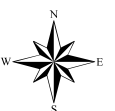


**Case File No. 20-0003**  
**Gregory and Pamela Matheson**

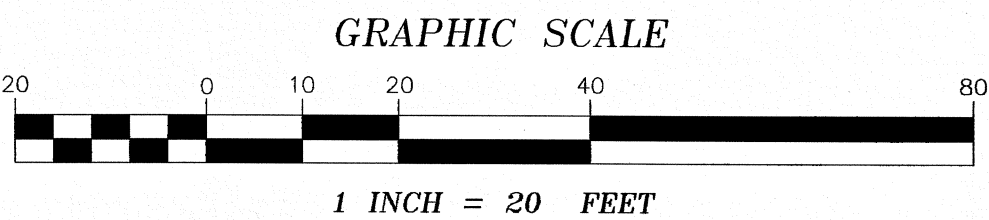
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





MINOR SUBDIVISION

~for~ GREG AND PAM MATHESON  
~of~ 4804 106TH LANE NE  
BLAINE, MN 55014



NORTH

EXISTING PROPERTY DESCRIPTION

(PER DOCUMENT NO. 987726)

The west 123 feet of Lot 16, AUDITOR'S SUBDIVISION NO. 133, Anoka County, Minnesota.

PROPOSED PROPERTY DESCRIPTIONS:

PARCEL A:

The north 126 feet of the west 123 feet of Lot 16, AUDITOR'S SUBDIVISION No. 133, Anoka County, Minnesota.

PARCEL B:

That part of the west 123 feet of Lot 16, AUDITOR'S SUBDIVISION No. 133, Anoka County, Minnesota, which lies southerly of the north 126 feet thereof.

PROPOSED DRAINAGE AND UTILITY EASEMENT DESCRIPTIONS

PARCEL A:

A perpetual easement for drainage and utility purposes over, under and across the northerly and southerly 10 feet, the easterly 5 feet and the easterly 10 feet of the westerly 43 feet of the north 126 feet of the west 123 feet of Lot 16, AUDITOR'S SUBDIVISION No. 133, Anoka County, Minnesota.

PARCEL B:

A perpetual easement for drainage and utility purposes over, under and across the northerly 10 feet, the easterly 5 feet, the northerly 10 feet of the southerly 43 feet and the easterly 10 feet of the westerly 43 feet of that part of the west 123 feet of Lot 16, AUDITOR'S SUBDIVISION No. 133, Anoka County, Minnesota, which lies southerly of the north 126 feet thereof.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 1/23/20.
- Bearings shown are on the Anoka County coordinate system.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- PID: 24-31-23-14-0105

ZONING INFORMATION

- Existing and proposed zoning = R-1
- Minimum Lot Area = 10,000 SF
- Minimum Lot Width = 80 feet
- Minimum Lot Depth = 125 feet
- Building Setbacks:
  - Front = 30 feet
  - Side = 10 feet house
  - Side = 5 feet garage
  - Corner = 20 feet
  - Rear = 30 feet

PARCEL AREAS

Parcel A  
15,492 SF Total area  
(11,334 SF Net)  
Parcel B  
18,216 SF Total area  
(10,357 SF Net)

