

WOODLAND COVE

LOT 1, BLOCK 1

OWNER:
KAREN M. MELLEBERNDT TRUSTEE
& GAIL D. BROWN TRUSTEE
PID: 09-31-23-31-0039

S00°15'49"W
770.96

KAHMSIN'S ACRES

OUTLOT A

OWNER:
CITY OF BLAINE
PID: 09-31-23-31-0039

East line of Tract A, REGISTERED
LAND SURVEY NO. 144

South line of Tract A, REGISTERED
LAND SURVEY NO. 144

616.75
N00°15'49"E

West line of Tract A, REGISTERED LAND
SURVEY NO. 144

LONDON STREET N.E.

OLYMPIC

GLEN

OWNER:
WILLIAM F. & WENDY L. BUKOSKEY
PID: 09-31-23-32-0075

OWNER:
HEATHER C. & ISAIAH C. SCHOEEMAN
PID: 09-31-23-32-0076

OWNER:
IH3 PROPERTY MINNESOTA LP
PID: 09-31-23-32-0077

OWNER:
DAVID A. & LYNN M. PEARSON
PID: 09-31-23-32-0078

OWNER:
DAVID G. & JULIE M. TURBITT
PID: 09-31-23-32-0079

OWNER:
LONDON STREET PROPERTIES LLC
PID: 09-31-23-32-0080

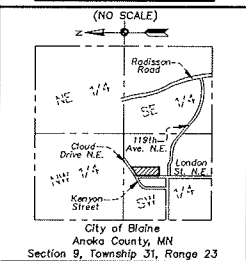
OWNER:
THOMAS L. & LINDA M. TABOR
PID: 09-31-23-32-0081

SITE DATA

TOTAL SITE AREA: ±3.70 AC.
SMALLEST LOT: ±14,590 S.F.
LARGEST LOT: ±18,720 S.F.
AVERAGE LOT: ±17,925 S.F.
TOTAL NUMBER OF LOTS: 9
GROSS DENSITY: 2.43 LOTS/AC.
EXISTING ZONING: FR
PROPOSED ZONING: R-1AA
UTILITIES: AVAILABLE

MINIMUM RESIDENTIAL SETBACK DATA:
FRONT: 30 FT.
SIDE (GARAGE): 5 FT.
SIDE (HOUSE): 10 FT.
SIDE CORNER: 20 FT.
REAR SETBACK: 30 FT.

VICINITY MAP



LEGEND

- - Denotes Found Iron Monument
- - Denotes Set Iron Pipe, Marked with RLS 40361

BENCHMARK

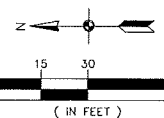
- Top nut of hydrant located on the East right of way line of London Street N.E., approximately 213 feet southerly of the centerline of Cloud Drive N.E., as shown. Elevation= 916.45 feet (NGVD 29)
- Top nut of hydrant located on the East right of way line of London Street N.E., approximately 140 feet north of the centerline of 119th Avenue N.E., as shown. Elevation= 911.50 feet (NGVD 29)

PARCEL DESCRIPTION (Per Schedule A of Title Commitment No. 111663557, with a commitment date of November 4, 2016 at 8:00 A.M., prepared by All American Title Co., Inc., issuing agent for Old Republic National Title Insurance Company)

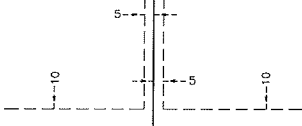
Tract A, REGISTERED LAND SURVEY NO. 144, Anoka County, Minnesota.
(Torrens Property)

GENERAL NOTES:

- The field work for this survey was completed on November 17, 2016.
- Bearings shown are based on the East line of Tract A, REGISTERED LAND SURVEY NO. 144, Anoka County, Minnesota, which is assumed to bear S00°15'49"W.
- Surveyed property address - 11983 London Street N.E., Blaine, MN, 55449, per Anoka County Tax Records.
- Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).



PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.



