

LOT DIVISION FOR:
JOHN & PHYLLIS BRENNEMAN
 5635 Tower Drive
 Woodbury, MN 55129

Existing Legal Description

Lot 1, Block 1, CARDINAL HEIGHTS PLAT 6
 Anoka County, Minnesota

Proposed Legal Descriptions

PARCEL A:
 (Area of Parcel = 7110 sq.ft)

That part of Lot 1, Block 1, Cardinal Heights Plat 6, Anoka County, Minnesota lying east of a line described as follows: Commencing at the southeast corner of said Lot 1; thence westerly along the south line of said Lot 1 a distance of 57.09 feet to the point of beginning of the line to be described; thence northerly to a point on the north line of said Lot 1 said point being 57.57 feet west of the northeast corner of said Lot 1 as measured along the north line of said Lot 1 and there terminating.

PARCEL B:
 (Area of Parcel = 7740 sq.ft)

That part of Lot 1, Block 1, Cardinal Heights Plat 6, Anoka County, Minnesota lying west of a line described as follows: Commencing at the southeast corner of said Lot 1; thence westerly along the south line of said Lot 1 a distance of 57.09 feet to the point of beginning of the line to be described; thence northerly to a point on the north line of said Lot 1 said point being 57.57 feet west of the northeast corner of said Lot 1 as measured along the north line of said Lot 1 and there terminating.

Certification

The only easements shown are from plats of record or information provided by client. I 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.

Signature: 
 Gregory R. Friesak
 License No. 26992
 State of Minnesota

Dated April 12, 2012
 Survey Performed By:
 Gregory R. Friesak, d.l.s.
 License No. 26992
 Land Surveyor
 7801 73rd Avenue North
 Brooklyn Park, MN 55428

