

**Case File No. 14-0050**

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

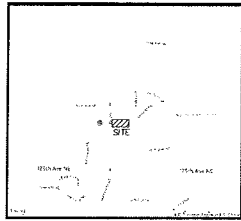


# PRELIMINARY PLAT

~of~ SARAH JEAN ESTATES  
 ~for~ SUMMIT LAND DEVELOPMENT, LLC  
 Attn: Dan Hennum  
 10209 Jackson Street NE  
 Blaine, Mn 55434  
 (763) 464-3139

## VICINITY MAP

PART OF SEC. 3, TWP. 31, RNS. 23



ANOKA COUNTY, MINNESOTA  
 (NO SCALE)

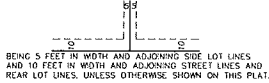
## PROPERTY DESCRIPTION:

The South 330 feet of the East 660 feet of the Northwest Quarter of the Southeast Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota, except the West 66 feet thereof, Anoka County, Minnesota.

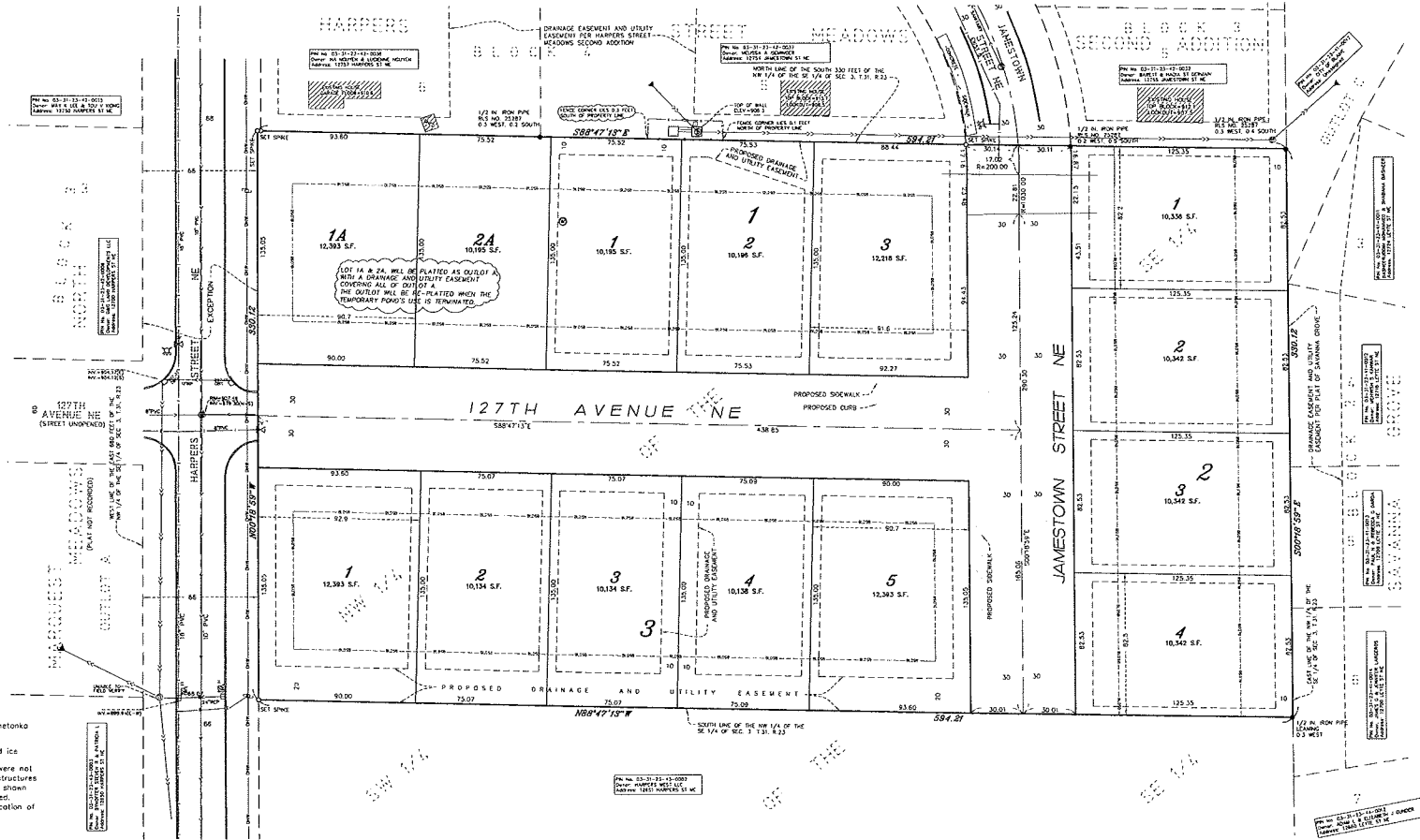
## NOTES

- Property address is 12701 Harpers Street NE, Blaine, MN 55449
- Property Pin No. 03-31-23-42-0007
- Field survey was completed by E.G. Rud and Sons, Inc. on 12/19/2013
- Bearings shown are on the Anoka County Coordinate System
- Curve shots are taken at the top and back of curve.
- Property description came from Title Commitment No. M1148310, issued by Minnetonka Title, Inc. issuing agent for Chicago Title Insurance Company, dated 3-13-14
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters
- Utilities shown hereon are observed and from various utility plans. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Ogish State One Call Notification Center at (651) 434-0002 for verification of utility type and field location, prior to excavation.
- See Preliminary Tree Inventory and Tree Removal Plan for tree size and species

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.



## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON SET SPIKE
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES GATE VALVE
- DENOTES FENCE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES POWER POLE AND OVERHEAD WRES
- ⊙ DENOTES WELL
- ⊙ DENOTES STORM SEWER APRON
- DENOTES BITUMINOUS SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

## AREA COMPUTATIONS

TOTAL AREA SITE AREA: 4.504 ACRES  
 14 PROPOSED SINGLE FAMILY LOTS  
 (INCLUDES FUTURE LOTS)  
 DENSITY: 3.11± UNITS/ACRE

## ZONING AND SETBACKS

CURRENT ZONING IS D-FLEX (DEVELOPMENT FLEX)  
 PROPOSED ZONING IS D-FLEX (DEVELOPMENT FLEX)  
 THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING. THE CITY HAS RECOMMENDED THE FOLLOWING:  
 FRONT SETBACK: 25 FEET  
 HOUSE SIDE SETBACK (INTERIOR): 10 FEET  
 GARAGE SIDE SETBACK: 5 FEET  
 REAR SETBACK: 30 FEET  
 CORNER SIDE YARD SETBACK: 20 FEET  
 DEVELOPMENT REQUIREMENTS FOR ZONE R1 (SINGLE FAMILY RESIDENTIAL):  
 MINIMUM LOT AREA (NOT PROVIDED): 10,000 SF  
 MINIMUM LOT WIDTH (NOT PROVIDED): 25 FEET AT SETBACK LINE  
 MINIMUM STREET FRONTAGE (NOT PROVIDED): 80 FEET  
 MINIMUM LOT DEPTH (NOT PROVIDED): 125 FEET

## BENCHMARK

GPS Control Point (1/2" iron pipe) in roundabout at Harpers Street and Lakes Parkway, Anoka County Coordinates:  
 Northing: 157589.566  
 Easting: 549250.384  
 Elevation: 900.25 (NOVD 29 Datum)

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: 08/05/2014 License No. 41578

DRAWN BY	CHK BY	DATE	
J	J	8/05/14	
J	J		
J	J		
NO.	DATE	DESCRIPTION	BY

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

