

**Case File No. 16-0001**

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



# LOT LINE ADJUSTMENT

for NORTHERN ASPHALT  
of 3211 101ST AVENUE NE

## PROPOSED PARCEL DESCRIPTIONS:

**PARCEL A:**  
The west 150 feet of the south 250 feet of the Southeast Quarter of Section 22, Township 31, Range 23, Anoka County, Minnesota. Subject to easements of record.

**PARCEL B:**  
The east 250 feet of the west 400 feet of the south 250 feet of the Southeast Quarter of Section 22, Township 31, Range 23, Anoka County, Minnesota. Subject to easements of record.

**PARCEL C:**  
That part of Lot 2, Block 1, BLAINE'S NORTHERN ASPHALT, Anoka County, Minnesota which lies southeasterly of the following described line:

Commencing at the southeast corner of said Lot 2; thence on an assumed bearing of North 00 degrees 58 minutes 41 seconds East along the east line of said Lot 2 a distance of 240.00 feet; thence continuing along said east line North 19 degrees 15 minutes 18 seconds West a distance of 290.00 feet to the point of beginning of the line to be described; thence South 51 degrees 23 minutes 26 seconds West a distance of 463.09 feet to the southerly line of said Lot 2 and said line there terminating. Subject to easements of record.

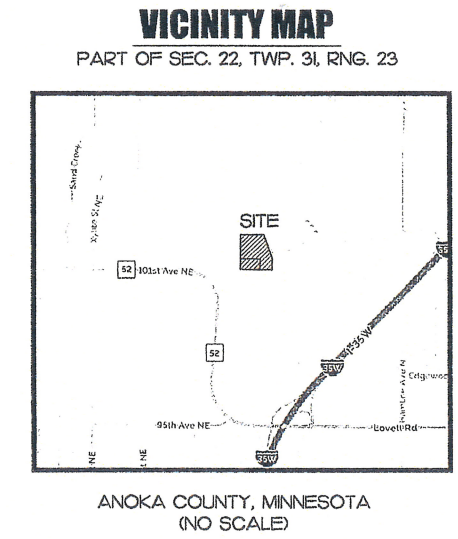
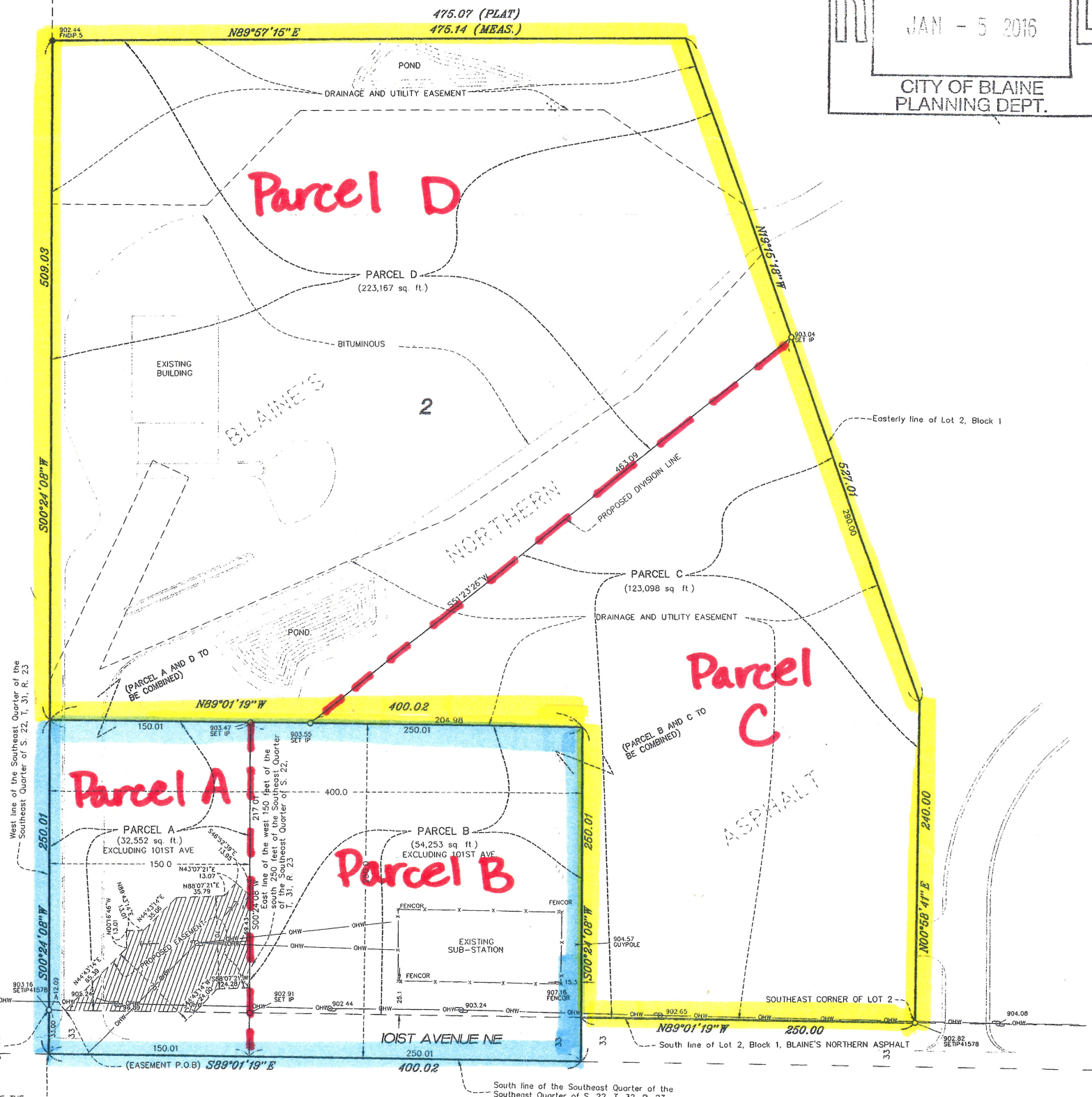
**PARCEL D:**  
That part of Lot 2, Block 1, BLAINE'S NORTHERN ASPHALT, Anoka County, Minnesota which lies northwesterly of the following described line:

