

**Case File No. 15-0017**

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



DONNAY'S OAK PARK 14TH

PARCEL SPLIT

PART OF LOT 1, BLOCK 2, CEDAR ACRES NORTH,  
ANOKA COUNTY, MINNESOTA

STANEK REALTY, INC.

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

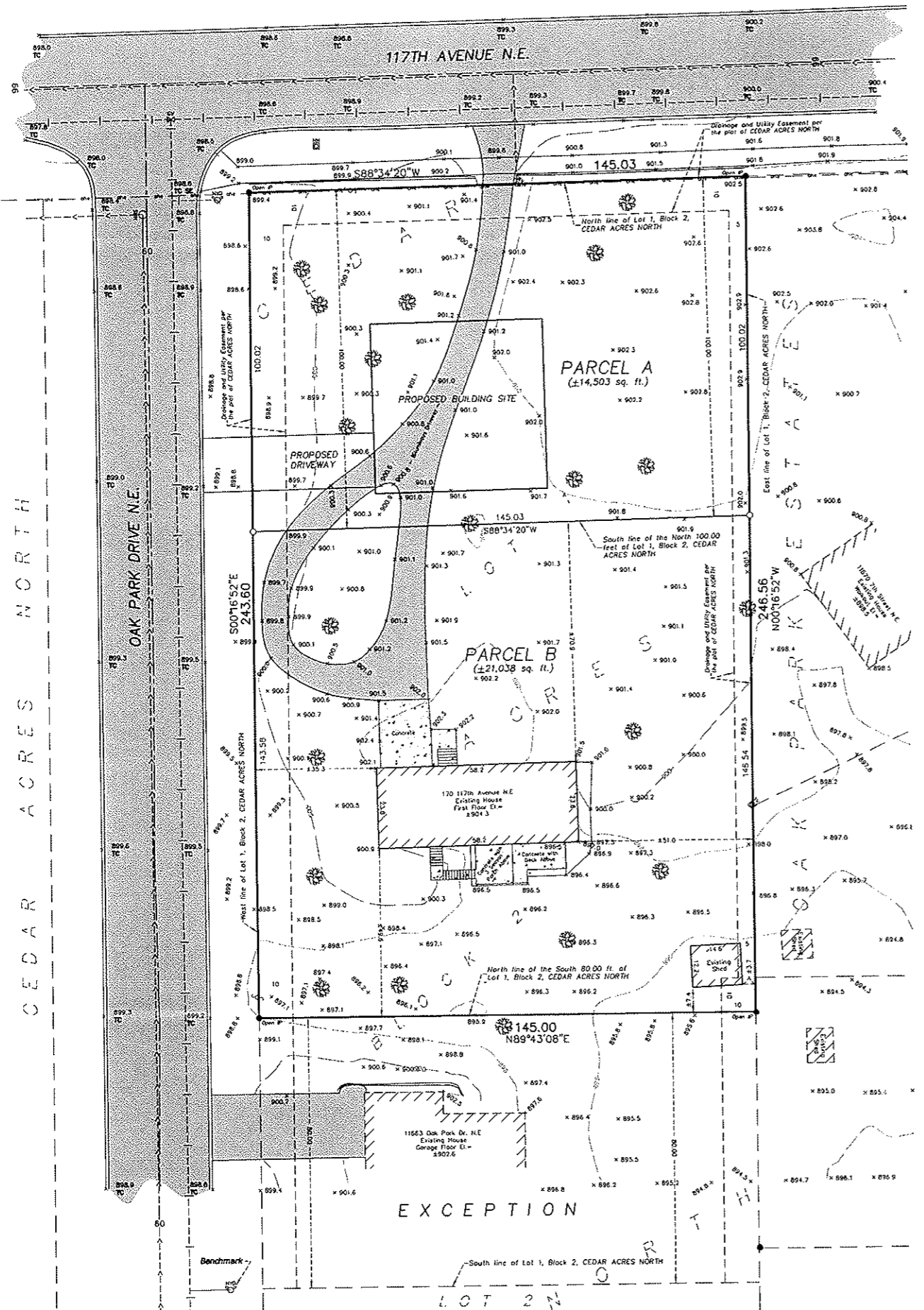
PARCEL SPLIT

PART OF LOT 1, BLOCK 2,  
CEDAR ACRES NRTH  
Blaine, MN 55434

STANEK REALTY, INC.  
170 - 117th Avenue NE  
Blaine, MN

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	BIS
ISSUE DATE:	1/28/15
FILE NO:	904

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota  
Name: Thomas R. Balluff  
Signature: *Thomas R. Balluff*  
Date: 1/28/15 License #: 40361



**EXISTING PARCEL DESCRIPTION:** (Per Schedule A of Title Commitment Supplemental LT File No. 508346, with a commitment date of July 16, 2014 at 8:00 A.M., prepared by Land Title, Inc. as issuing agent for Stewart Title Guaranty Company)

Lot 1, Block 2, CEDAR ACRES NORTH, except the South 80 feet thereof, Anoka County, Minnesota  
(Abstract Property)

**PROPOSED PARCEL A LEGAL DESCRIPTION:**  
The North 100.00 feet of Lot 1, Block 2, CEDAR ACRES NORTH, according to the recorded plat thereof, Anoka County, Minnesota.

**PROPOSED PARCEL B LEGAL DESCRIPTION:**  
All that part of Lot 1, Block 2, CEDAR ACRES NORTH, according to the recorded plat thereof, Anoka County, Minnesota, lying South of the North 100.00 feet thereof and lying North of the South 80.00 feet thereof.

**GENERAL NOTES:**

- 1) The field work for this survey was completed on September 10, 2014
- 2) Bearings shown hereon are based on the North line of Lot 1, Block 2, CEDAR ACRES NORTH, which is assumed to bear S88°34'20"W.
- 3) **BENCHMARK:** Top Nut Hydrant located approximately 10 feet West of the Southwest corner of Lot 1, Block 2, CEDAR ACRES NORTH; Elevation = 901.30
- 4) Surveyed property address - Per Exhibit B of the above referenced title commitment: 170 - 117th Avenue NE, Blaine, MN 55434.
- 5) Proposed Parcel A contains ±14,503 sq. ft. (±0.33 acres).
- 6) Proposed Parcel B contains ±21,038 sq. ft. (±0.48 acres).

**LEGEND**

- - Denotes Found Iron Pipe, as noted
- - Denotes Set Iron Pipe, Marked with RLS 40361
- - Denotes Existing Spot Elevation
- - Denotes Fire Hydrant
- - Denotes Utility Pole
- - Denotes Service
- - Denotes Existing Tree
- - Denotes Overhead Utility Line(s)
- - Denotes Watermain
- - Denotes Sanitary Sewer
- - Denotes Concrete Surface
- - Denotes Bituminous Surface
- - Denotes Existing 2 Ft. Contour
- - Denotes Existing 10 Ft. Contour