Net Area is defined as  
Overall area  
less  
public roadway easements

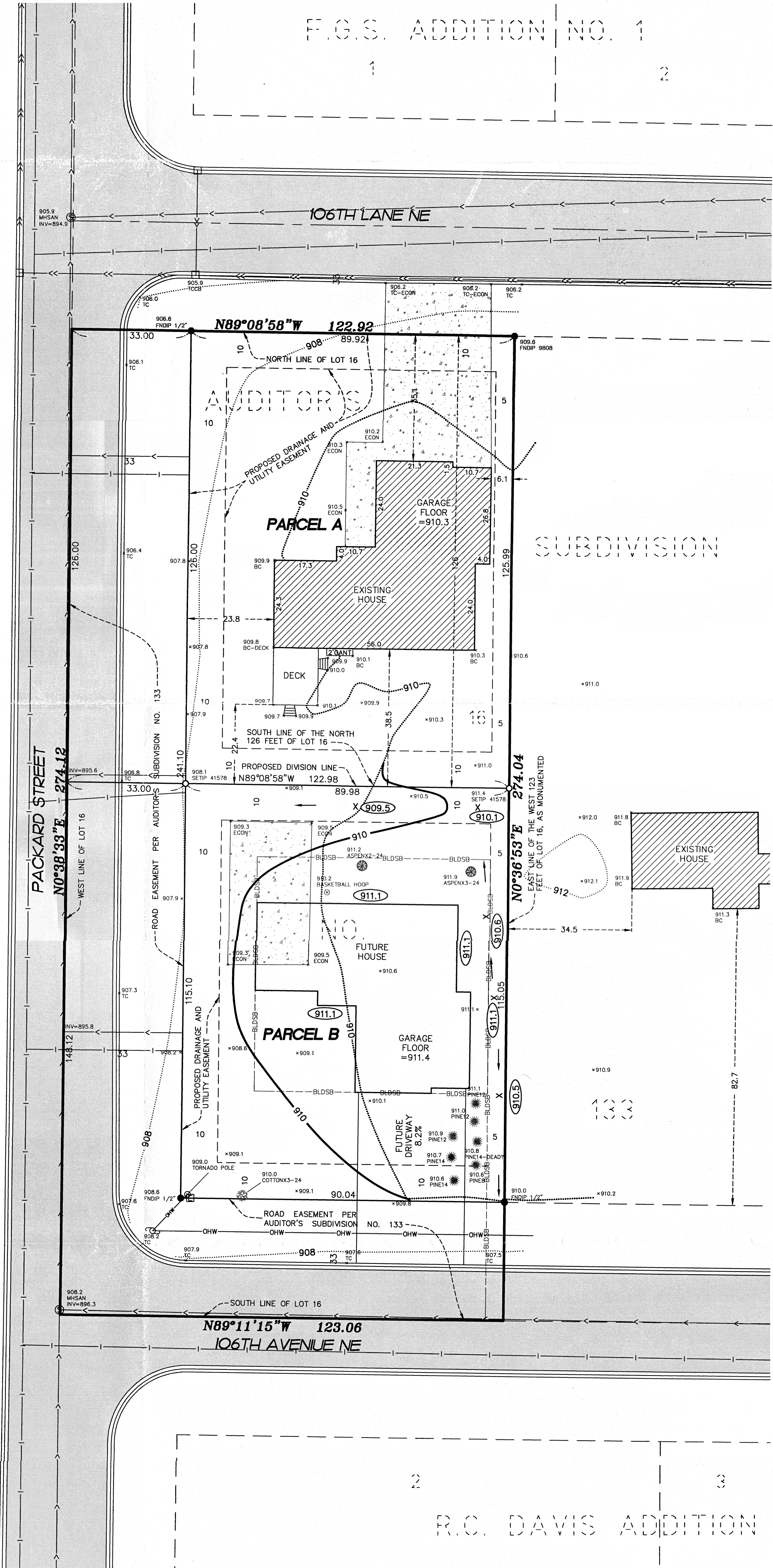
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- DENOTES ELECTRICAL BOX
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- 911.1 DENOTES PROPOSED SPOT ELEVATION
- OHW — DENOTES POWER POLE AND OVERHEAD WIRES
- S — DENOTES SANITARY SEWER
- SS — DENOTES STORM SEWER
- I — DENOTES WATERMAIN
- BLDSE — DENOTES BUILDING SETBACK
- — — DENOTES PROPOSED CONTOURS
- — — DENOTES EXISTING CONTOURS
- — — DENOTES BITUMINOUS SURFACE
- — — DENOTES CONCRETE SURFACE

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

**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



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: 1/24/2020 License No. 41578

BENCHMARK

MNDOT GEODETIC STATION 0280 G  
ELEVATION: 929.44 (NAVD 88 DATUM).

DRAWN BY: BAB	JOB NO: 200050BT	DATE: 1/24/20
CHECK BY: JER	FIELD CREW: JH/SO	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY