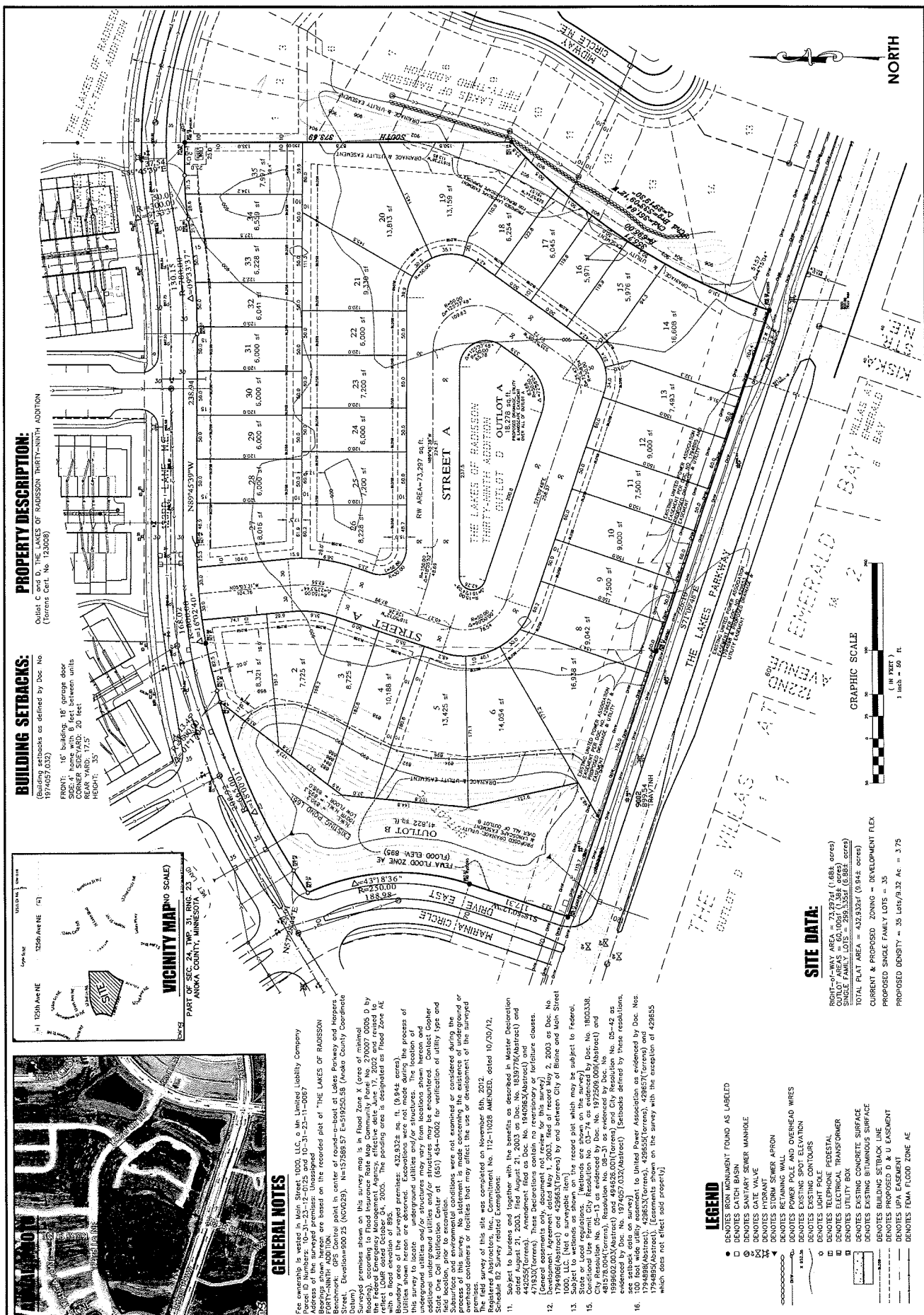




Case File No. 13-0001





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.
 DANIEL W. BRENNER
 License No. 20341
 Date: Dec. 21st, 2012

NO.	DATE	DESCRIPTION	BY

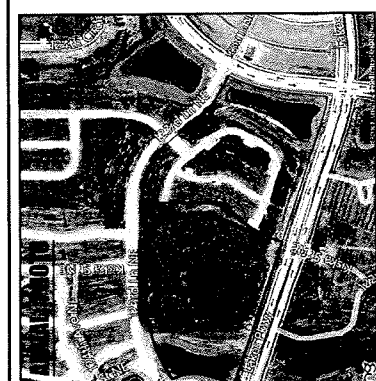
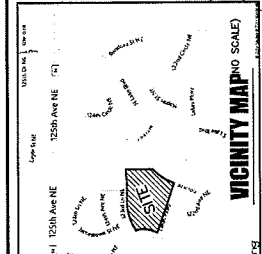
**PRELIMINARY PLAT OF:
 LAKES OF RADISSON
 FIFTY-FOURTH ADDITION**

-for- HANS HAGEN HOMES

E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel: (651) 261-8200 Fax: (651) 261-8701
 www.e-grud.com

PROPERTY DESCRIPTION:
 Outlot C and D, THE LAKES OF RADISSON THIRTY-NINTH ADDITION
 (Tortens Cert. No. 123098)

BUILDING SETBACKS:
 (Building setbacks as defined by Doc. No. 1974057.032)
 FRONT: 16' building; 16' garage door
 SIDE: 4' home with 8' feet between units
 CORNER SIDEYARD: 20 feet
 HEIGHT: 35'