- environmental
- engineering
- surveying

3890 Pheasant Ridge Drive NE,
Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

I hereby certify that this plan, specification 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

Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 12/8/2016 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 12/8/2016
FILE NO: 1340

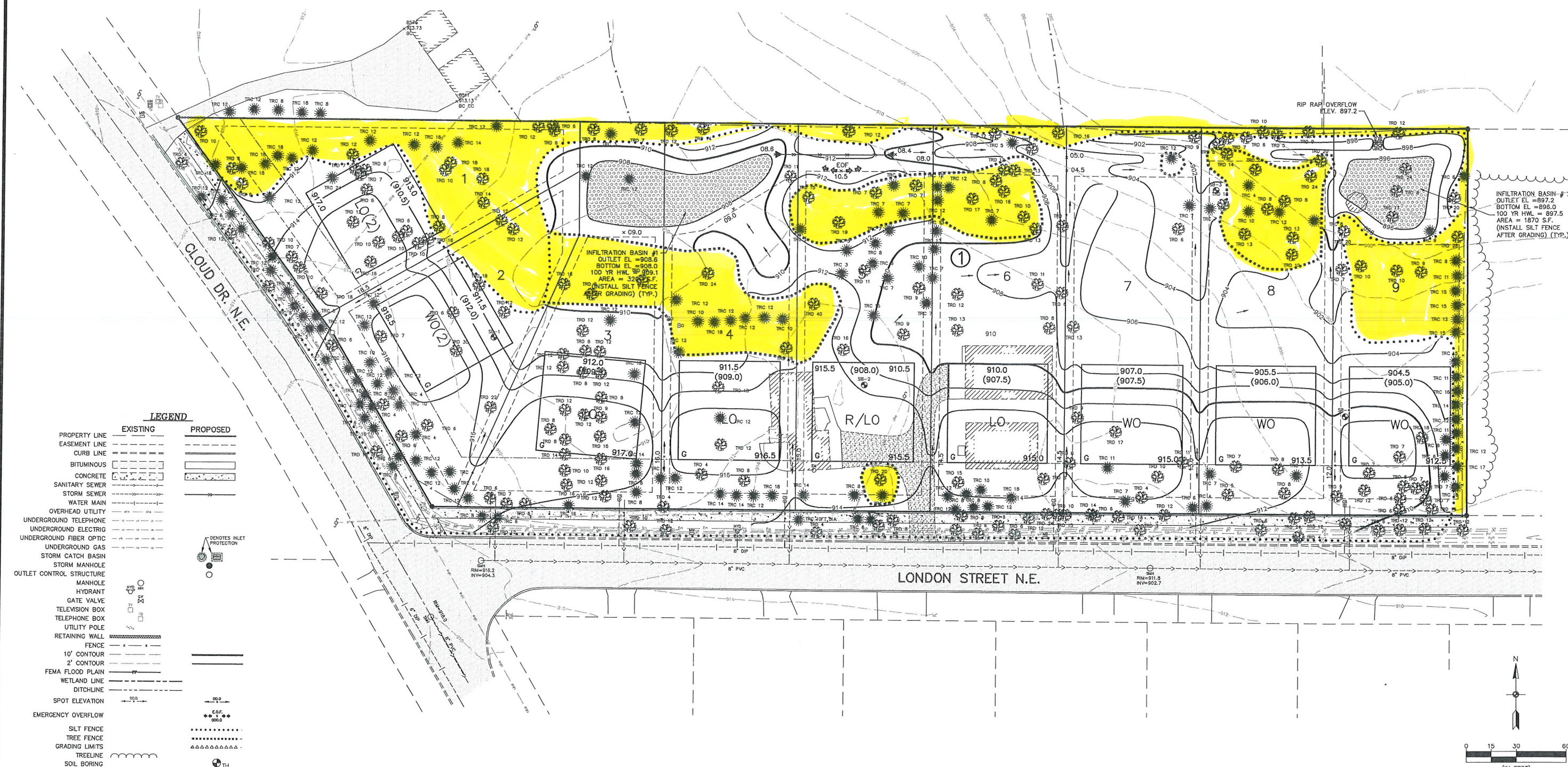
Revisions:

WOODLAND DEVELOPMENT CO.
13632 Van Buren Street
Ham Lake, MN 55304

WOODLAND COVE
Blaine, Minnesota

PRELIMINARY PLAT

3 of 7



Trees being saved.

