

**LADDIE LAKE  
PARK**

R-1

LINCOLN ST

R-1

R-2

B-2

87TH AVE

CENTRAL AVE

B-2

R-1

R-1

**PUBLIC NOTIFICATION LINE**

**Property  
Location**

ULYSSES ST

85TH AVE

65



BlaineMN.gov

**Case File No. 21-0048  
Laddie Lake (Waiver of Platting)**

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

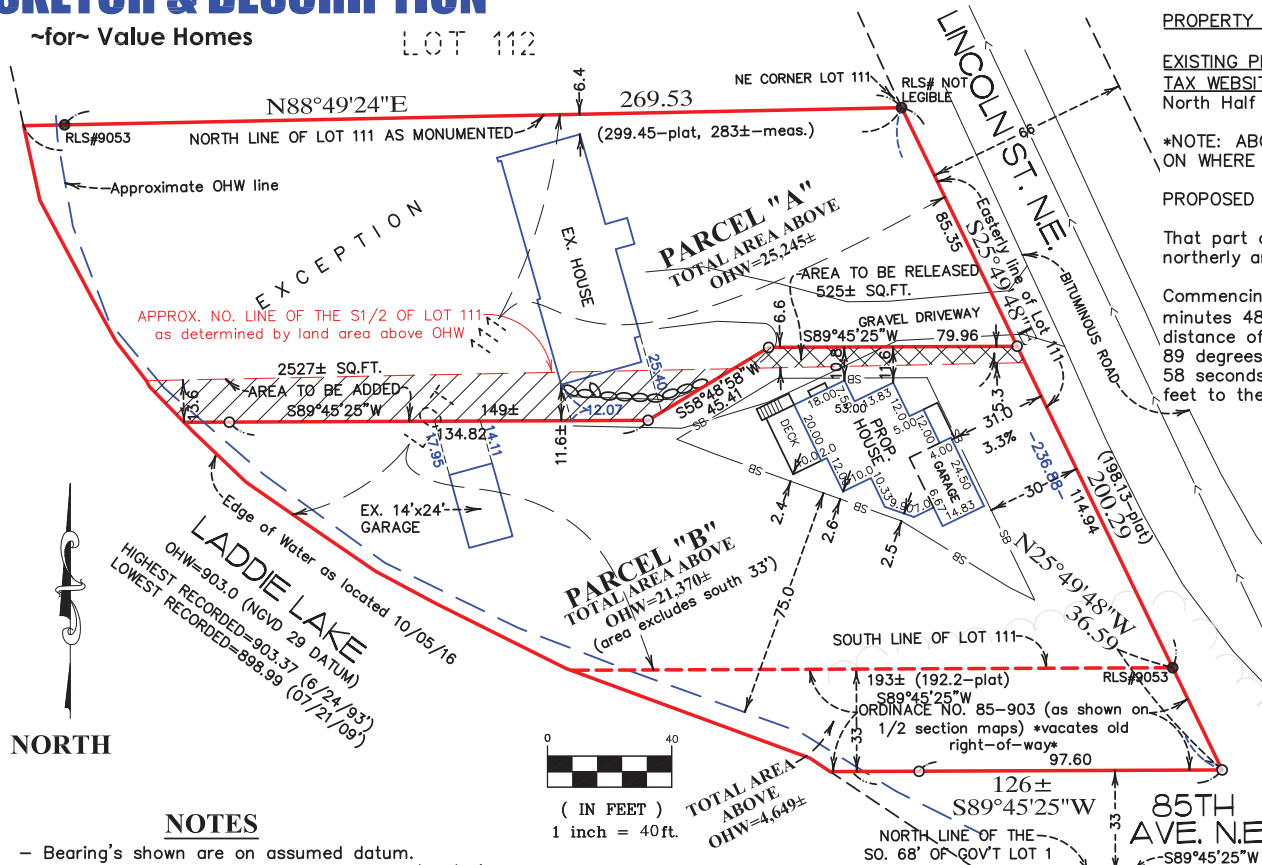




# SKETCH & DESCRIPTION

~for~ Value Homes

LOT 112



## NOTES

- Bearing's shown are on assumed datum.
- Original field survey conducted on 10/06/16'.
- Proposed division line monumented 08/28/17'.