GENERAL NOTES

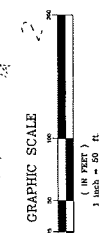
1. Fee ownership is vested in Main Street, 1000, LLC, a Mn Limited Liability Company
2. Parcel Numbers: 10-31-23-12-0725 and 10-31-23-11-0067
3. Bearings shown herein are based on the recorded plat of "THE LAKES OF RADISSON FORTY-NINTH ADDITION" (Tortens Cert. No. 123098), dated 10/30/12.
4. The boundary of the subject property is a Flood Zone X (area of selected wetland).
5. Elevation=920.25 (NGVD29), N=1575589.57 E=319250.58 (NAD83 Coordinate System)
6. The boundary of the subject property is a Flood Zone X (area of selected wetland).
7. Boundary area of the surveyed premises: 432,832.24 sq. ft. (9.84 acres). The process of this survey to locate and subdivide the subject property is in progress of additional underground utilities and/or structures may vary from locations shown hereon and field location, prior to excavation. Contact Cooper Construction, Inc. at (651) 439-6262 for verification of utility types and overhead containers or facilities that may affect the use or development of the surveyed premises.
8. A survey of this site was completed on November 9th, 2012.
9. Registered Abstractors, Inc. Commitment No. 112-1028 AMENDED, dated 10/30/12.
10. Schedule E2 Survey related Exemptions:
11. Subject to burdens and together with the benefits as described in Master Declaration 4420253 (Tortens), Amendment filed as Doc. No. 1949833 (Abstract) and 4719333 (Tortens). These declarations contain no reservation or forfeiture clauses. [General comments only dated Nov. 2, 2003, filed of record May 2, 2003 as Doc. No. 1794966 (Abstract) and 4296633 (Tortens)] by and between City of Blaine and Main Street 1000, LLC. [Not a surveyable item] the record plat which may be subject to Federal, State or Local regulations. [Wellheads are shown on the survey]
12. Conditional Use Permit, City Resolution No. 03-74 as amended by Doc. No. 1800338, 491578.004 (Tortens), Resolution No. 08-31 as evidenced by Doc. No. 1998602.003 (Abstract) and 494626.001 (Tortens) and City Resolution No. 05-42 as evidenced by Doc. No. 1974957.032 (Abstract), 4298533 (Tortens) and 4298533 (Abstract) and 194889 (Abstract), 4298633 (Tortens), 4298533 (Tortens) and 4298533 (Abstract) which does not affect said property.

SITE DATA:

RIGHT-OF-WAY AREA = 72,297.64 (1.684 acres)
 OUTLOT AREAS = 60,100.62 (1.364 acres)
 SINGLE FAMILY LOTS = 293,525.56 (6.684 acres)
 TOTAL PLAT AREA = 425,923.82 (9.748 acres)
 CURRENT & PROPOSED ZONING = DEVELOPMENT FLEX
 PROPOSED SINGLE FAMILY LOTS = 35
 PROPOSED DENSITY = 35 Lots/9.32 Ac = 3.75

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- DENOTES SANITARY SEWER MANHOLE
- DENOTES UTILITY
- DENOTES POBANT
- DENOTES STORM SEWER APRON
- DENOTES RETAINING WALL
- DENOTES POWER POLE AND OVERHEAD WIRES
- DENOTES EXISTING CONDUIT
- DENOTES EXISTING CONDUITS
- DENOTES LIGHT POLE
- DENOTES TELEPHONE FEDESTAL
- DENOTES ELECTRICAL TRANSFORMER
- DENOTES UTILITY BOX
- DENOTES EXISTING CONCRETE SURFACE
- DENOTES EXISTING ASPHALT SURFACE
- DENOTES BUILDING SETBACK LINE
- DENOTES PROPOSED D & U EASEMENT
- DENOTES UPA EASEMENT
- DENOTES FEMA FLOOD ZONE AE



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HANS HAGEN HOMES
 941 NE Hillwind Road, Suite 300
 Fridley, MN 55432

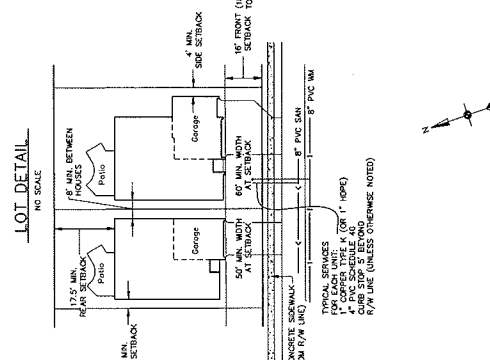
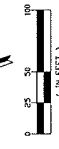
THE LAKES OF RADISSON
 54TH ADDITION
 Blythe, Minnesota

PRELIMINARY SITE & UTILITY PLAN
Carlson
 ENVIRONMENTAL - ENGINEERING - SURVEYING
 248 Apollo Dr, Suite 100, Lino Lakes, MN 55104
 Phone: 763-489-7900 Fax: 763-489-7959



