

Case File No. 18-0067
Sunset Ponds 3rd Addition

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

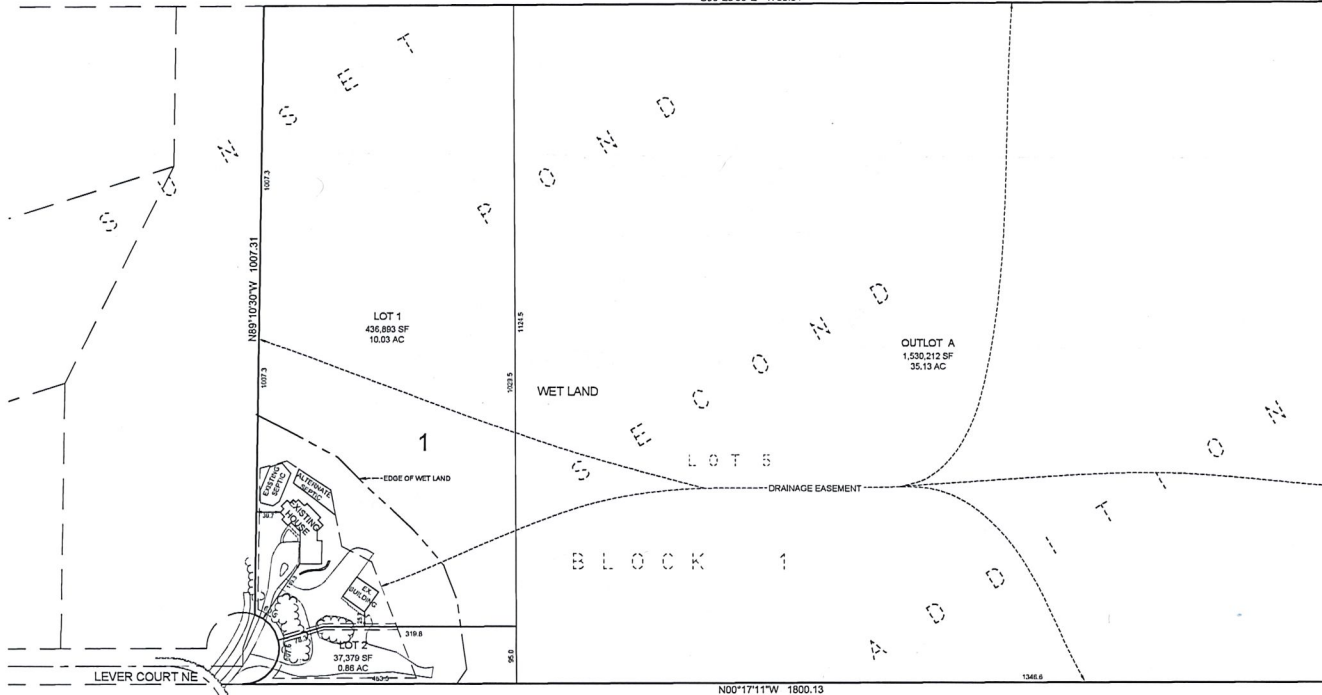


R-1



TOTAL SITE
2,004,484 SF
46.02 AC

S00°23'50"E 1785.81



LEGAL DESCRIPTION:
LOT 5, BLOCK 1, SUNSET PONDS SECOND ADDITION,
ANOKA COUNTY, MINNESOTA.
ADDRESS: 11943 LEVER COURT NE, BLAINE, MINNESOTA

LAND OWNER: ARLYCE CLEVELAND
DESIGNER: CHRIS OCKMIG
SURVEYOR: RUSSEL P. DAMLO

EXISTING ZONING: FR - FARM RESIDENCE
LOT 1 AND OUTLOT A TO REMAIN ZONED FR - FARM RESIDENCE
PROPOSED ZONING FOR LOT 2: R-1A - SINGLE FAMILY

SETBACKS
FR ZONING
FRONT 45 FEET
SIDE 20 FEET
REAR 30 FEET

R1A ZONING
FRONT 35 FEET
SIDE 10 FEET
REAR 30 FEET

PROBE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS,
PLANNERS and LAND SURVEYORS

I HEREBY CERTIFY THAT THIS PLAN 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.