Date of Survey	April 12, 2012
Revisions	

Invoice No. 80072 FB No. 1058-23

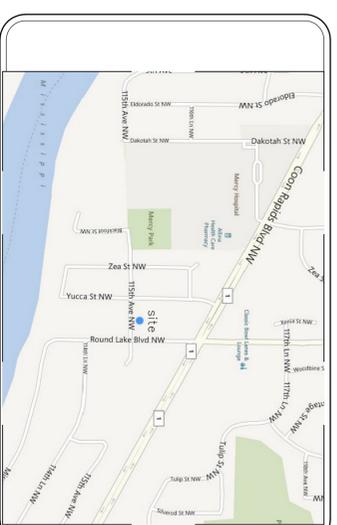
File No. CHE-1-10-105323M-80072-049

Miscellaneous Notes

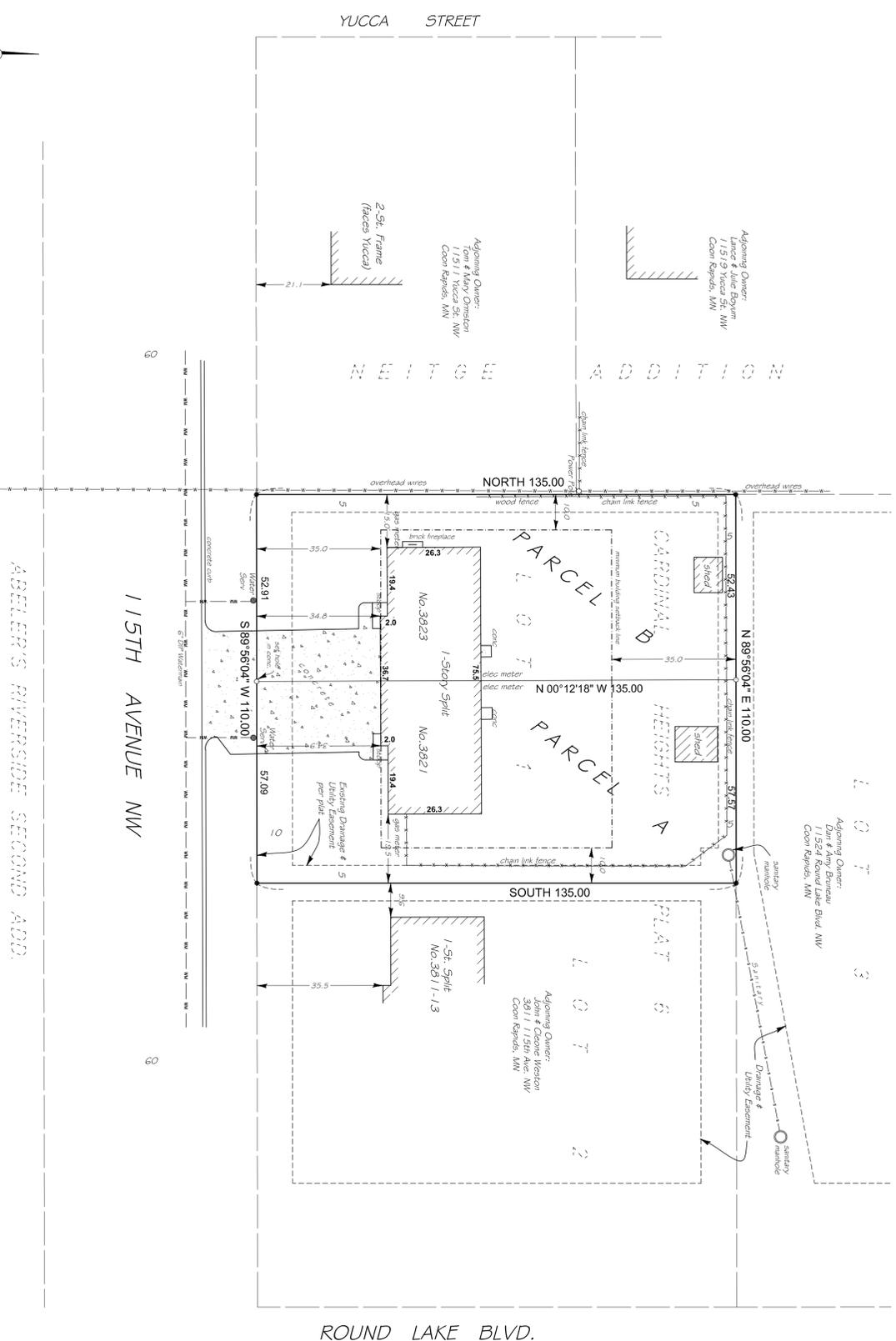
- MN1** Property Address: 3921 and 3923 115th Ave. NW, Coon Rapids, MN 55433
- MN2** P.L.D. No. 17-31-24-22-009
- MN3** Current property owners: John and Phyllis Brennehan
 5635 Tower Drive
 Woodbury, MN 55129
 Telephone 651-459-5709
- MN4** Total Area of parcel is 14850 sq.ft.
- MN5** The survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.
- MN6** Property zoned Low Density Residential District (LDR-2)
 Setback requirements per City Zoning Ordinance:
 Front - 35 feet
 Side - 10 feet house
 5 feet garage
 Rear - 35 feet
 Setback requirements shown for principal structure only
- MN7** Minimum lot area for two-family zero lot line is 6000 square feet for structures built prior to 2/1/1989. Current structure built in 1979.
- MN8** Property served by City Sewer and Water. Water lines from street and sanitary served from manhole located at NE corner of property
- MN9** Sanitary sewer services appear to connect to sanitary sewer manhole at the northeast corner of Lot 1.
- MN10** Lot width at minimum setback line of Parcel A = 57.21 feet
 Lot width at minimum setback line of Parcel B = 52.79 feet

Legend of Symbols & Abbreviations

- SCALE IN FEET
 0 20 40 60
- LEGEND
- Steel Post
 - Devices from Monument Set
 - Devices from Monument Found
 - ★ Light
 - ☆ Hydrant
 - Power Pole
 - Catch Basins
 - Manhole
 - Fence
 - Overhead Wires
 - Sanitary Sewer
 - Storm Sewer
 - Watermain
 - Gas Main
 - Easement Line
 - Building Line
 - (Z) Denotes height of building to adjacent ground



Vicinity Map
 (Not to Scale)



LOT SURVEYS COMPANY, INC.
 LAND SURVEYORS