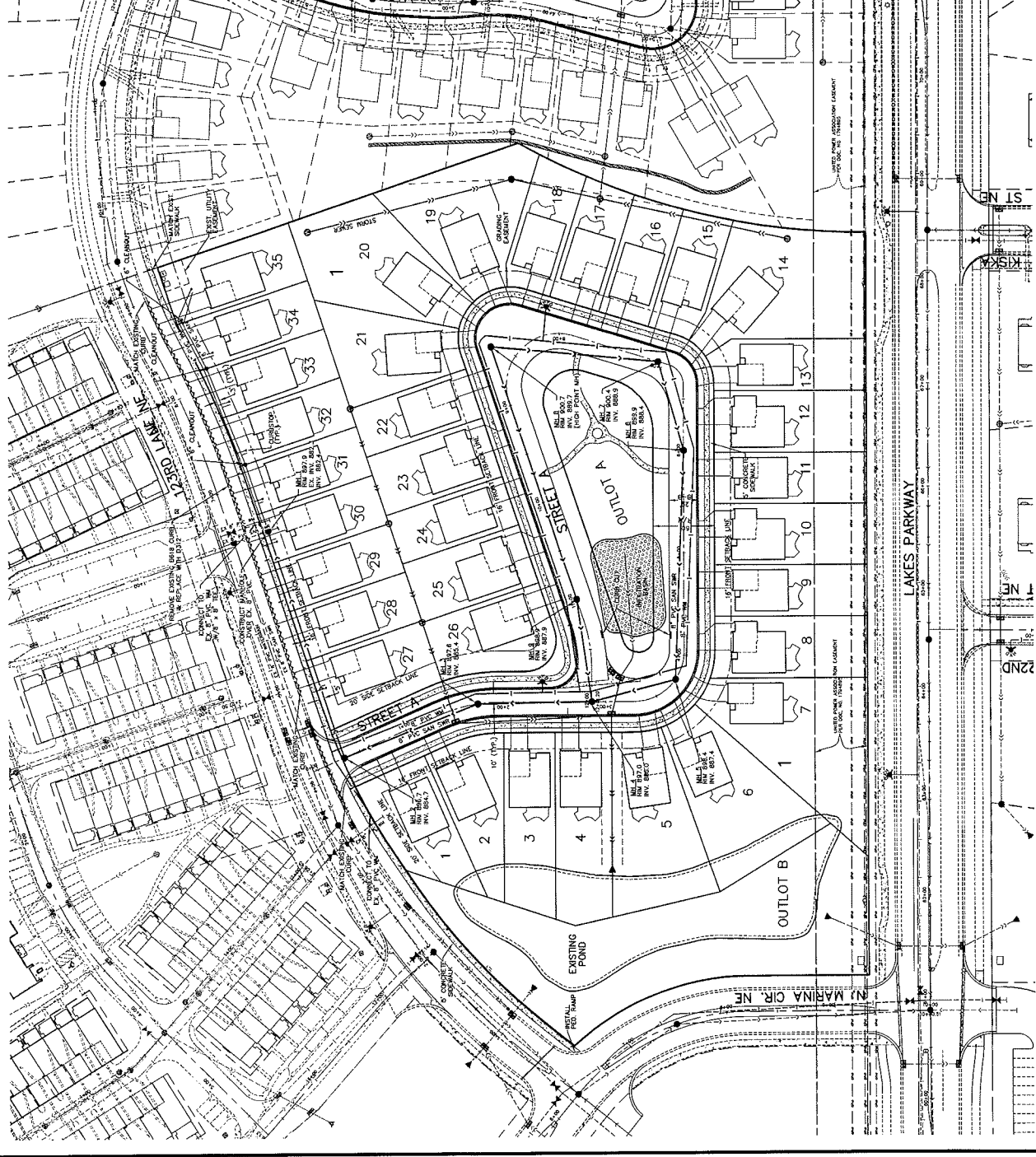
BENCHMARKS

1. TOP OF 18" DIAMETER IRON PIPE OR 1" DIPS PARKWAY, APPROXIMATELY 25' SOUTH OF LOT 12. ELEVATION: 879.50
2. TOP OF 18" DIAMETER IRON PIPE, APPROXIMATELY 100' WEST OF N. LAKES BLVD. ELEVATION: 880.50



SITE PLAN LEGEND

EXISTING	PROPOSED
Property Line	Proposed Property Line
Setback Line	Proposed Setback Line
Utility Lines	Proposed Utility Lines
Concrete Sidewalk	Proposed Concrete Sidewalk
Storm Sewer	Proposed Storm Sewer
Sanitary Sewer	Proposed Sanitary Sewer
Water Main	Proposed Water Main
Gas Main	Proposed Gas Main
Retaining Wall	Proposed Retaining Wall