Commencing at the southeast corner of said Lot 2; thence on an assumed bearing of North 00 degrees 58 minutes 41 seconds East along the east line of said Lot 2 a distance of 240.00 feet; thence continuing along said east line North 19 degrees 15 minutes 18 seconds West a distance of 290.00 feet to the point of beginning of the line to be described; thence South 51 degrees 23 minutes 26 seconds West a distance of 463.09 feet to the southerly line of said Lot 2 and said line there terminating. Subject to easements of record.

## PROPOSED UTILITY AND ACCESS EASEMENT

A perpetual easement for utility and access purposes over, under, and across that part of the west 150 feet of the south 250 feet of the Southeast Quarter of Section 22, Township 31, Range 23, Anoka County, Minnesota described as follows:

Commencing at the northwest corner of the south 33 feet of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 01 minutes 19 seconds East along the north line of said south 33 feet a distance of 12.09 feet to the point of beginning of the easement to be described; thence North 44 degrees 43 minutes 14 seconds East a distance of 65.39 feet; thence North 00 degrees 16 minutes 46 seconds West a distance of 13.01 feet; thence North 89 degrees 43 minutes 14 seconds East a distance of 13.01 feet; thence North 44 degrees 43 minutes 14 seconds East a distance of 35.06 feet; thence North 88 degrees 07 minutes 21 seconds East a distance of 13.07 feet; thence South 46 degrees 52 minutes 39 seconds East a distance of 13.95 feet to the east line of said west 150 feet; thence South 00 degrees 24 minutes 08 seconds West along said east line a distance of 69.43 feet; thence South 88 degrees 07 minutes 21 seconds West a distance of 24.28 feet; thence South 44 degrees 43 minutes 14 seconds West a distance of 24.00 feet to the north line of said south 33 feet of the Southeast Quarter of the Southeast Quarter; thence North 89 degrees 01 minute 19 seconds West along said north line a distance of 96.89 feet to the point of beginning.



## NOTES

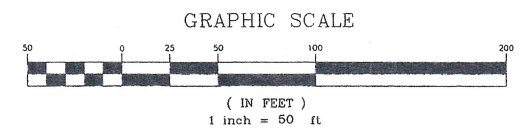
- Field survey was completed by E.G. Rud and Sons, Inc. on 12/16/15.
- Bearings shown are on Anoka County datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Recent field work was limited to an as-built of the power poles, overhead wires, electric substation, and monumentation of the proposed division line and boundary. Additional improvements shown are per previous site planning and field work by E.G. Rud and Sons, Inc.

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES POWER POLE
- OHW — DENOTES OVERHEAD WIRE
- ▨ DENOTES PROPOSED EASEMENT

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*  
JASON E. RUD  
Date: 12/28/15 License No 41578



DRAWN BY: MMD	JOB NO: 15833LS	DATE: 12/18/15
CHECK BY: JER	SCANNED <input type="checkbox"/>	
1	12/28/15	REVISE PROPOSED EASEMENT
2		
3		
NO.	DATE	DESCRIPTION
		BY

**E.G. RUD & SONS, INC.**  
EST. 1977 Professional Land Surveyors  
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Lino Lakes, MN 55014  
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