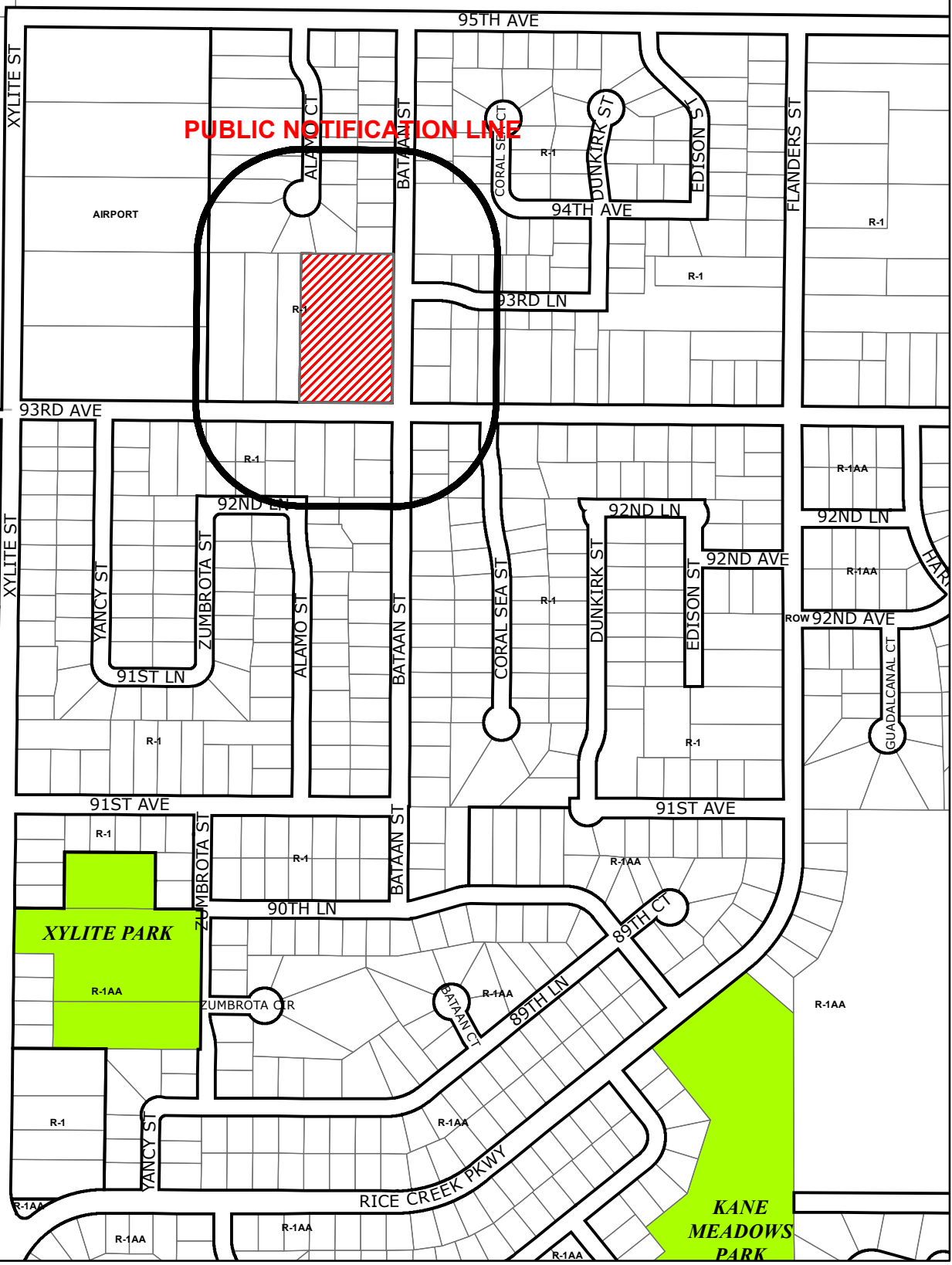


AIRPORT

- OHIO
- NORTH DAKOTA
- NORTH CAROLINA
- NEW YORK
- NEW MEXICO
- NEW JERSEY
- NEW HAMPSHIRE
- NEVADA
- NEBRASKA
- MONTANA
- MISSOURI
- MISSISSIPPI
- MINNESOTA