4 of 5

Date: 12/22/12 License #: 2589

Blaine, Minnesota

**THE LAKES OF RADISSON
54TH ADDITION**

**& EROSION CONTROL PLAN
PRELIMINARY GRADING**

941 NE Hillwind Road, Suite 300
Fridley, MN 55432

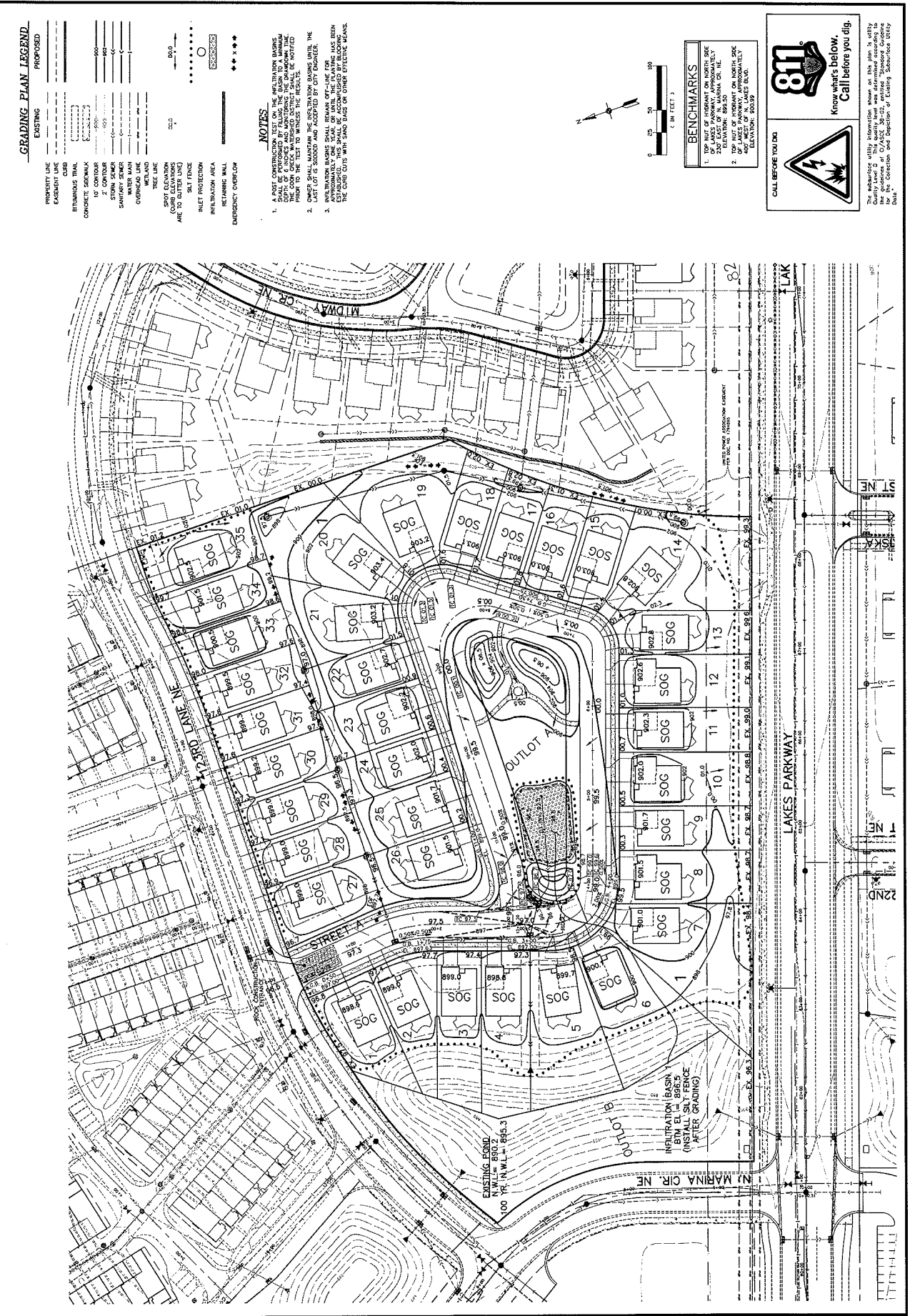
HANS HAGEN HOMES

248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959
ENVIRONMENTAL ENGINEERING SURVEYING
Carlson McCain

REVISIONS

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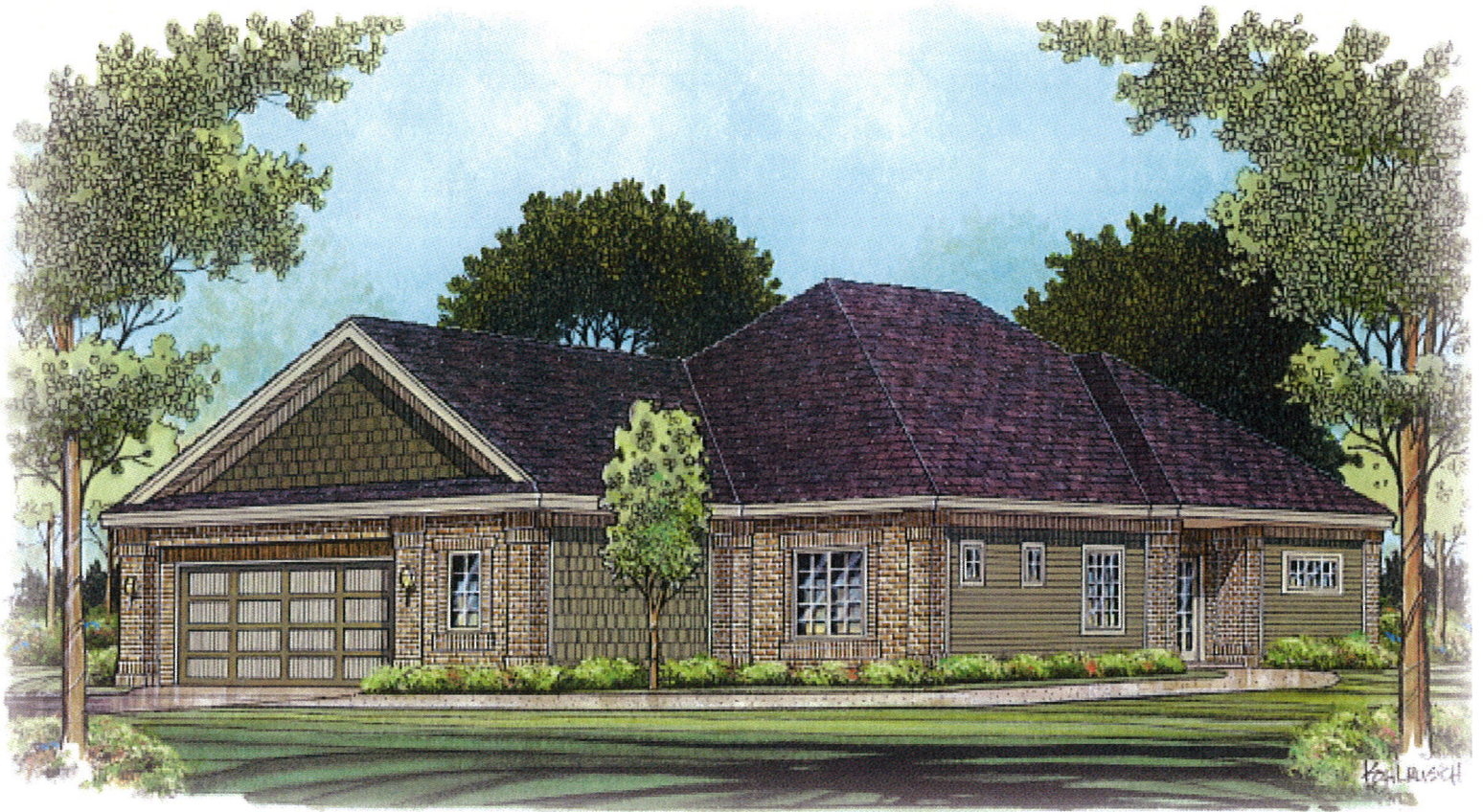
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Checked by: [Signature]
Date: 12/22/12





