we anticipate encroaching into side yard setbacks. In order to conform to the required building setbacks we are proposing to move the adjacent lot line over (5) feet to increase the lot width on 3122, details below.

The existing lot width dimensions as follows:

3106 – 82.85”

3122 – 77.97”

I am proposing to move the lot line approximately 5”

PROPOSED WIDTHS:

3106 – 77.85”

3122 – 82.97”

Thank you for your consideration.

Respectfully,



Nathan Raich