## LEGEND

- DENOTES IRON MONUMENT SET
- DENOTES IRON MONUMENT FOUND
- DENOTES UNDERGROUND GAS
- DENOTES SANITARY SEWER
- x1011.2 DENOTES EXISTING ELEVATION.
- DENOTES TREE LINE
- DENOTES RETAINING WALL

## BENCHMARK

TOP OF NORTH END OF CEMENT WATER LEVEL CONTROL STRUCTURE ON NORTH END OF LAKE, LADDIE COMMUNITY PARK, 87TH AVE. N.E. & TAYLOR CT. N.E., ELEVATION = 903.81 (NGVD 1929) (PER MN DNR LAKEFINDER WEBSITE)

I hereby certify that this plan, survey or report 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.

*Eric R. Vickaryous*  
ERIC R. VICKARYOUS

Rev. 06/02/21', add proposed house  
Date: April 2nd, 18' Reg. No. 44125

## PARCEL "A" (P.I.D.# 32-31-23-34-0038)

PROPERTY ADDRESS: 8544 Lincoln St. NE, Blaine, MN 55434

EXISTING PROPERTY DESCRIPTION (PER TAX ABBREVIATED LEGAL FOUND ON ANOKA COUNTY TAX WEBSITE):

North Half of Lot 111, SPRING LAKE PARK SHORES, Anoka County, Minnesota.

\*NOTE: ABOVE LEGAL DESCRIPTION IS AMBIGUOUS. THERE ARE MULTIPLE INTERPRETATIONS ON WHERE SOUTH LINE OF THIS PROPERTY IS!\*

PROPOSED LEGAL DESCRIPTION:

That part of Lot 111, SPRING LAKE PARK SHORES, Anoka County, Minnesota, which lies northerly and northwesterly of the following described line:

Commencing at the northeast corner of said Lot 111; thence South 25 degrees 49 minutes 48 seconds East (assumed bearing) along the easterly line of said Lot 111 a distance of 85.35 feet to the point of beginning of the line to be described; thence South 89 degrees 45 minutes 25 seconds West 79.96 feet; thence South 58 degrees 48 minutes 58 seconds West 45.41 feet; thence South 89 degrees 45 minutes 25 seconds West 149± feet to the shoreline of Laddie Lake and said line there terminating.

## PARCEL "B" (P.I.D.# 32-31-23-34-0037)

PROPERTY ADDRESS: 85XX Lincoln St. NE, Blaine, MN 55434 (address has not been assigned)

EXISTING PROPERTY DESCRIPTION (PER TAX ABBREVIATED LEGAL FOUND ON ANOKA COUNTY TAX WEBSITE):

South Half of Lot 111, SPRING LAKE PARK SHORES, Anoka County, Minnesota.

\*NOTE: ABOVE LEGAL DESCRIPTION IS AMBIGUOUS. THERE ARE MULTIPLE INTERPRETATIONS ON WHERE NORTH LINE OF THIS PROPERTY IS!\*

PROPOSED LEGAL DESCRIPTION:

That part of Lot 111, SPRING LAKE PARK SHORES, Anoka County, Minnesota, which lies southerly and southeasterly of the following described line:

Commencing at the northeast corner of said Lot 111; thence South 25 degrees 49 minutes 48 seconds East (assumed bearing) along the easterly line of said Lot 111 a distance of 85.35 feet to the point of beginning of the line to be described; thence South 89 degrees 45 minutes 25 seconds West 79.96 feet; thence South 58 degrees 48 minutes 58 seconds West 45.41 feet; thence South 89 degrees 45 minutes 25 seconds West 149± feet to the shoreline of Laddie Lake and said line there terminating.

Together with that part of vacated 85th Avenue N.E. accuring thereto, said vacation per city of Blaine Ordinance 85-903.

\*NOTE: VACATED PORTION OF SAID 85TH AVE. NOT INCLUDED ON COUNTY TAX LEGAL DESCRIPTION.

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10 11 12 13 14 15 16 17 18 19 20

JOB #17237hs

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3495 Northdale Blvd NW, # 200, Coon Rapids, MN 55448  
Cell: (612) 481-7841 Email: Eric@ValueHomesMN.com

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June 1, 2021

Re: Lot Line Correction

8536 Lincoln St NE, Blaine, MN 55434

and 8544 Lincoln St NE, Blaine, MN 55434

Dear City of Blaine,

We are correcting the old Lot Line between the properties referenced above for the following reasons:

- 1) In order to have 8544 Lincoln St NE, Blaine meet current setbacks
- 2) Help create a buildable site for a home due to the 75' lakeshore setback at 8536 Lincoln St NE.
- 3) Because of the recorded legal descriptions the old lot line was not defined properly. With the new legal descriptions we now have a properly and definite legal lot line.