Brighton II

400 Series



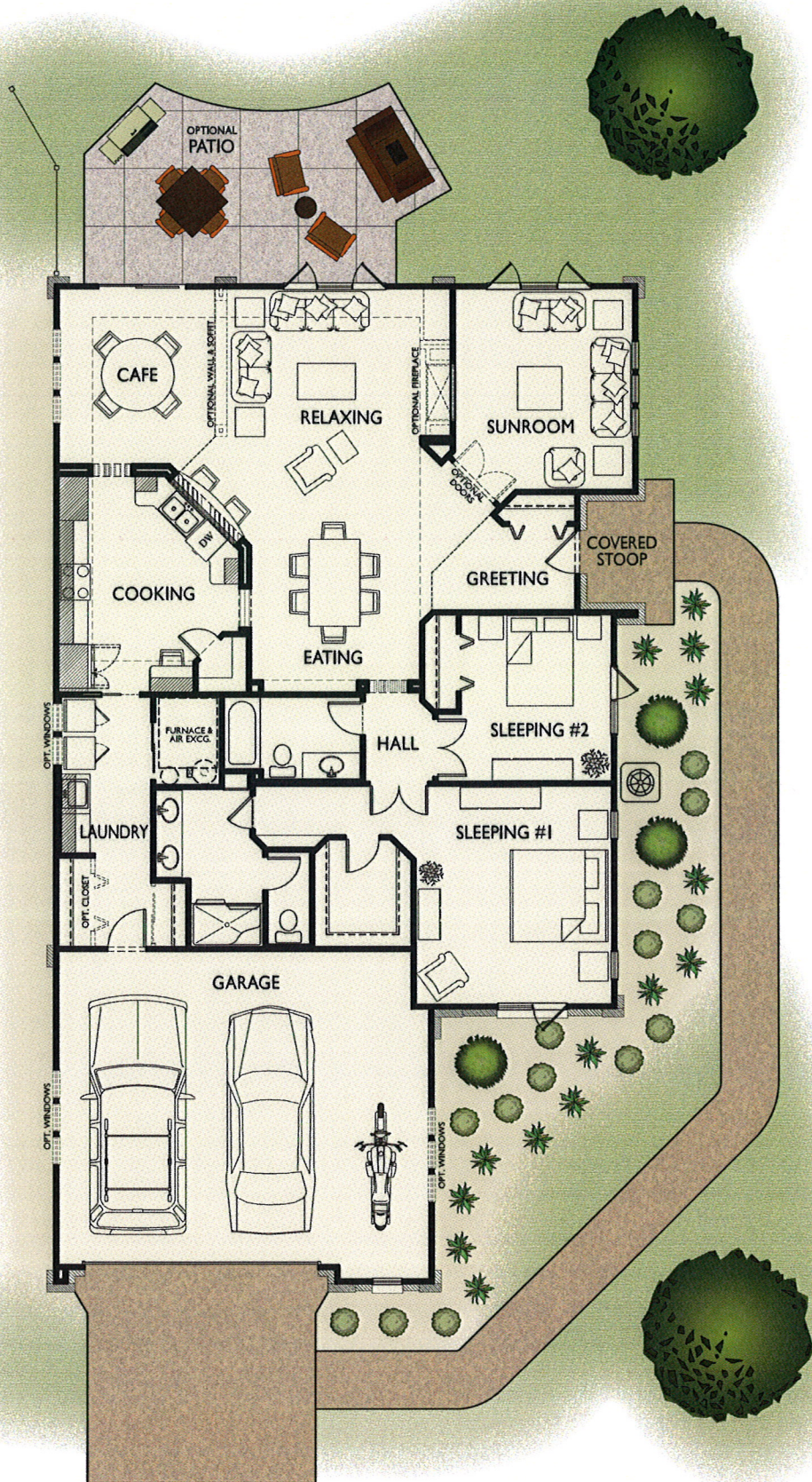
ELEVATION "A"