PUBLIC NOTIFICATION LINE



Case File No. 19-0017
Elizabeth Marie Estates

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

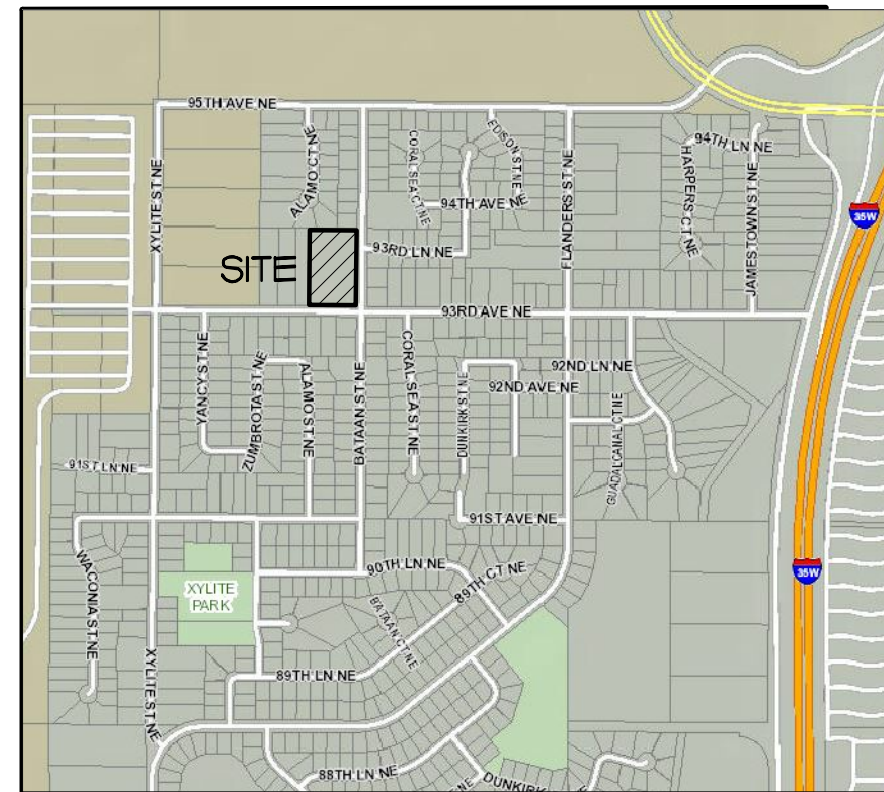


PRELIMINARY PLAT

~for~ ELIZABETH MARIE ESTATES
 ~for~ P D & H PROPERTIES, LLC
 14745 ABERDEEN STREET NE
 HAM LAKE, MN 55304
 (763) 464-3139

VICINITY MAP

PART OF SEC. 27, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
 (NO SCALE)

PROPERTY DESCRIPTION:

Lot Forty-five (45), Spring Lake Park Woodland, according to the plat thereof on file in the office of the Registrar of Titles, Anoka County, Minnesota.

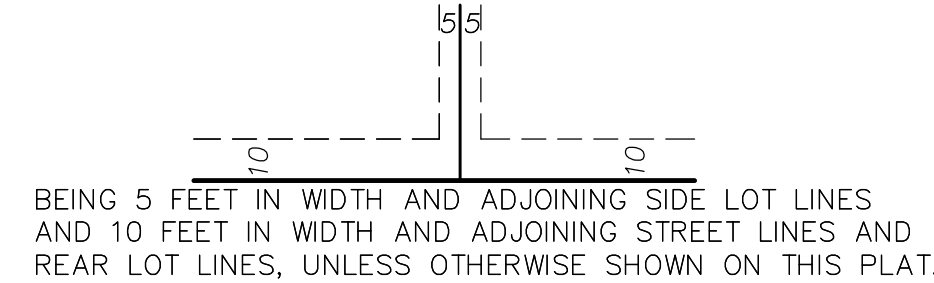
Subject to a five (5) foot strip easement along the rear line for public utility use such as setting poles, stringing of wires, trimming or removing trees, if necessary, for line clearance and laying of underground conduits.