Regards,

Eric Ollestad  
Value Homes LLC  
Chief Executive Manager





3495 Northdale Blvd NW, # 200, Coon Rapids, MN 55448  
Cell: (612) 481-7841 Email: Eric@ValueHomesMN.com

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June 1, 2021

Re: Request for Existing detached structure / "Boat House" to stay

8536 Lincoln St NE, Blaine, MN 55434

Dear City of Blaine,

We are requesting that the existing boat house stay on the property. This will be a huge value add for the new home buyer as they will be able to store canoes, kayaks, paddle boats, etc. in this boat house and enjoy the Laddie Lake to the fullest.

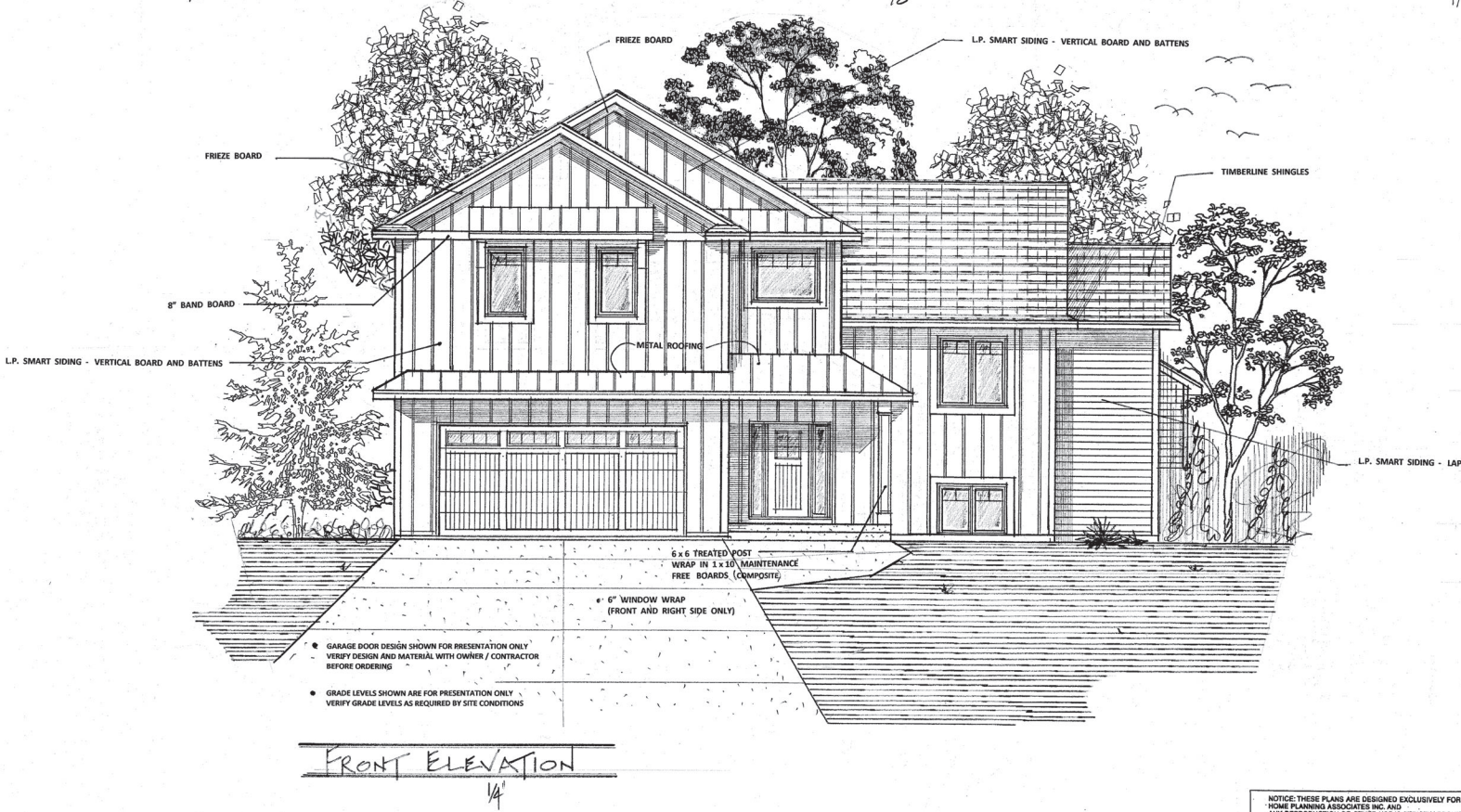
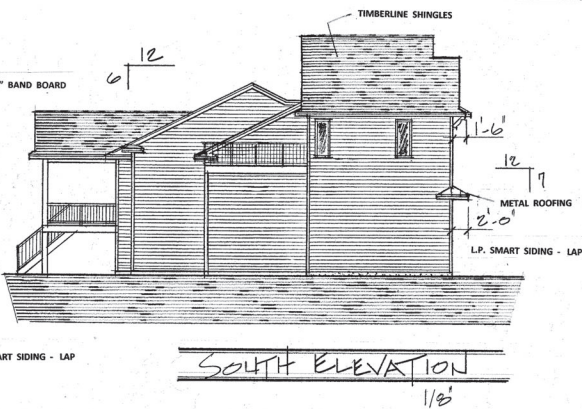
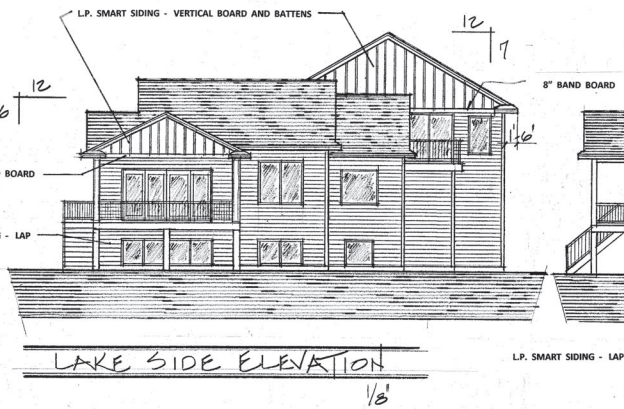
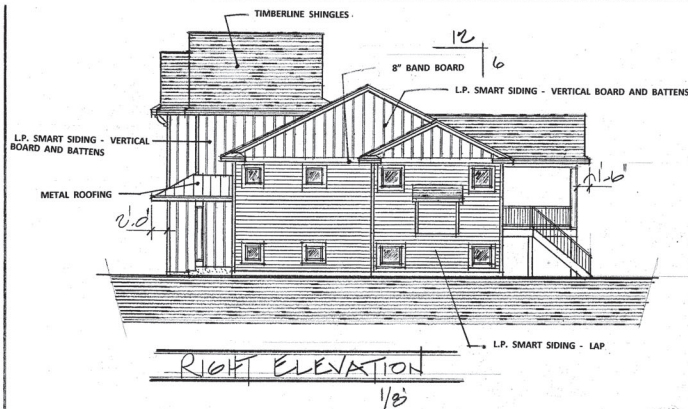
The existing boat house is 14' x 24' which equals 492 sq ft. The new attached garage will be 24.5' x 20' which equals 492 sq ft. Together both structures will equal 828 sq ft.

