

**Case File No. 15-0001**

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



# CERTIFICATE OF SURVEY ~ showing ~ PROPOSED HOUSE LOCATION FOR VARIANCE REQUEST

~for~ **ROBERT CHRISTENSON**

PROPERTY ADDRESS: 12116 RADISSON ROAD NE., BLAINE, MN  
 PROPERTY IDENTIFICATION NUMBER: 09-31-23-24-0012

LOT 7, BLOCK 1  
 ZACHARIAH ACRES

ANOKA COUNTY  
 HIGHWAY ROW  
 PLAT No. 51

**EXISTING ZONING DATA:**

- CR. DEVELOPMENT REG.**
- SETBACKS:
- FRONT YARD (HOUSE & GARAGE) = 45'
  - FRONT YARD (ACCESSORY LIVESTOCK) = 200'
  - SIDE YARD (HOUSE & GARAGE) = 20'
  - SIDE YARD (ACCESSORY LIVESTOCK) = 50'
  - REAR YARD (HOUSE & GARAGE) = 30'
  - REAR YARD (ACCESSORY LIVESTOCK) = 50'
  - MINIMUM LOT SIZE = 4 Acres (INTERIOR LOT)
  - AVERAGE LOT WIDTH = 300 FEET

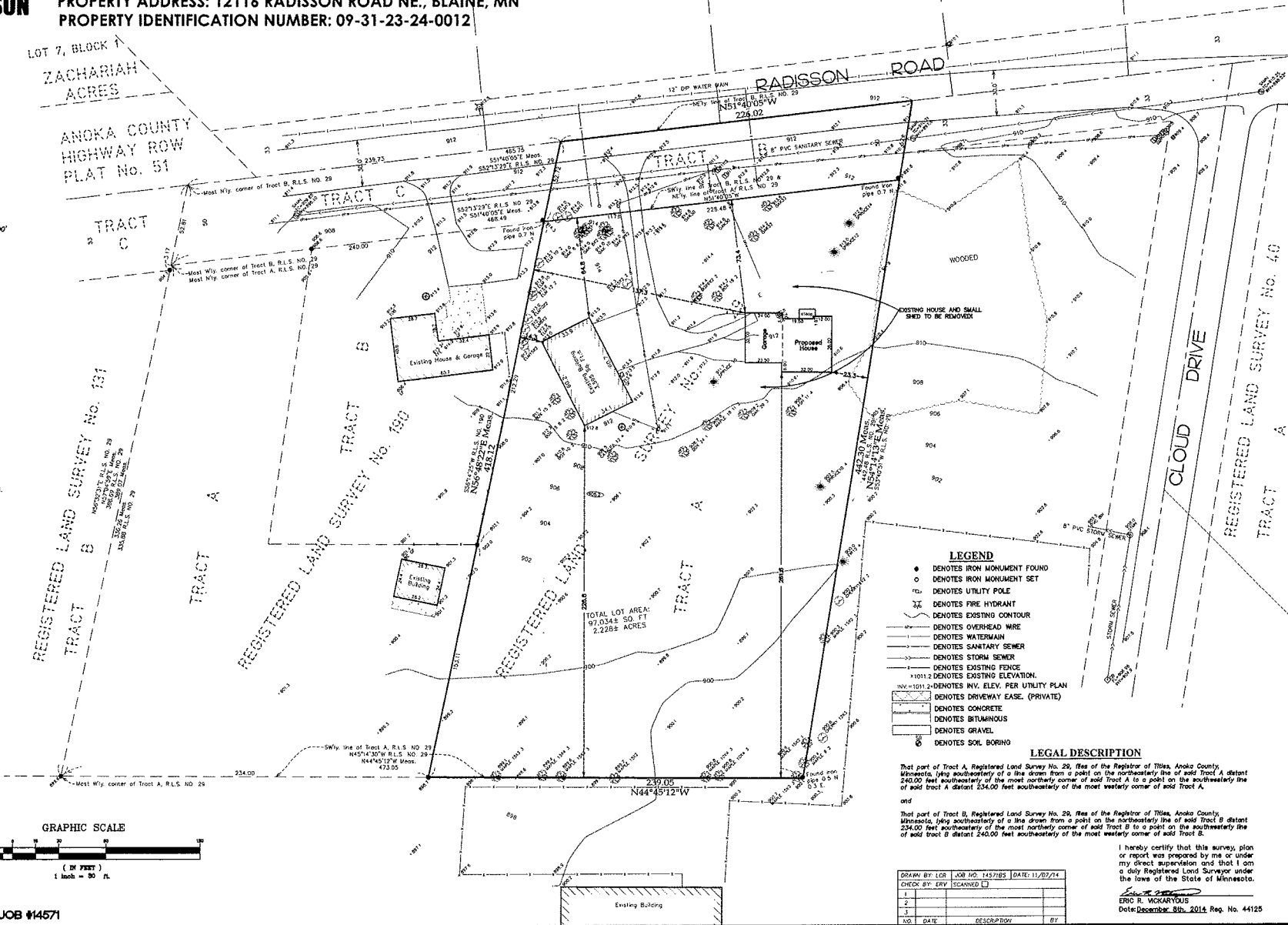
**NOTES**

- 2 foot Contour Interval
- All utilities shown per utility plans provided by others. Contractor to verify all sizes and locations.
- Survey completed Oct. 29th, 2014.

**BENCHMARK**

BASIS FOR ELEVATION: NAVD 83 (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)

BASIS FOR BEARINGS: ON ANOKA COUNTY COORDINATE SYSTEM.



**LEGEND**

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- ⊕ DENOTES UTILITY POLE
- ⊕ DENOTES FIRE HYDRANT
- DENOTES EXISTING CONTOUR
- DENOTES OVERHEAD WIRE