Brighton II

400 Series



Style: Rambler
Bedrooms: 2
Bathrooms: 2

MAIN LEVEL



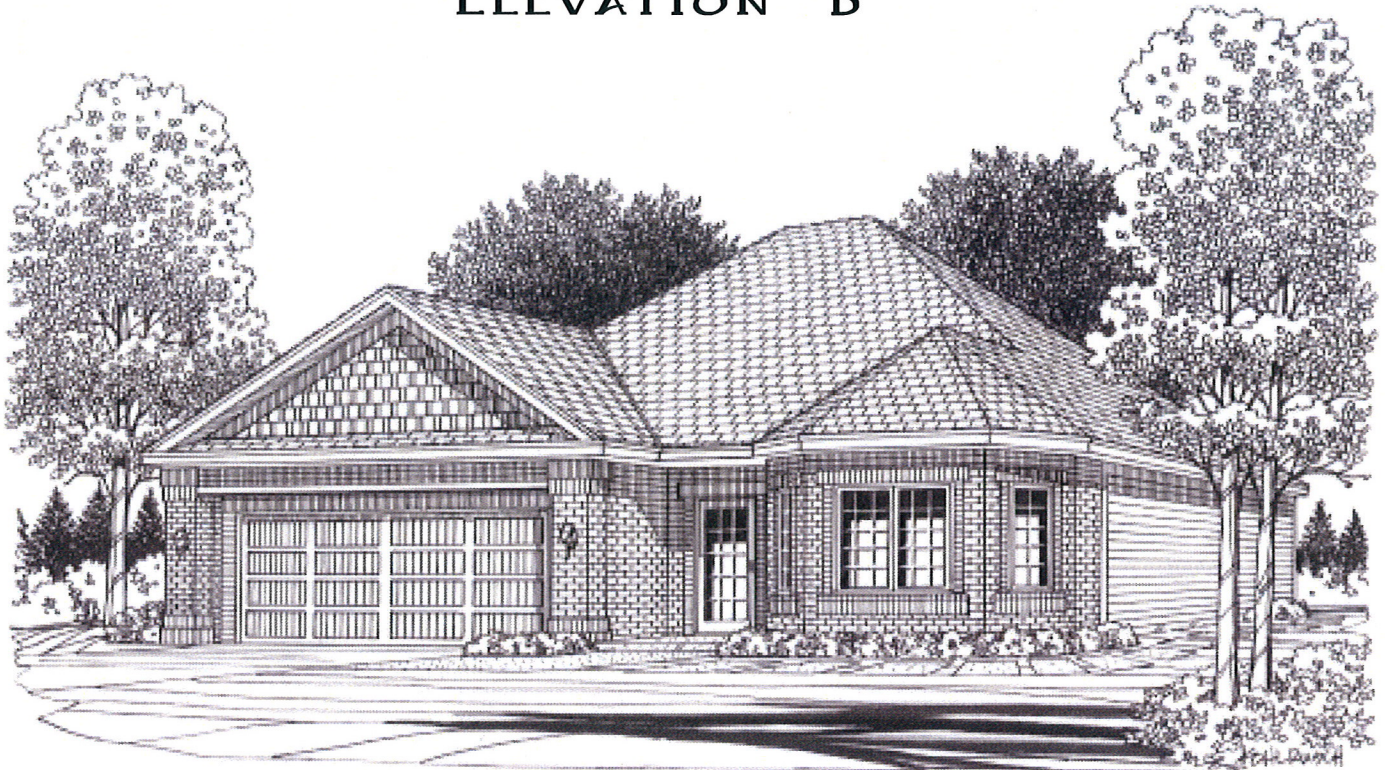


Elmwood II

400 Series



ELEVATION "B"



ELEVATION "A"

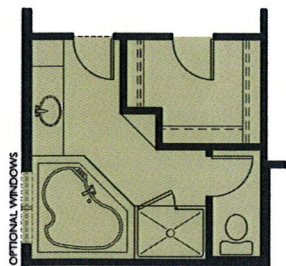
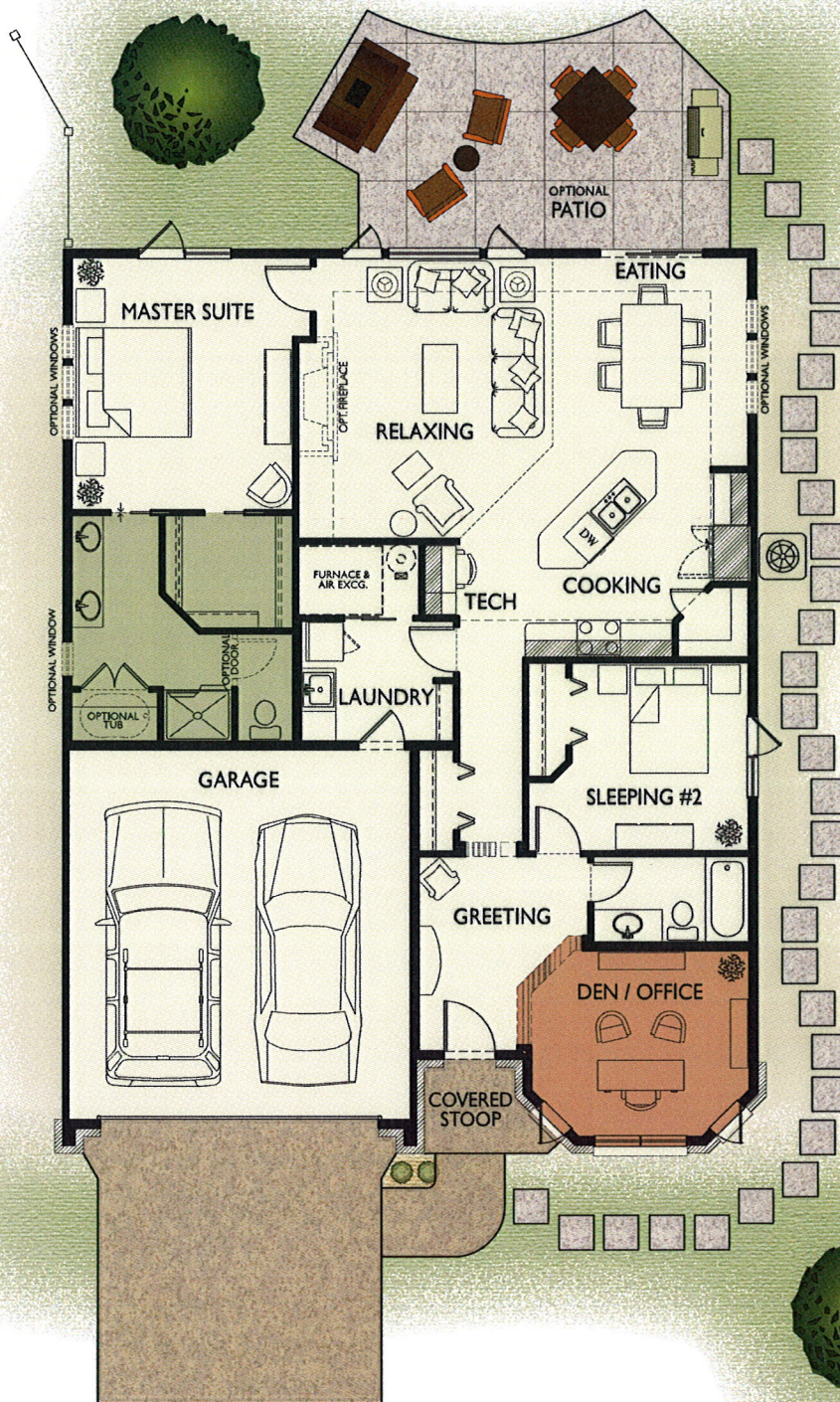




