

**Case File No. 15-0015**

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



# THE LAKES OF RADISSON SIXTIETH ADDITION

City of Blaine  
County of Anoka  
Sec. 10, T31, R23

KNOW ALL PERSONS BY THESE PRESENTS, That Hans Hagen Homes, Inc., a Minnesota corporation, owner of the following described property:

Lots 6, 7, 8, 9, 10 and 11, Block 1, LAKES OF RADISSON FIFTY-SEVENTH ADDITION, Anoka County, Minnesota

Has caused the same to be surveyed and plotted as THE LAKES OF RADISSON SIXTIETH ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Hans Hagen Homes, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

HANS HAGEN HOMES, INC.

John P. Rost \_\_\_\_\_, as Vice President

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by John P. Rost, as Vice President, of Hans Hagen Homes, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I, Daniel W. Oermiter, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat, and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Daniel W. Oermiter, Licensed Land Surveyor  
Minnesota License No. 25341

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Daniel W. Oermiter.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

City Council, City of Blaine, Minnesota

This plat of THE LAKES OF RADISSON SIXTIETH ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Blaine, Minnesota

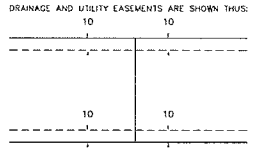
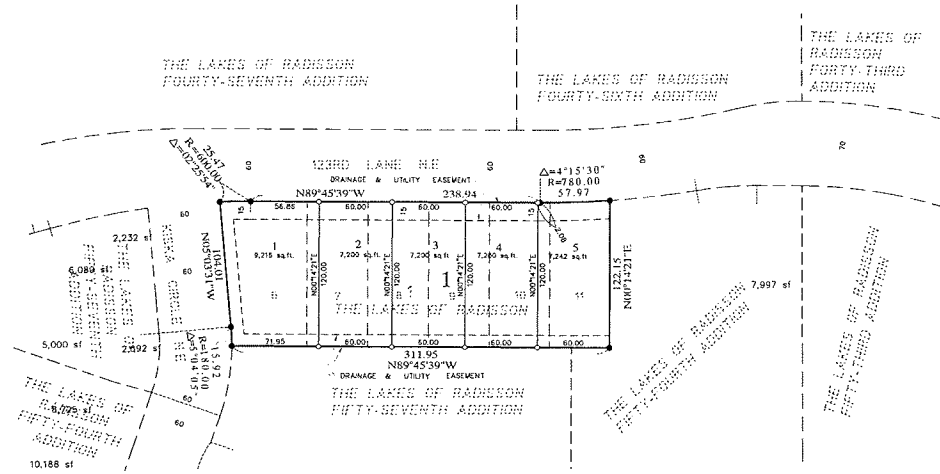
By \_\_\_\_\_ Mayor

By \_\_\_\_\_ Clerk

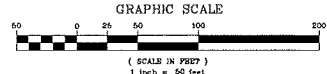
County Surveyor

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Larry D. Holm  
Anoka County Surveyor