Typically in Minnesota "boat house" structures are grandfathered in with new construction.

Regards,

Eric Ollestad  
Value Homes LLC  
Chief Executive Manager





- GARAGE DOOR DESIGN SHOWN FOR PRESENTATION ONLY  
VERIFY DESIGN AND MATERIAL WITH OWNER / CONTRACTOR  
BEFORE ORDERING
- GRADE LEVELS SHOWN ARE FOR PRESENTATION ONLY  
VERIFY GRADE LEVELS AS REQUIRED BY SITE CONDITIONS

• ALL DIMENSIONS AND SIZE DESIGNATIONS  
GIVEN ARE SUBJECT TO VERIFICATION ON  
JOB SITE AND ADJUSTMENT TO FIT JOB  
CONDITIONS.

NOTICE: THESE PLANS ARE DESIGNED EXCLUSIVELY FOR THE USE OF  
HOME PLANNING ASSOCIATES INC. AND  
ANY REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED WITHOUT  
THE EXPRESS WRITTEN CONSENT OF HOME PLANNING ASSOCIATES INC.  
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN DESIGNING AND  
PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE  
INSTALLER, OWNER, OR CONTRACTOR MUST VERIFY ALL DETAILS AND  
DIMENSIONS AND BE RESPONSIBLE FOR ANY CHANGES OR  
ADJUSTMENTS REQUIRED DURING CONSTRUCTION.

REVISIONS:
0-10-2024
2-21-2024

SHEET NUMBER
ONE
OF 6 SHEETS
PLAN NUMBER
21 030

PROJECT ADDRESS:  
8336 LINCOLN ST. NE  
BLAINE, MN. 55434

VALUE HOMES OF MINNESOTA

ERIC OLLESTAD  
612-481-7841\_eric@valuehomesmn.com

HOME PLANNING ASSOCIATES INC.

8329 CENTRAL AVENUE NE  
SPRING LAKE PARK, MINNESOTA 55432  
(763) 786-5069  
SPRING LAKE PARK LUMBER BLDG.