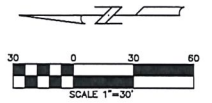
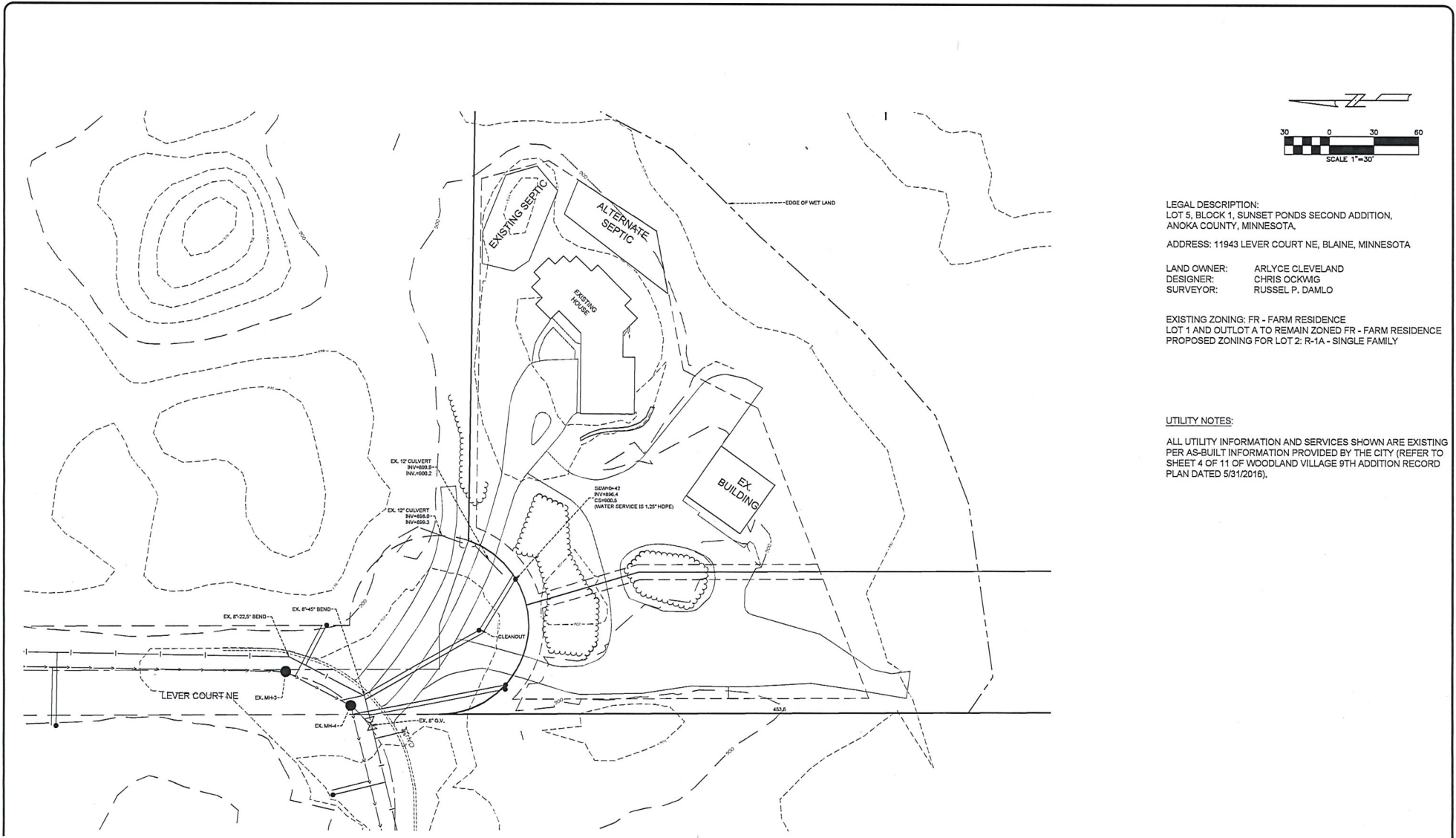
REVISIONS	

PREPARED FOR:
ARLYCE CLEVELAND
11943 LEVER ROAD
BLAINE, MN

DESIGNED	CHECKED

PRELIMINARY PLAT
SUNSET PONDS THIRD ADDITION
BLAINE, MINNESOTA

SHEET REV.
1
OF 3



LEGAL DESCRIPTION:
 LOT 5, BLOCK 1, SUNSET PONDS SECOND ADDITION,
 ANOKA COUNTY, MINNESOTA.
 ADDRESS: 11943 LEVER COURT NE, BLAINE, MINNESOTA

LAND OWNER: ARLYCE CLEVELAND
 DESIGNER: CHRIS OCKWIG
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UTILITY NOTES:

ALL UTILITY INFORMATION AND SERVICES SHOWN ARE EXISTING PER AS-BUILT INFORMATION PROVIDED BY THE CITY (REFER TO SHEET 4 OF 11 OF WOODLAND VILLAGE 9TH ADDITION RECORD PLAN DATED 5/31/2016).

PROBE ENGINEERING COMPANY, INC.
 CONSULTING ENGINEERS,
 PLANNERS and LAND SURVEYORS
 1000 EAST 146TH STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 DATE: _____ REG. NO. _____

REVISIONS	
1	11-13-18 PM REVISED PER CITY COMMENTS

PREPARED FOR:
ARLYCE CLEVELAND
 11943 LEVER ROAD
 BLAINE, MN

DESIGNED	CHECKED
DRAWN PW	DATE 11-6-18
SCALE AS SHOWN	JOB NO. 18729.00

PRELIMINARY UTILITY
SUNSET PONDS THIRD ADDITION
 BLAINE, MINNESOTA

SHEET	REV.
3	
3	