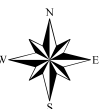
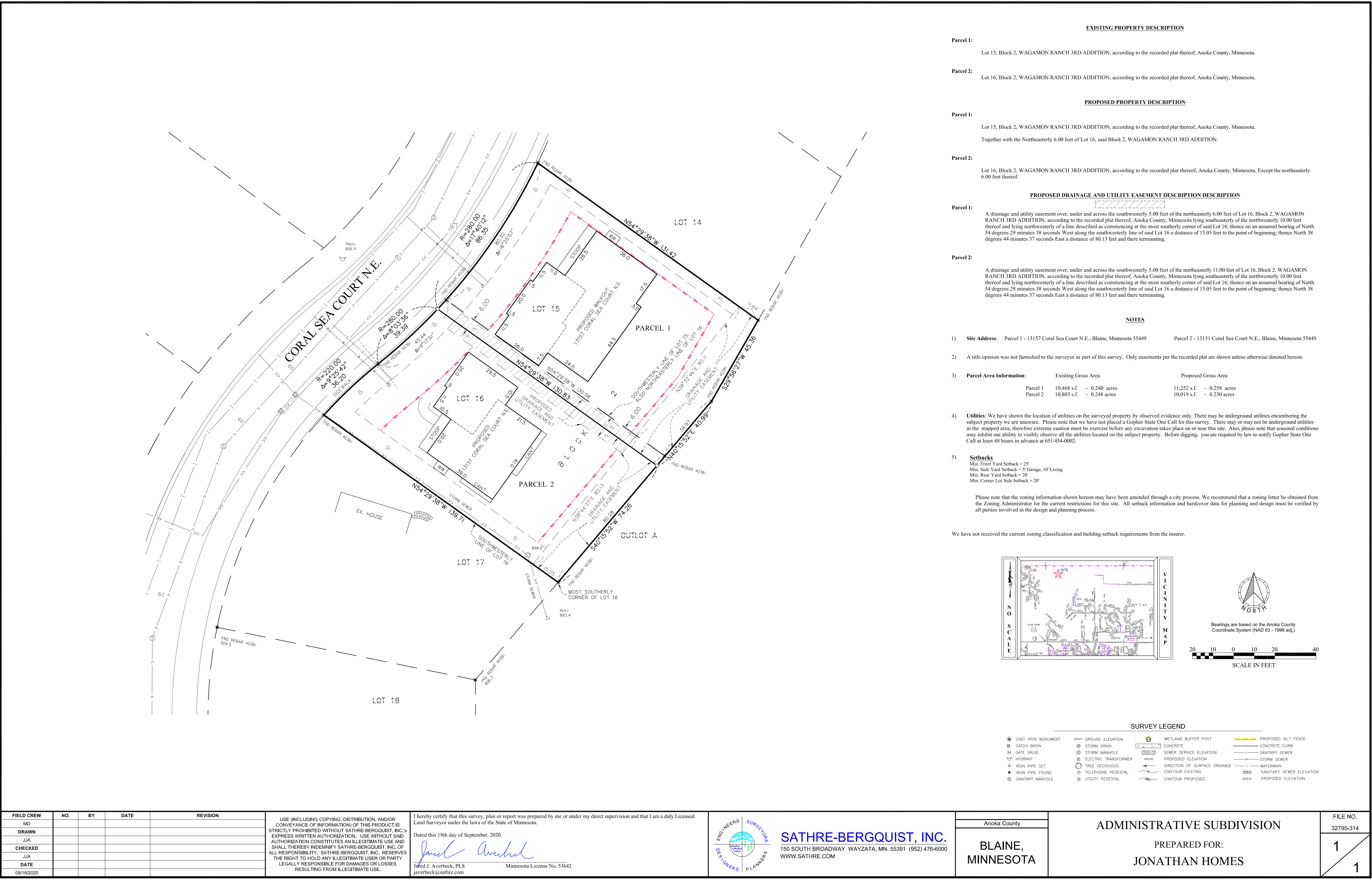


**Case File No. 20-0034**  
**Jonathan Homes of MN, LLC**

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





EXISTING PROPERTY DESCRIPTION

- Parcel 1:** Lot 15, Block 2, WAGAMON RANCH 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.
- Parcel 2:** Lot 16, Block 2, WAGAMON RANCH 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

PROPOSED PROPERTY DESCRIPTION

- Parcel 1:** Lot 15, Block 2, WAGAMON RANCH 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.  
Together with the Northeasterly 6.00 feet of Lot 16, said Block 2, WAGAMON RANCH 3RD ADDITION.
- Parcel 2:** Lot 16, Block 2, WAGAMON RANCH 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, Except the northeasterly 6.00 feet thereof.