(Torrens Property Certificate of Title No. 404449)

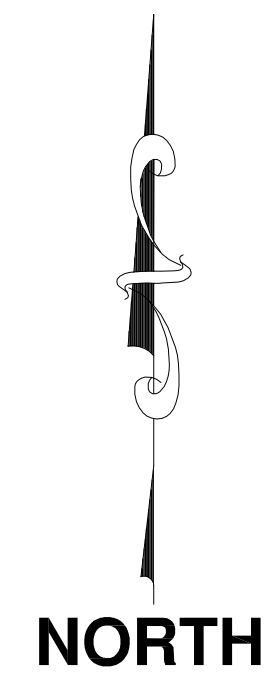
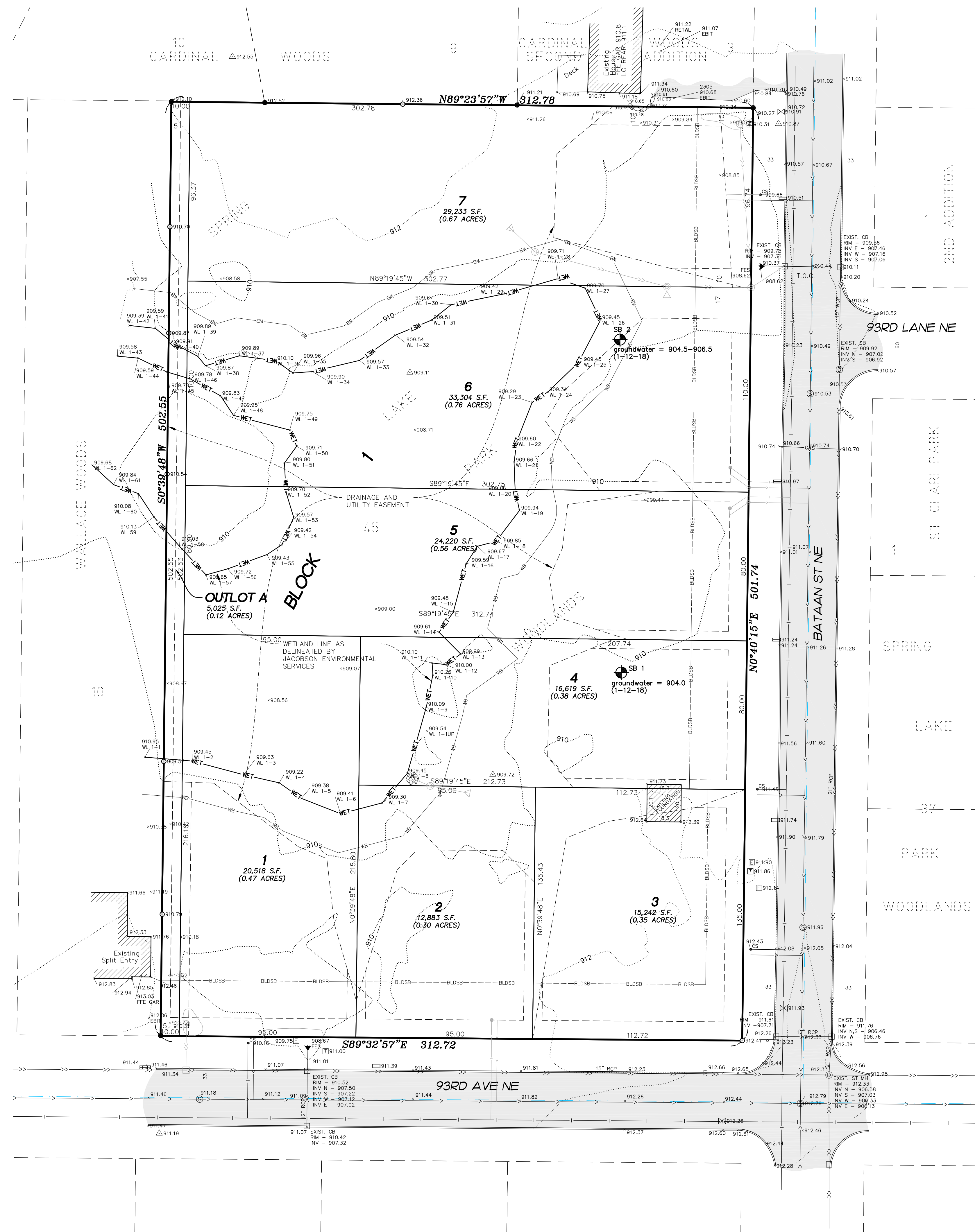
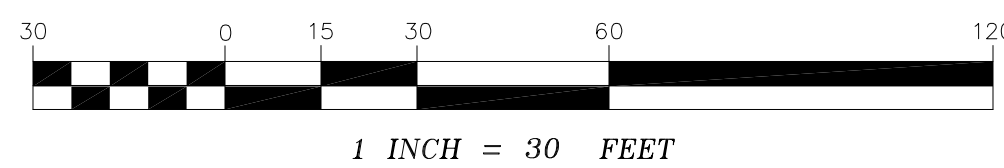
NOTES