- DENOTES WATERMAIN
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- DENOTES EXISTING FENCE
- +101.2 DENOTES EXISTING ELEVATION
- DENOTES HWY. ELEV. PER UTILITY PLAN
- DENOTES DRIVEWAY EASE. (PRIVATE)
- DENOTES CONCRETE
- DENOTES BITUMINOUS
- DENOTES GRAVEL
- DENOTES SOIL BORING

**LEGAL DESCRIPTION**

That part of Tract A, Registered Land Survey No. 28, filed of the Registrar of Titles, Anoka County, Minnesota, being southeasterly of a line drawn from a point on the northeasterly line of said Tract B distant 240.00 feet southeasterly of the most northerly corner of said Tract A to a point on the southeasterly line of said Tract A distant 234.00 feet southeasterly of the most westerly corner of said Tract A, and

That part of Tract B, Registered Land Survey No. 29, filed of the Registrar of Titles, Anoka County, Minnesota, being southeasterly of a line drawn from a point on the northeasterly line of said Tract B distant 234.00 feet southeasterly of the most northerly corner of said Tract B to a point on the southeasterly line of said Tract B distant 240.00 feet southeasterly of the most westerly corner of said Tract B.

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.

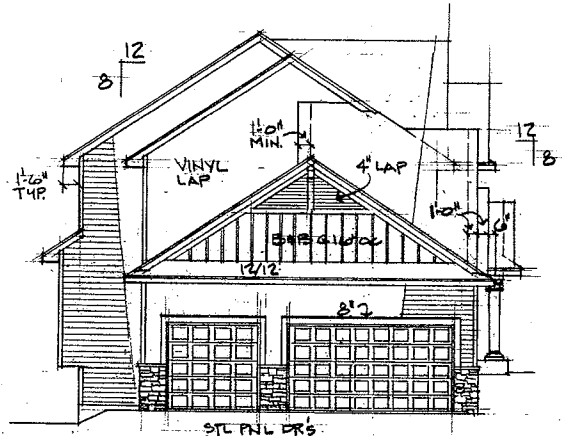
ERIC R. WICKARYOUS  
 Date: December 9th, 2014 Reg. No. 44125