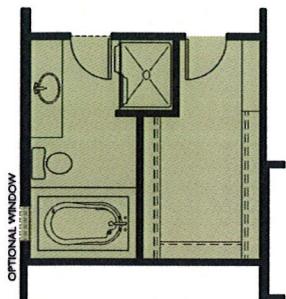
Elmwood II

400 Series

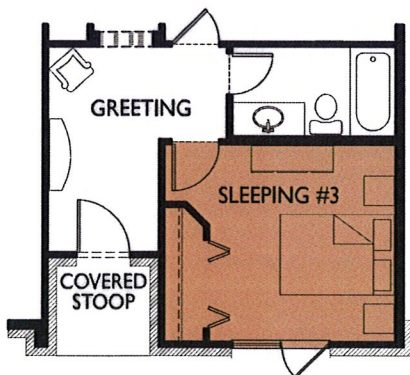
Style: Rambler
Bedrooms: 2 +
Bathrooms: 2



Optional Deluxe Bath #1



Optional Deluxe Bath #2



Optional Sleeping #3

MAIN LEVEL

PLAN OPTIONS



Elmwood IV

400 Series



ELEVATION "A"



ELEVATION "B"

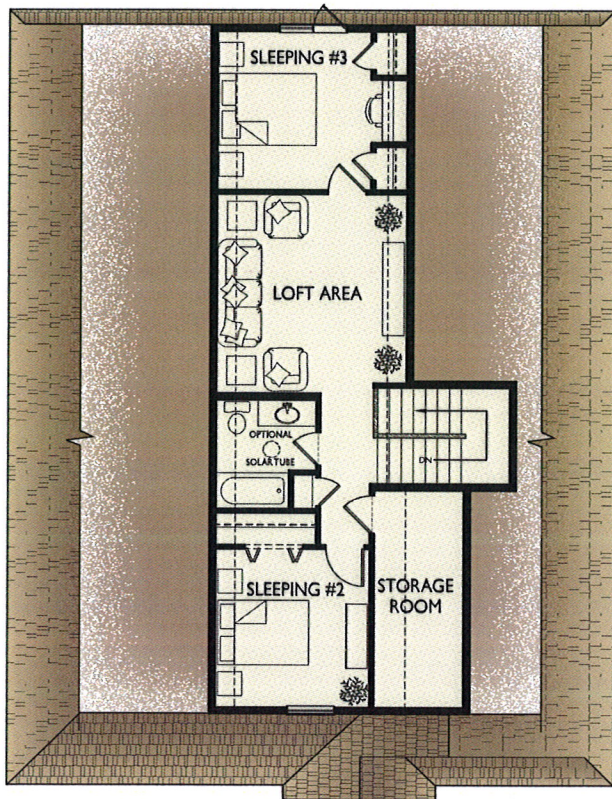


Elmwood IV

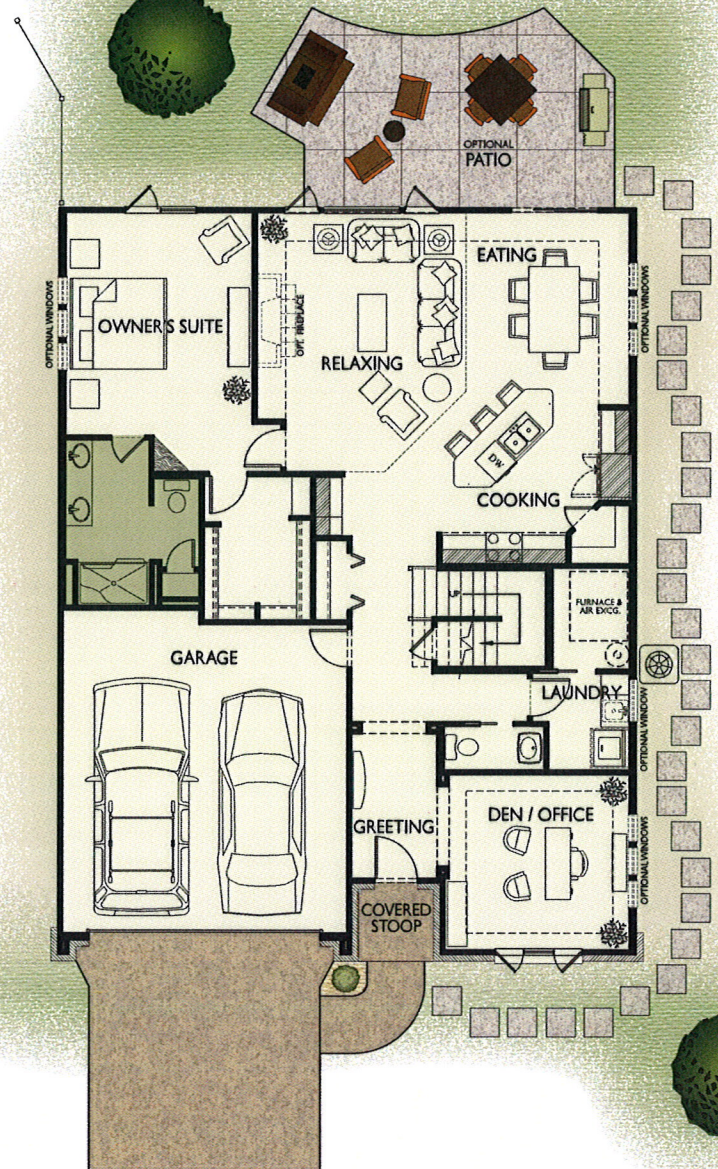
400 Series



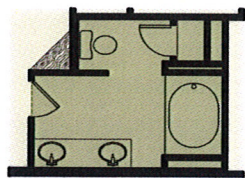
Style: Two-Story
 Bedrooms: 3
 Bathrooms: 2 1/2