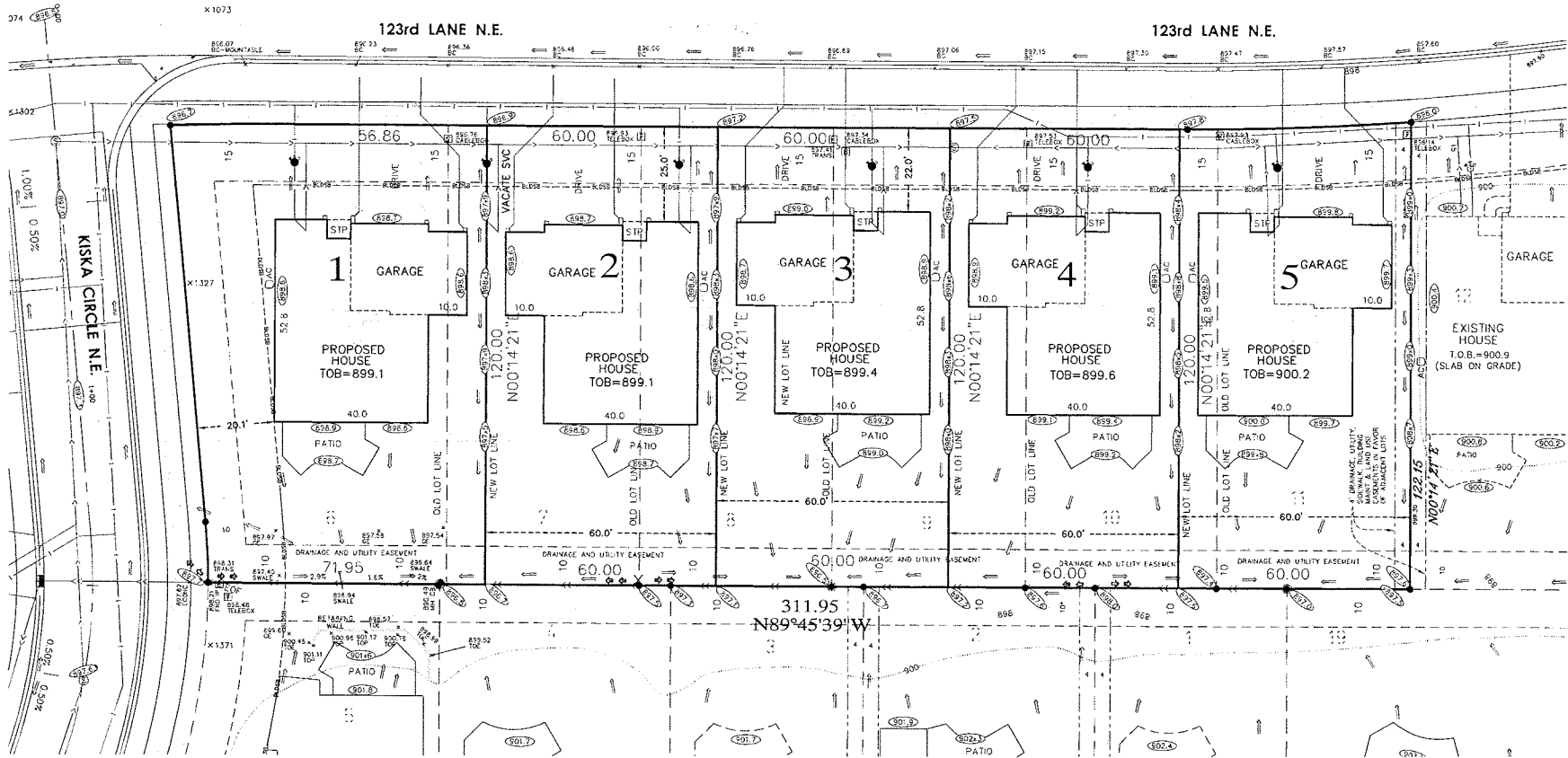
BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.



- DENOTES 3/4 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 25341.
- DENOTES FOUND IRON MONUMENT

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINES OF LOTS 6 THROUGH 11, BLOCK 1, THE LAKES OF RADISSON FIFTY-SEVENTH ADDITION IS ASSUMED TO HAVE A BEARING OF N69° 45' 39\"/>





**PROPERTY DESCRIPTION:**

Lots 6 through 11, Block 1, THE LAKES OF RADISSON FIFTY-SEVENTH ADDITION, Anoka County, Minnesota

**BUILDING SETBACKS:**

(Building setbacks as defined by Doc. No. 1974057.032)

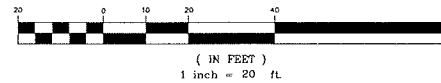
FRONT: 16' building; 18' garage door  
 SIDE: 4' home with 8 feet between units  
 CORNER SIDEYARD: 20 feet  
 REAR YARD: 17.5'  
 HEIGHT: 35'

**SITE DATA:**

BNDRY AREA = 38,058sf (0.87± acres)  
 SINGLE FAMILY LOTS = 38,058sf (0.87± acres)  
 TOTAL PLAT AREA = 38,058sf (0.87± acres)  
 CURRENT & PROPOSED ZONING = DEVELOPMENT FLEX  
 PROPOSED SINGLE FAMILY LOTS = 5  
 PROPOSED DENSITY = 5 Lots/0.87 Ac. = 5.75 Lots/Acre

1. Fee ownership is Hans Hagen Homes, Inc., a Mn Corporation
2. Parcel ID Numbers: 16-31-23-11-0206 through 0215
3. Address of the surveyed premises: 3204, 3216, 3228, 3240, 3252 and 3264 123rd Lane N. FIFTY-SEVENTH ADDITION.
4. Bearings shown hereon are based on the recorded plot of "THE LAKES OF RADISSON FIFTY-SEVENTH ADDITION."
5. Benchmark: G25 Control point; in center of round-a-bout at Lakes Parkway and Harpers Street. Elevation=900.25 (NGVD29) N=157589.57 E=519250.56 (Anoka County Coordinate Datum)
6. Boundary area of the surveyed premises: 38,058± sq. ft. (0.87± acres).

**GRAPHIC SCALE**



**NORTH**

1

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. Obermiller*  
 DANIEL W. OBERMILLER

Date: Jan. 5th, 2015 License No. 25341

DRAWN BY: DWO	JOB NO: 0220PP	DATE: 1/5/15
CHECK BY: DWO	SCANNED: <input type="checkbox"/>	
1		
2		
3		
NO.	DATE	DESCRIPTION

**GRADING SKETCH OF:  
 LAKES OF RADISSON  
 SIXTIETH ADDITION**

CONVERSION OF SIX 50 FOOT WIDE LOTS, INTO FIVE 60 FOOT LOTS.

~for~ HANS HAGEN HOMES



**E.G. RUD & SONS, INC.**

Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701