

Case File No. 19-0010
Troy Halverson



LOT LINE ADJUSTMENT SURVEY

PROPERTY ADDRESS: #2827 - 107TH CT. N.E.

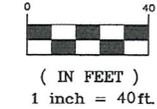
NOTES

- Lot 8 Area (before division) = 18,291 sq.ft. (0.42 acres)
- Lot 7 Area (before division) = 35,758 sq.ft. (0.82 acres)
- EXISTING & PROPOSED ZONING OF PARCELS A & B = R-1B. BOTH PARCELS TO MAINTAIN R-1B ZONING STANDARDS.

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.

Eric R. Vickaryous
ERIC R. VICKARYOUS

Date: 03/08/2019 Reg. No. 44125



NORTH

NOTES

- BEARING'S SHOWN ARE ON ASSUMED DATUM.
- FIELD SURVEY COMPLETED 07/11/2014 FOR INFORMATION SHOWN ON LOTS 7 & 8.
- ELEVATIONS ON ASSUMED DATUM.

EXISTING PROPERTY DESCRIPTION

Lots 7 and 8, all in Block 2, THE SANCTUARY EIGHTH ADDITION, Anoka County, Minnesota.

PARCEL "A" PROPERTY DESCRIPTION

Lot 8, Block 2, THE SANCTUARY EIGHTH ADDITION, Anoka County, Minnesota, lying westerly of the east 4.00 feet thereof.

Drainage and Utility Easement to create:

The west 5.00 feet of the east 9.00 feet of Lot 8, Block 2, THE SANCTUARY EIGHTH ADDITION, Anoka County, Minnesota.

DENOTES EASEMENT CREATED

PARCEL "B" PROPERTY DESCRIPTION

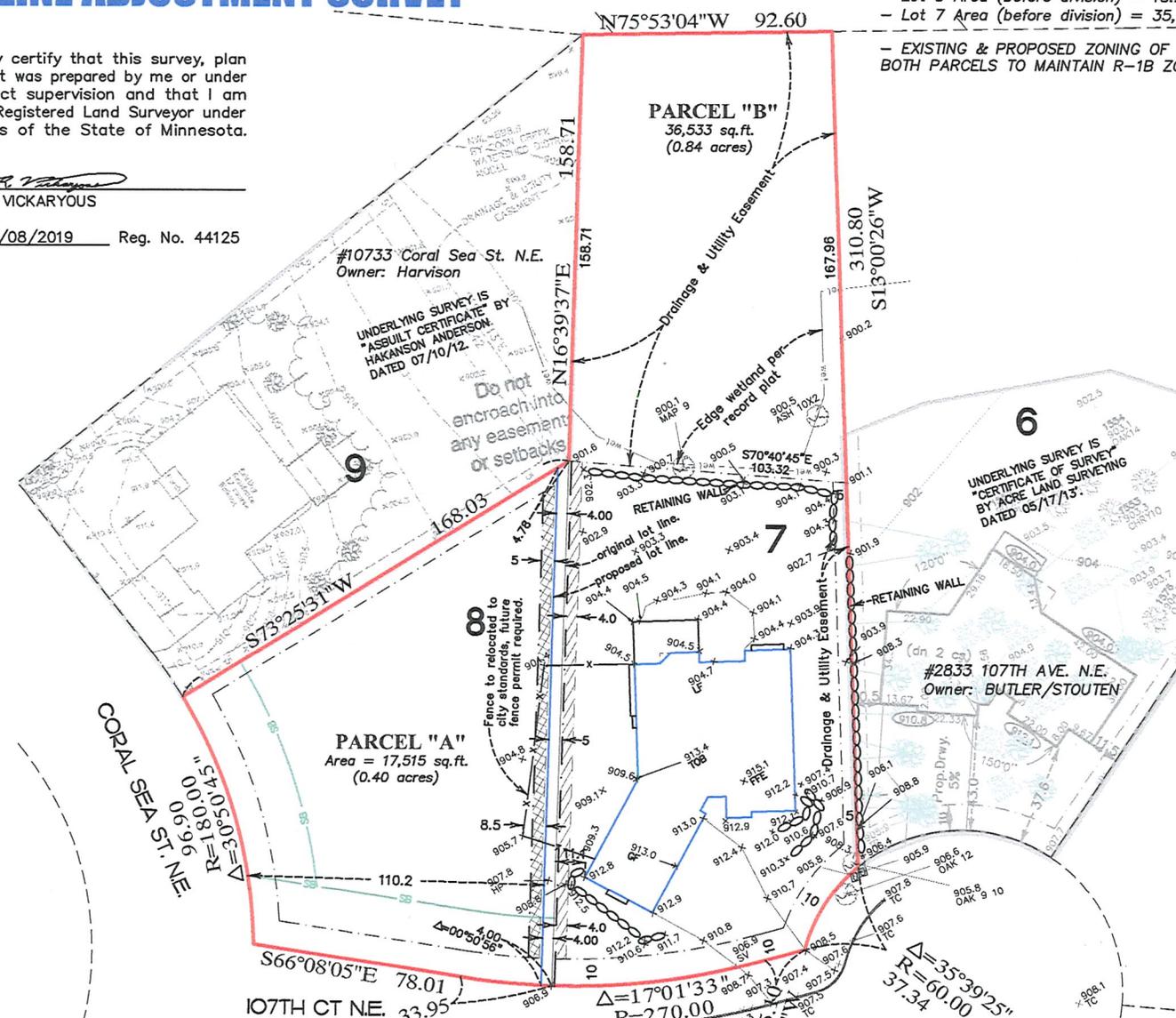
Lot 7 and the east 4.00 feet of Lot 8, all in Block 2, THE SANCTUARY EIGHTH ADDITION, Anoka County, Minnesota.

Drainage and Utility Easement to vacate:

The east 4.00 feet of the west 5.00 feet of Lot 7, Block 2, THE SANCTUARY EIGHTH ADDITION, Anoka County, Minnesota, which lies northerly of the south 10.00 feet thereof and southerly of the following described line:

Commencing at the northwest corner of said Lot 7; thence South 16 degrees 39 minutes 37 second West (assumed bearing) along the westerly line of said Lot 7 a distance of 158.71 feet to the point of beginning of the line to be described; thence South 70 degrees 40 minutes 45 seconds East 20.00 feet and said line there terminating.

DENOTES EASEMENT TO VACATE



ACRE LAND SURVEYING
Serving Twin Cities Metro area and beyond
763-458-2997 acrelandsurvey@gmail.com