

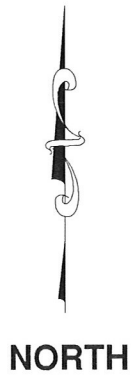
Case File No. 16-0047
Boulder Contracting

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



MINOR SUBDIVISION

~for~ BOULDER CONTRACTING
 ~of~ 10720 SUNSET AVENUE
 BLAINE, MN



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25343
- DENOTES PROPOSED ELEVATION.
- DENOTES EXISTING ELEVATION.
- DENOTES DIRECTION OF DRAINAGE.
- DENOTES GUY WIRE
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM DRAIN MANHOLE
- DENOTES POWER POLE
- DENOTES SIGN
- DENOTES WOOD FENCE
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING WATER LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES BUILDING SET BACK LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

PIN No. 17-119-22-14-0008
 Owner: City of X
 Address: Unassigned

BENCHMARK

BENCHMARK: MN DOT BM 0280 G, NAVD 88 ELEVATION: 929.44.

LEGAL DESCRIPTION

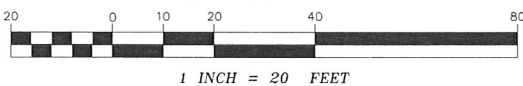
TAX DESCRIPTION:
 Lot 4 Auditor's Subdivision No. 133, Anoka County, Minnesota.

PROPOSED LEGAL DESCRIPTIONS

PARCEL A
 The west 90 feet of Lot 4, AUDITOR'S SUBDIVISION No. 133, Anoka County, Minnesota.

PARCEL B
 That part of Lot 4, AUDITOR'S SUBDIVISION No. 133, Anoka County, Minnesota, which lies easterly of the west 90 feet thereof.

GRAPHIC SCALE



PARCEL AREAS

Parcel A
 16624 SF Total area
 (9199 SF Net)

Parcel B
 11250 SF Total area
 (8280 SF Net)

Net Area is defined as Overall area less public roadway easements

ZONING INFORMATION

- Existing and proposed zoning = R-1 (Single Family)
- Minimum Lot Area = 10,000 SF
- Minimum Lot Width = 80 feet
- Minimum Lot Depth = 125 feet
- Building Setbacks:
 Front = 30 feet
 Side = 10 feet house
 Side = 5 feet garage
 Corner = 20 feet
 Rear = 30 feet

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

- TREE TYPES:
- MAPLE
 - CEDAR
 - ELM
 - UNKNOWN DECIDUOUS

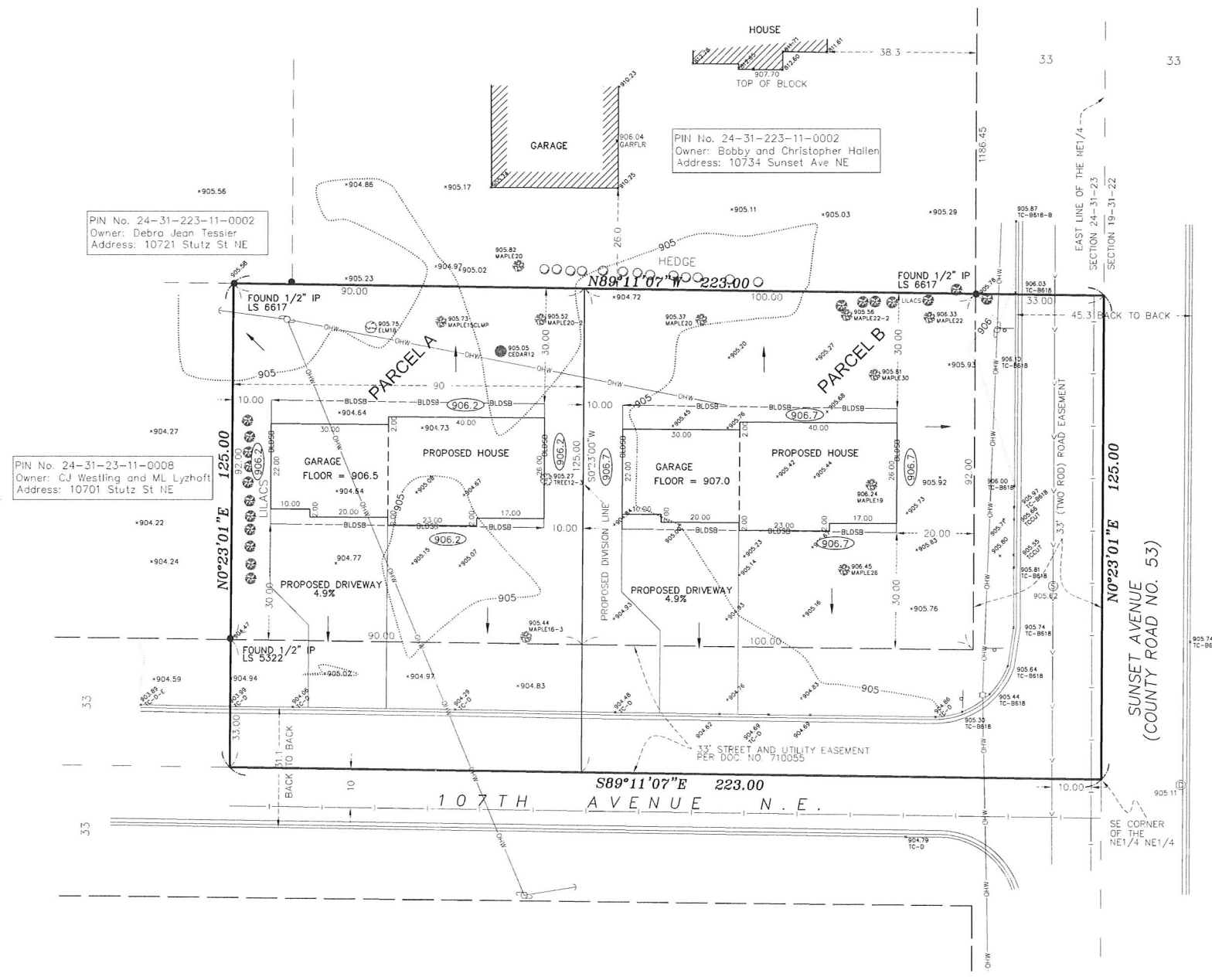
NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/05/16.
- Bearings shown are on the Anoka County coordinate system.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Parcel I.D. #24-31-23-11-0001

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: 11/02/16 License No.41578

DRAWN BY: JSE	JOB NO: 16774PP	DATE: 10/11/16	
CHECK BY: JER	SCANNED		
1	11/2/16	ADD HOMES, DRIVEWAYS & GRADE	JSE
2			
3			
NO.	DATE	DESCRIPTION	BY



PIN No. 24-31-23-11-0002
 Owner: Debra Jean Tessier
 Address: 10721 Stutz St NE

PIN No. 24-31-23-11-0008
 Owner: CJ Westling and ML Lyzhof
 Address: 10701 Stutz St NE

PIN No. 24-31-23-11-0002
 Owner: Bobby and Christopher Hallen
 Address: 10734 Sunset Ave NE

Map



PC 16-0047 Boulder Contracting