DRAWN BY: LOR	JOB NO. 1457185	DATE: 11/07/14
CHECK BY: ERV	SCANNED [ ]	
1		
2		
3		
APP. DATE	RECORDED BY	

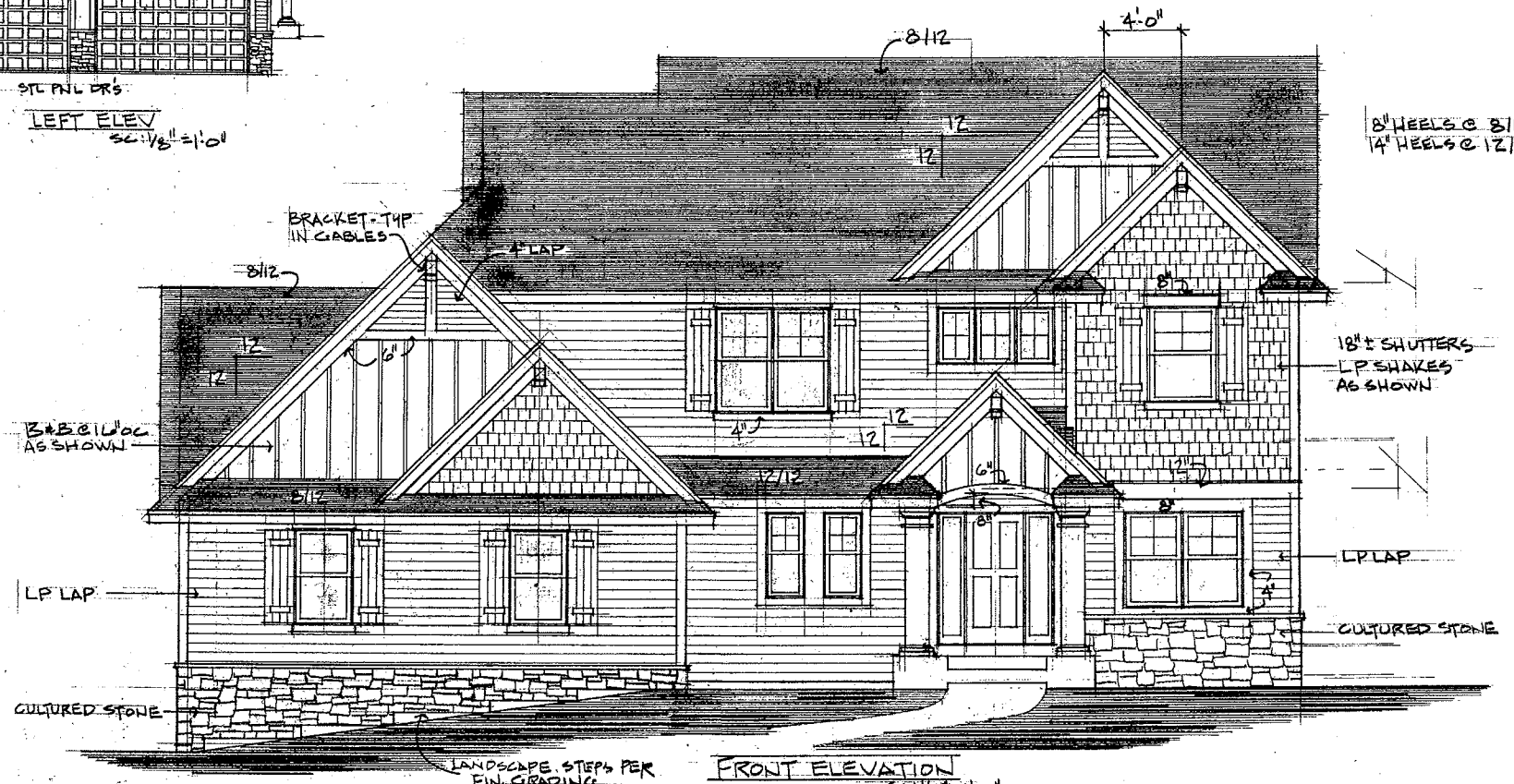
**ACRE LAND SURVEYING**  
 Serving Twin Cities Metro area and beyond  
 763-458-2007 acrelandsurveying@gmail.com

JOB #14571





STE. PIN. DR. S.  
**LEFT ELEV**  
 SC: 1/8" = 1'-0"



**FRONT ELEVATION**  
 SC: 1/4" = 1'-0"

8" HEELS @ 8 1/2"  
 14" HEELS @ 12 1/2"

18" SHUTTERS  
 LP SHAKES  
 AS SHOWN

LP LAP

CULTURED STONE

LANDSCAPE STEPS PER  
 FIN. GRADING