

**Case File No. 15-0061**



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



# MINOR SUBDIVISION

~for~

**Oren and Deborah Payne**  
 1130 116th Avenue NE  
 Blaine, Minnesota  
 Phone: 763-245-1198  
 and  
**Joel and Susan Peterson**  
 1153 116th Avenue NE  
 Blaine, Minnesota  
 Phone: 763-754-0713

## ZONING ORDINANCE

CURRENT ZONING IS FR FARM RESIDENTIAL

ZONE FR BUILDING SETBACKS:

**HOUSE SETBACKS**  
 FRONT SETBACK FOR HOUSE 45 FEET  
 SIDE SETBACK 20 FEET  
 REAR SETBACK 30 FEET

MINIMUM LOT AREA 10.0 ACRES  
 (PROPERTY IS WITHIN MUSA AREA)  
 AVERAGE WIDTH 300 FEET  
 MINIMUM DEPTH NONE

AREA TO BE REZONED AS R1  
 ZONE R1 BUILDING SETBACKS:

**HOUSE SETBACKS**  
 FRONT SETBACK FOR HOUSE 30 FEET  
 HOUSE SETBACK 10 FEET  
 GARAGE SETBACK 5 FEET  
 REAR SETBACK 30 FEET

MINIMUM LOT AREA 10,000 S.F.  
 MINIMUM FRONTAGE 50 FEET  
 MINIMUM DEPTH 125 FEET  
 MINIMUM LOT WIDTH (MEAS. AT SETBACK LINE) 80 FEET

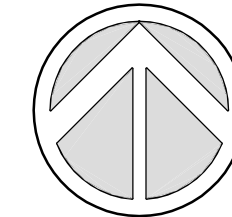
ZONING: FR

PID: 17-31-23-22-0006

ANKA COUNTY HIGHWAY DEPT.

ZONING: FR  
 PID: 17-31-23-22-0002  
 PAUL ANDERSEN

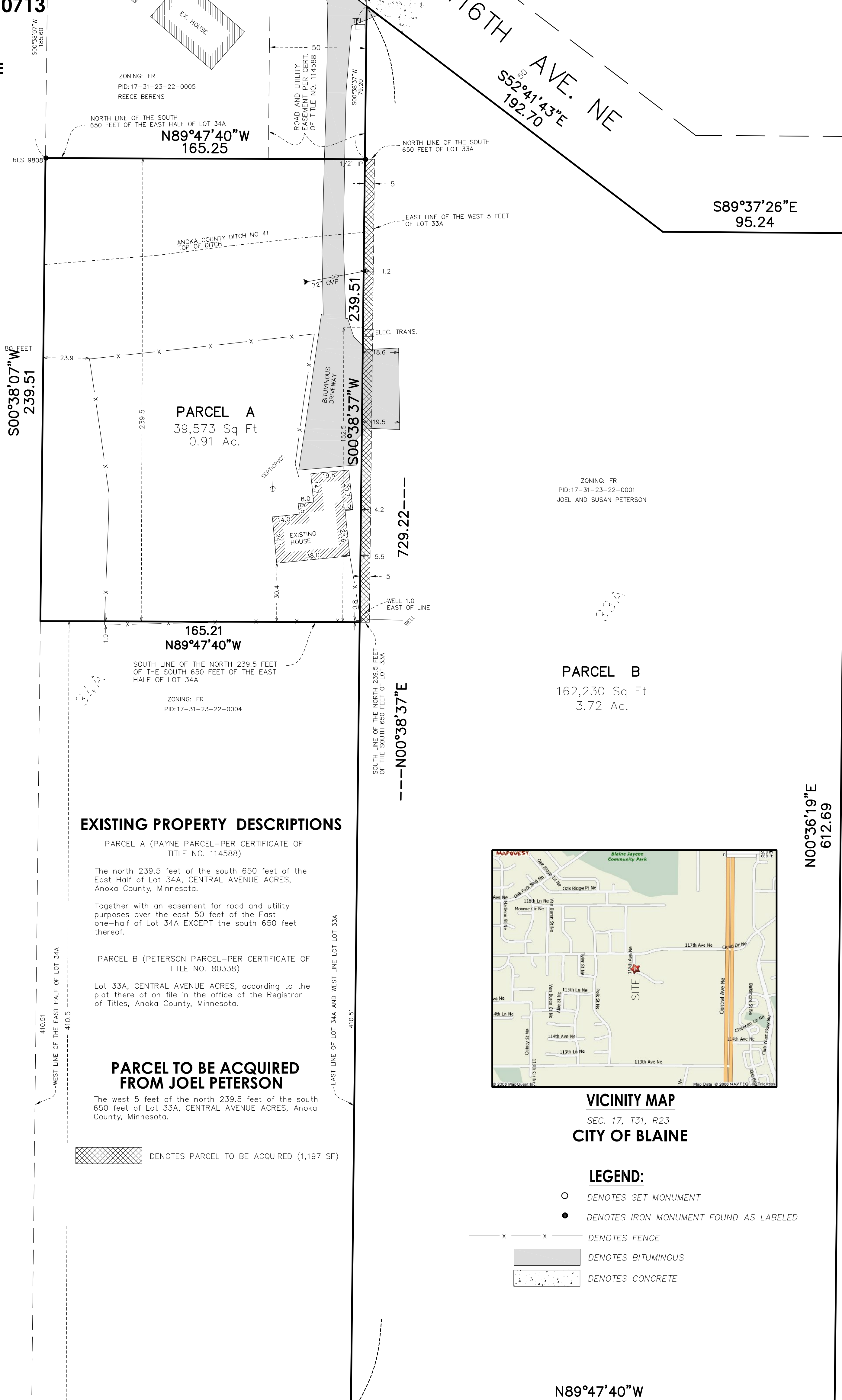
ZONING: FR  
 PID: 17-31-23-22-0001  
 JOEL AND SUSAN PETERSON



GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.



## EXISTING PROPERTY DESCRIPTIONS

PARCEL A (PAYNE PARCEL—PER CERTIFICATE OF TITLE NO. 114588)

The north 239.5 feet of the south 650 feet of the East Half of Lot 34A, CENTRAL AVENUE ACRES, Anoka County, Minnesota.

Together with an easement for road and utility purposes over the east 50 feet of the East one-half of Lot 34A EXCEPT the south 650 feet thereof.

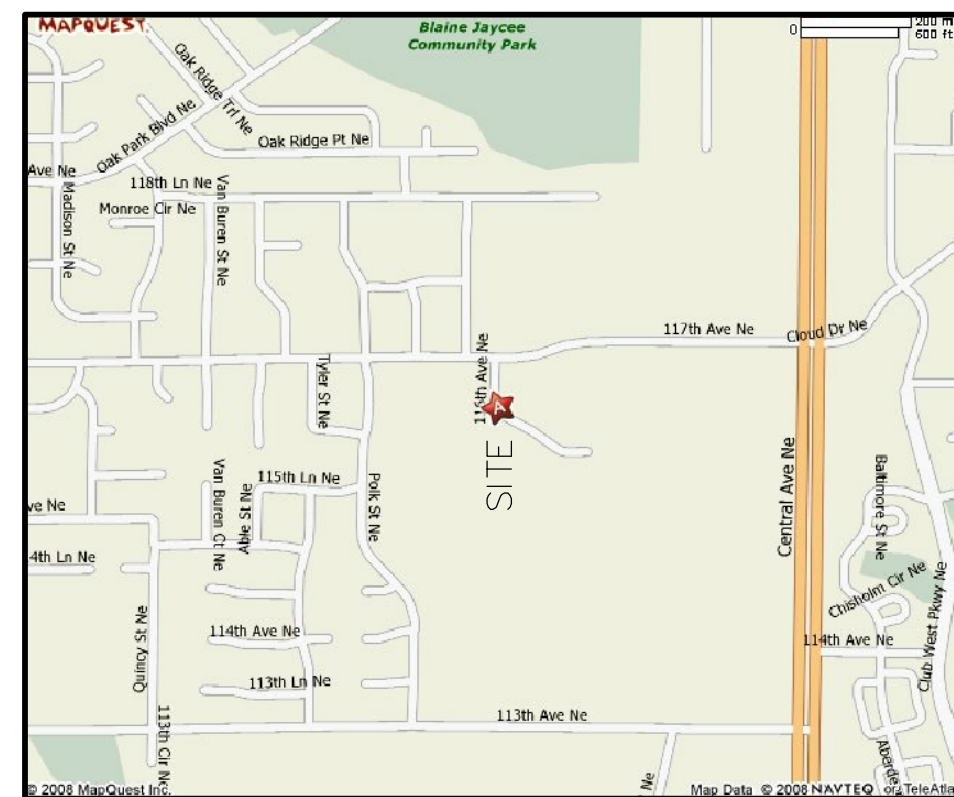
PARCEL B (PETERSON PARCEL—PER CERTIFICATE OF TITLE NO. 80338)

Lot 33A, CENTRAL AVENUE ACRES, according to the plat there of on file in the office of the Registrar of Titles, Anoka County, Minnesota.

## PARCEL TO BE ACQUIRED FROM JOEL PETERSON

The west 5 feet of the north 239.5 feet of the south 650 feet of Lot 33A, CENTRAL AVENUE ACRES, Anoka County, Minnesota.

DENOTES PARCEL TO BE ACQUIRED (1,197 SF)



## VICINITY MAP

SEC. 17, T31, R23

CITY OF BLAINE

## LEGEND:

○ DENOTES SET MONUMENT

● DENOTES IRON MONUMENT FOUND AS LABELED

— X — X — DENOTES FENCE

DENOTES BITUMINOUS

DENOTES CONCRETE

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 6/25/08.
- Bearings shown are on an assumed 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.

DRAWN BY: EAO	JOB NO: 08260BT	DATE: 9/24/15	
CHECK BY: JER	SCANNED		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

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

Date: 10/1/15 Registration No. 41578

ULYSSES STREET  
 CITY OF BLAINE HIGHWAY RIGHT-OF-WAY MAP NO. 3

N00°36'19"E  
 612.69