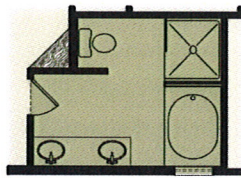
SECOND LEVEL



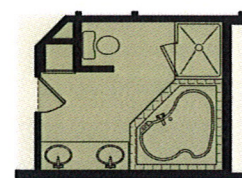
MAIN LEVEL



Optional
Deluxe Master Bath #1



Optional
Deluxe Master Bath #2



Optional
Deluxe Master Bath #3

PLAN OPTIONS





Elmwood V

400 Series



ELEVATION "A"

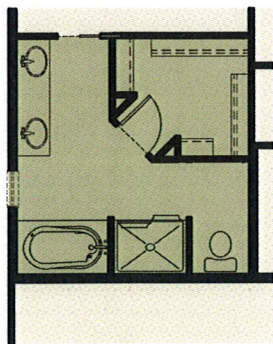




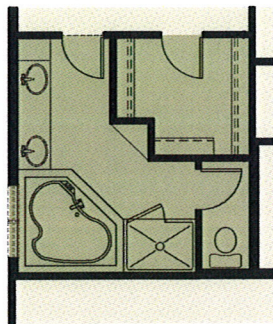
Elmwood V

400 Series

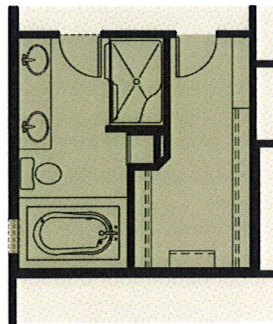
Style: Rambler
 Bedrooms: 2 +
 Bathrooms: 2



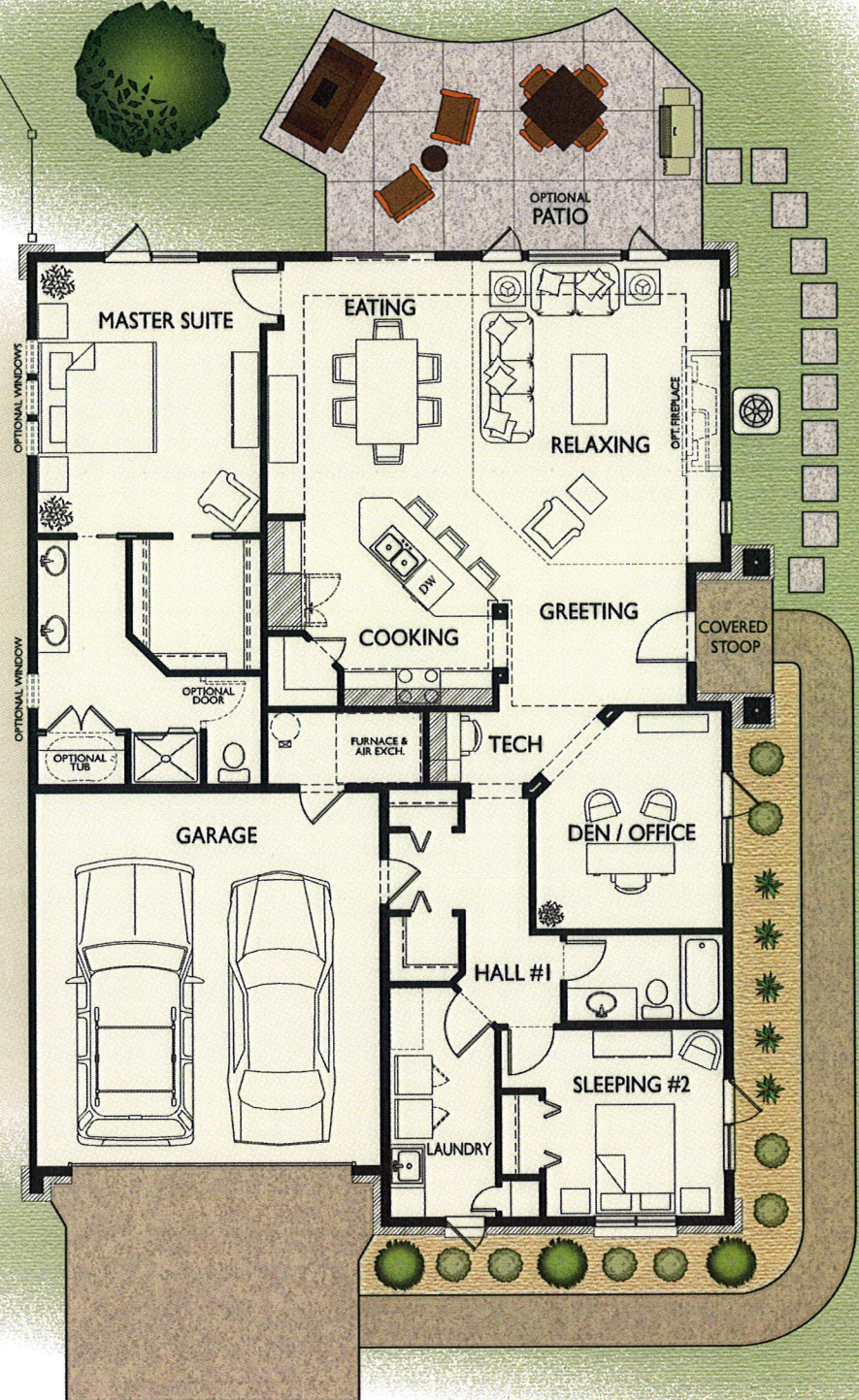
Optional Master Closet



Optional Deluxe Bath #1



Optional Deluxe Bath #2



PLAN OPTIONS

MAIN LEVEL