PROPOSED DRAINAGE AND UTILITY EASEMENT DESCRIPTION DESCRIPTION

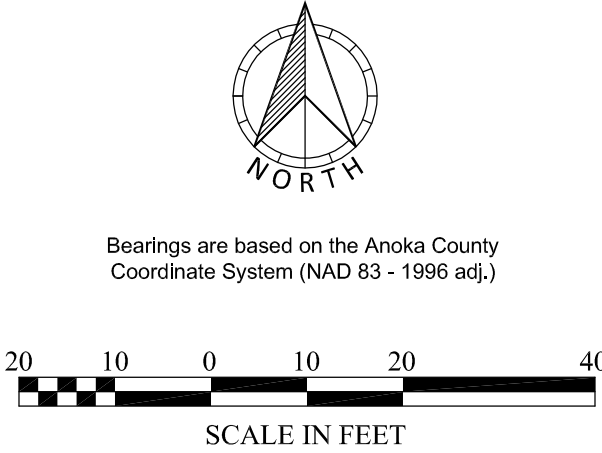
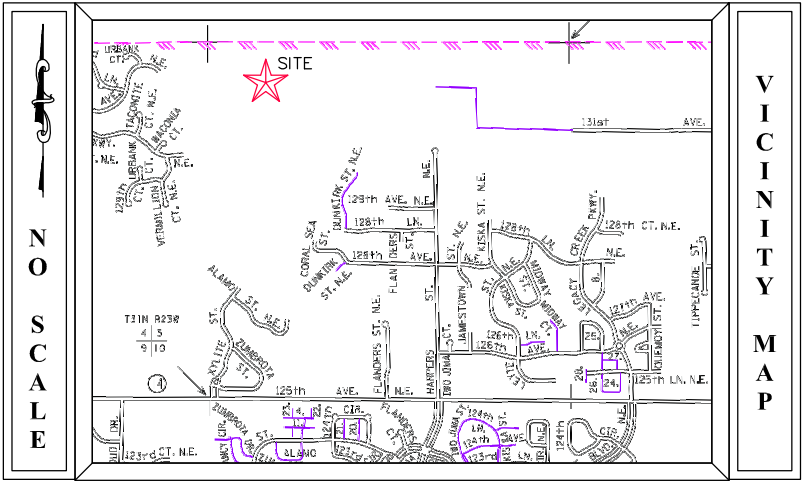
- Parcel 1:** A drainage and utility easement over, under and across the southwesterly 5.00 feet of the northeasterly 6.00 feet of Lot 16, Block 2, WAGAMON RANCH 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota lying southeasterly of the northwesterly 10.00 feet thereof and lying northwesterly of a line described as commencing at the most southerly corner of said Lot 16; thence on an assumed bearing of North 54 degrees 29 minutes 38 seconds West along the southwesterly line of said Lot 16 a distance of 15.05 feet to the point of beginning; thence North 38 degrees 44 minutes 37 seconds East a distance of 80.13 feet and there terminating.
- Parcel 2:** A drainage and utility easement over, under and across the southwesterly 5.00 feet of the northeasterly 11.00 feet of Lot 16, Block 2, WAGAMON RANCH 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota lying southeasterly of the northwesterly 10.00 feet thereof and lying northwesterly of a line described as commencing at the most southerly corner of said Lot 16; thence on an assumed bearing of North 54 degrees 29 minutes 38 seconds West along the southwesterly line of said Lot 16 a distance of 15.05 feet to the point of beginning; thence North 38 degrees 44 minutes 37 seconds East a distance of 80.13 feet and there terminating.

NOTES

- 1) **Site Address:** Parcel 1 - 13157 Coral Sea Court N.E., Blaine, Minnesota 55449 Parcel 2 - 13151 Coral Sea Court N.E., Blaine, Minnesota 55449
- 2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
- 3) **Parcel Area Information:**
- |          | Existing Gross Area       | Proposed Gross Area       |
|----------|---------------------------|---------------------------|
| Parcel 1 | 10,468 s.f. ~ 0.240 acres | 11,252 s.f. ~ 0.258 acres |
| Parcel 2 | 10,803 s.f. ~ 0.248 acres | 10,019 s.f. ~ 0.230 acres |
- 4) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.
- 5) **Setbacks**  
Min. Front Yard Setback = 25'  
Min. Side Yard Setback = 5' Garage, 10' Living  
Min. Rear Yard Setback = 20'  
Min. Corner Lot Side Setback = 20'



Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification and building setback requirements from the insurer.



SURVEY LEGEND

- |                      |                        |                               |                                  |
|----------------------|------------------------|-------------------------------|----------------------------------|
| ● CAST IRON MONUMENT | ⑦2.5 GROUND ELEVATION  | WETLAND BUFFER POST           | PROPOSED SILT FENCE              |
| ■ CATCH BASIN        | ⊗ STORM DRAIN          | CONCRETE                      | CONCRETE CURB                    |
| ⊕ GATE VALVE         | ⊕ STORM MANHOLE        | SEWER SERVICE ELEVATION       | SANITARY SEWER                   |
| ⊕ HYDRANT            | ⊕ ELECTRIC TRANSFORMER | PROPOSED ELEVATION (972.5)    | STORM SEWER                      |
| ● IRON PIPE SET      | ⊕ TREE DECIDUOUS       | DIRECTION OF SURFACE DRAINAGE | WATERMAIN                        |
| ● IRON PIPE FOUND    | ⊕ TELEPHONE PEDESTAL   | CONTOUR EXISTING              | SANITARY SEWER ELEVATION (972.5) |
| ⊕ SANITARY MANHOLE   | ⊕ UTILITY PEDESTAL     | CONTOUR PROPOSED              | PROPOSED ELEVATION               |

FIELD CREW	NO.	BY	DATE	REVISION	USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.	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.  Dated this 18th day of September, 2020.    Jared J. Averbeck, PLS javerbeck@sathre.com	 <b>SATHRE-BERGQUIST, INC.</b> 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000 WWW.SATHRE.COM	Anoka County	ADMINISTRATIVE SUBDIVISION	FILE NO.
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