

Case File No. 14-0035

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



PRELIMINARY PLAT OF: TYLER ADDITION

SUBDIVISION SUMMARY:

The total number of lots is equal to 2. The total area is 77,118 square feet.

PROPOSED AREA:

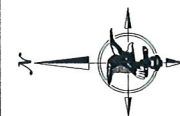
Site area Lot 1, Block 1, TYLER ADDITION equals 37,126 square feet = 0.852 acres.
Site area Lot 2, Block 1, TYLER ADDITION equals 39,992 square feet = 0.916 acres.

EXISTING LEGAL DESCRIPTION:

Parcel 1:
All that part of Tract B, Registered Land Survey No. 73, which lies northerly of the following described line and its extensions: Beginning at a point on the southwestern line of said Tract B distant 47.01 feet northeasterly from the most southerly corner of said Tract B, as measured along said southwestern line, thence northeasterly to a point of the easterly line of said Tract B distant 102.86 feet northerly from the most southerly corner of Tract B, as measured along said easterly line and there terminating.
Torrens properly Certificate of Title No. 118281.

Parcel 2:
Outlot A, Muir's Northtown 2nd Addition, except that part which lies southerly of the following described line and its extensions: Beginning at a point on the westerly line of said Outlot A distant 363.22 feet southerly from the most northerly corner of said Outlot A, as measured along said westerly line, thence northeasterly to a point on the easterly line of said Outlot A distant 219.58 feet northerly from the most southerly corner of Outlot A, as measured along said easterly line, and there terminating.

Abstract Property TO BE PLATTED AS:
Lots 1 and 2, Block 1, TYLER ADDITION, Anoka County, Minnesota.



SCALE: 1 INCH = 30 FEET

REVISIONS

Date:	Description:

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.

Thomas E. Hodoff
Thomas E. Hodoff, L.S.
Minnesota Reg. No. 23677

Date: June 4, 2014

PRELIMINARY PLAT OF TYLER ADDITION

For:
RICHARD NORDLUND

SITE:
8780-8775 UNIVERSITY AVE. NE.

BLAINE AND COON RAPIDS, MINNESOTA

ANOKA COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

9063 Lyndale Avenue South
Bloomington, MN 55437
Tele. 952-884-5341 Fax 952-884-5344

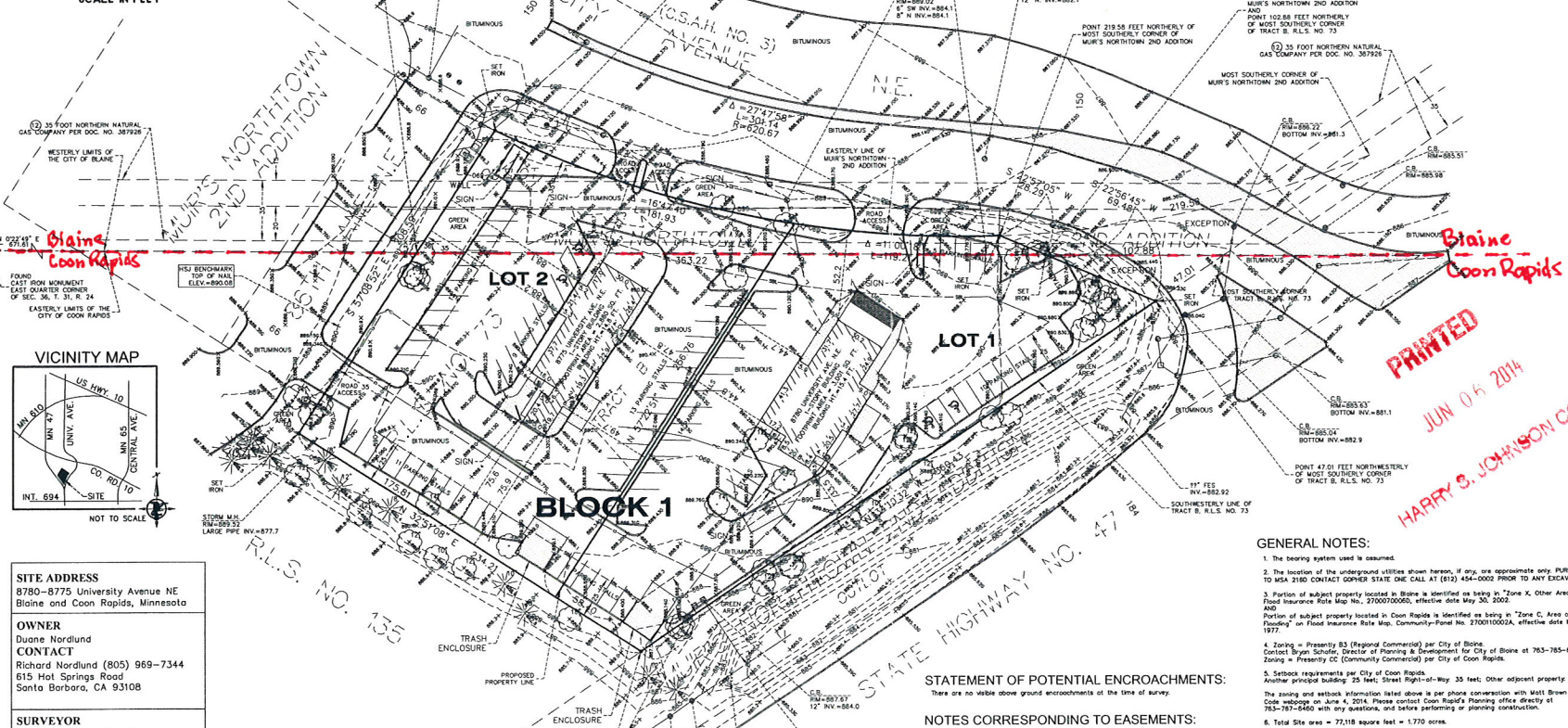
www.hsjlandsurveyors.com

Block	1	File No.	1-3-8857PP
Sheet	637	PKD Number	2014268
City	BLAINE	CT	2014268
Sheet No.	1 OF 1		

LEGEND

- Property Monument
- Concrete
- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Setback Line
- Right Of Access
- Electric Meter
- Electric Box
- Electric Manhole
- Power Pole
- Hydrant
- Unknown Manhole
- Gate Valve
- Catchbasin
- Catchbasin
- Deciduous Tree (Diameter in inches)
- Coniferous Tree (Diameter in inches)
- Light Pole
- Gas Meter
- Telephone Box
- Sanitary Manhole
- Storm Manhole
- Existing Contour
- Existing Spot Elevation
- Existing Spot Elevation

30 15 0 30 60 90
SCALE IN FEET



SITE ADDRESS
8780-8775 University Avenue NE
Blaine and Coon Rapids, Minnesota

OWNER
Duane Nordlund
CONTACT
Richard Nordlund (805) 969-7344
615 Hot Springs Road
Santa Barbara, CA 93108

SURVEYOR
Harry S. Johnson Co., Inc.
CONTACT
Tom Hodoff (952) 884-5341
9063 Lyndale Avenue South
Bloomington, Minnesota 55420

- ### GENERAL NOTES:
- The bearing system used is assumed.
 - The location of the underground utilities shown herein, if any, are approximate only PURSUANT TO MSA 21B0 CONTACT Gopher State One Call At (812) 454-0002 PRIOR TO ANY EXCAVATION.
 - Portion of subject property located in Blaine is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 2100020002, effective date May 30, 2002. AND Portion of subject property located in Coon Rapids is identified as being in "Zone C, Area of Minimal Flooding" on Flood Insurance Rate Map, Community-Panel No. 270010002A, effective date March 15, 1977.
 - Zoning = Presently R3 (Regional Commercial) per City of Blaine. Contact Bryan Schaefer, Director of Planning & Development for City of Blaine at 765-785-6144. Zoning = Presently CC (Community Commercial) per City of Coon Rapids.
 - Setback requirements per City of Coon Rapids. Another principal building: 25 feet; Street Right-of-Way: 35 feet; Other adjacent property: 25 feet. The zoning and setback information listed above is per phone conversation with Matt Brown and City Code webpage on June 4, 2014. Please contact Coon Rapids Planning office directly at 765-787-6460 with any questions, and before performing or planning construction.
 - Total Site area = 77,118 square feet = 1,770 acres.
 - This survey was made on the ground.
 - In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Chicago Title Insurance Company, having an effective date of May 26, 2014 and having the number 2184.
 - Elevation datum is based on NAVD 88 data. HL-Benchmark is located Top of Nail (AS SHOWN ON SURVEY) Elevation = 890.08
 - Limitation of access to Minnesota Trunk Highway No. 47, as shown on Document No. 307978 and as appearing in a recite on the certificate of title. (DOES NOT AFFECT SUBJECT PROPERTY)

STATEMENT OF POTENTIAL ENCROACHMENTS:
There are no visible above ground encroachments at the time of survey.

NOTES CORRESPONDING TO EASEMENTS:
9. Drainage and utility easements, as shown on the plat of Muir's Northtown 2nd Addition, recorded August 13, 1973, as Document No. 394628 (THERE ARE NO DRAINAGE AND UTILITY EASEMENTS DEDICATED ON THE PLAT OF MUIR'S NORTHTOWN 2ND ADDITION)
10. Easement in favor of the Northern Natural Gas Company, recorded as Document No. 387928 (AFFECTS PROPERTY, AS SHOWN ON SURVEY)
11. Limitation of access to Minnesota Trunk Highway No. 47, as shown on Document No. 307978 and as appearing in a recite on the certificate of title. (DOES NOT AFFECT SUBJECT PROPERTY)

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