

Case File No. 12-0041



PRELIMINARY PLAT

~of~ TWIN TIDES ADDITION

PROPERTY OWNER:
TWIN CITY GEAR COMPANY
SITE ADDRESS:
1551 9TH LANE NE
BLAINE, MN 55449

EXISTING PROPERTY DESCRIPTION:

Lots 3, 4, and 5, Block 2, BLAINE INDUSTRIAL SQUARE, Anoka County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 9/17/12.
- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared using Title Commitment No. T12-08069 issued by Registered Abstracter's Inc., an agent for First American Title Insurance Co., dated effective 6/13/12.
- Parcel ID No. 29-31-23-12-0027.
- Existing parcel area = 185,076 sq. ft.
- Existing parcel is currently zoned (U-2) Heavy Industrial.

HEAVY INDUSTRIAL (U-2) STANDARDS:

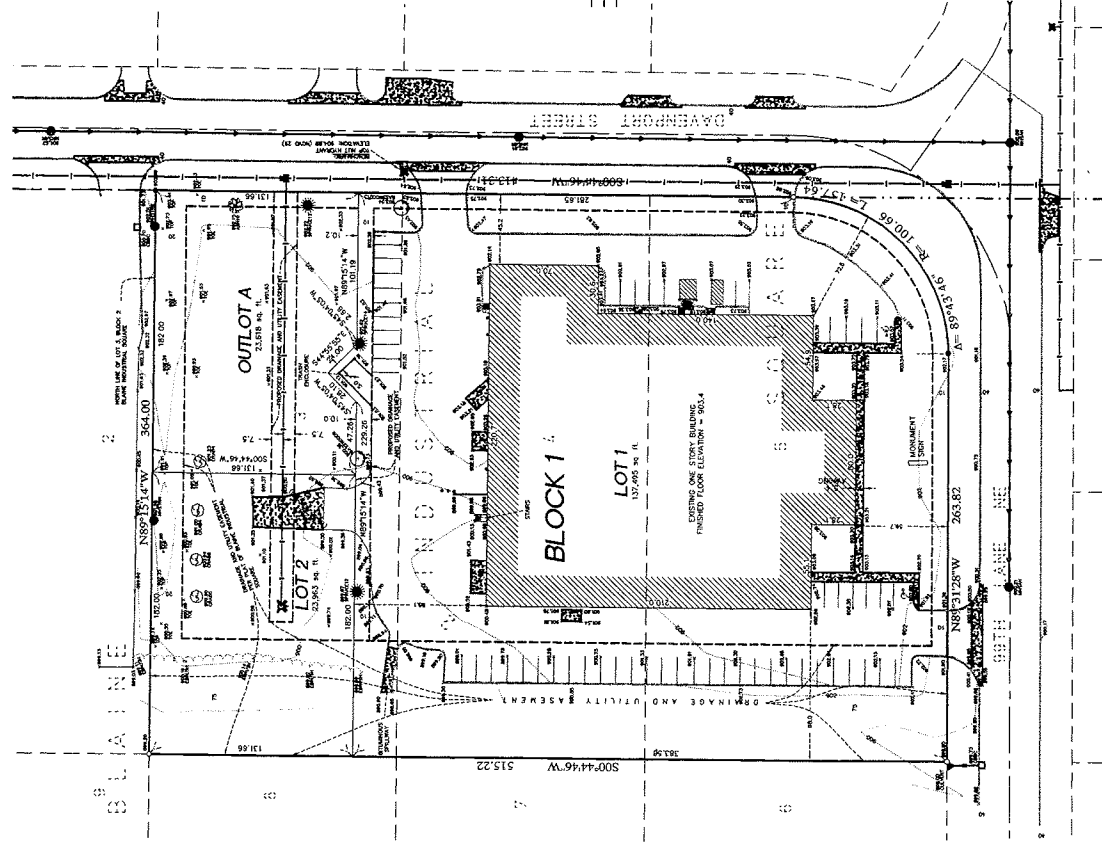
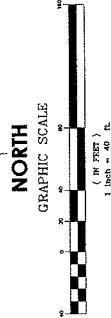
- Minimum lot size: 1 acre with City water and sewer services. (10 acres without)
- Minimum lot width: 150 feet
- Minimum lot depth: 150 feet
- Building setbacks:
 - Front - 40 feet
 - Side (street) - 15 feet
 - Rear - 20 feet
- Parking setbacks:
 - Front/Side (corner) - 25 feet
 - Rear (street) - 10 feet
 - Side - 10 feet
- Building requirements:
 - Minimum building size = 5,000 sq. ft.
 - Minimum building height = 50 feet to ground level

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

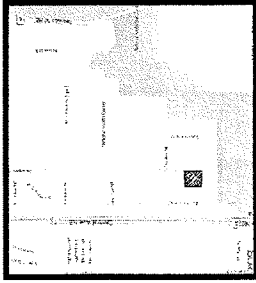
JASON E. RUD

Date: 10/18/2012 License No. 41578

E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-5701



VICINITY MAP
 SEC. 29, TWP. 31, RANG. 23



CITY OF BLAINE ANOKA COUNTY, MINNESOTA
 (NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- ⊗ DENOTES HYDRANT
- ⊕ DENOTES GAS METER
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOUR
- DENOTES BRUSH/WEE LINE
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATERMAIN
- DENOTES EXISTING STORM SEWER
- DENOTES STORM SEWER APRON
- DENOTES ELECTRICAL TRANSFORMER
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE

NO.	DATE	DESCRIPTION
1	10/18/12	CITY COMMENTS
2		
3		
4		