- Property address is 2791 93rd Ave NE, Blaine, MN 55449.
- Property Pin No. 27-31-23-35-0008.
- Field survey was completed by E.G. Rud and Sons, Inc. on 12/2017.
- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- Utilities shown hereon are observed and from various utility plans. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- See Preliminary Tree Inventory and Tree Removal Plan for tree size and species.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



GRAPHIC SCALE



AREA COMPUTATIONS

TOTAL AREA SITE AREA: 3.61± ACRES
 OUTLOT AREA 0.12± ACRES
 7 PROPOSED SINGLE FAMILY LOTS
 DENSITY: 2.01± UNITS/ ACRE

ZONING AND SETBACKS

CURRENT ZONING IS SINGLE FAMILY RESIDENTIAL R-1
 PROPOSED ZONING SINGLE FAMILY RESIDENTIAL R-1

- FRONT SETBACK 30 FEET
- HOUSE SIDE SETBACK (INTERIOR) 10 FEET
- GARAGE SIDE SETBACK 5 FEET
- REAR SETBACK 30 FEET
- CORNER SIDE YARD SETBACK 20 FEET
- WETLAND BUFFER 20 FEET

DEVELOPMENT REQUIREMENTS FOR ZONE R1
 MINIMUM LOT AREA 10,000 S.F.
 MINIMUM LOT WIDTH 80 FEET AT SETBACK LINE
 MINIMUM LOT DEPTH 125 FEET

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- ◉ DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ◉ DENOTES SOIL BORING BY HAUGO GEO TECHNICAL
- ◉ DENOTES BRACE POLE OR GUY POLE
- ◉ DENOTES CATCH BASIN
- ◉ DENOTES CATCH BASIN MANHOLE
- ◉ DENOTES CABLE PEDESTAL
- CS DENOTES CURB STOP
- ◉ DENOTES ELECTRICAL BOX
- ◉ DENOTES EXISTING SPOT ELEVATION
- ◉ DENOTES FIBER OPTIC BOX
- ◉ DENOTES GAS METER
- ◉ DENOTES GAS VALVE
- ◉ DENOTES GUY WIRE
- ◉ DENOTES HYDRANT
- ◉ DENOTES LIGHT POLE
- ◉ DENOTES MAILBOX
- ◉ DENOTES MISCELLANEOUS MANHOLE
- ◉ DENOTES POWER POLE
- ◉ DENOTES SANITARY SEWER MANHOLE
- ◉ DENOTES SIGN
- ◉ DENOTES STORM SEWER APRON
- ◉ DENOTES STORM SEWER MANHOLE
- ◉ DENOTES TELEPHONE PEDESTAL
- ◉ DENOTES WATER VALVE
- ◉ DENOTES WELL
- ◉ DENOTES WET LAND
- ◉ DENOTES RETAINING WALL
- ◉ DENOTES EXISTING CONTOURS
- ◉ DENOTES EXISTING SANITARY SEWER
- ◉ DENOTES EXISTING STORM SEWER
- ◉ DENOTES EXISTING WATER MAIN
- ◉ DENOTES BUILDING SETBACK LINE
- ◉ DENOTES WETLAND BUFFER LINE
- ◉ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

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.

JASON E. RUD
 Date: 04/30/2019 License No. 41578

BENCHMARK

BENCHMARK: MNDOT "CRACK"
 unpublished point.
 ELEVATION = 929.62 (NAVD 88)

DRAWN BY: MMD	JOB NO: 17557PP	DATE: 10/27/18	
CHECK BY: JER	SCANNED		
1	04/08/19 CITY SUBMITTAL	MMD	
2	04/30/19 CITY COMMENTS	MMD	
3			
NO.	DATE	DESCRIPTION	BY

E. G. RUD & SONS, INC.
 EST. 1977 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701