

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- Denotes Existing Contours
- - - Denotes Proposed Contours
- ××××× Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Surface Drainage

Proposed Lot Split Survey For:

JEFF OLSEN

Developer:
 Jeff Olsen
 10000 Cottonwood Street N.W.
 Coon Rapids, MN

Phone: (612)655-8302

Property Zoned Low Density Residential (LDR-2)

Building Setbacks
 Front 35'
 Interior Side 10' (S' garage)
 Corner Side 20'
 Rear 35'

Note: Utilities Shown per
 Maps Provided

Proposed Legal Description.

Parcel A, Area = 12,018 sq ft±

The West 133.5 of Lot 7, Block 1, Minnesota Park, Anoka County, Minnesota. Subject to a Street and Utility Easement over, under & across the Southerly 25 feet per document No. 610978. Subject to other easements of record, if any.

Parcel B, Area = 12,121 sq ft±

That part of Lot 7, Block 1, Minnesota Park, Anoka County, Minnesota, which lies East of the West 133.5 feet thereof. Subject to a street and utility easement over, under & across the Southerly 25 feet per document No. 610978. Subject to other easements of record, if any.

Proposed Drainage & Utility Easements

Parcel A:
 Easement for drainage & utility purposes over, under and across the west 10.00 feet, the south 10.00 feet, the north 5.00 feet and the east 5.00 feet of the following described parcel:

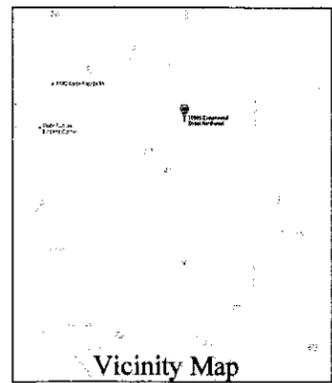
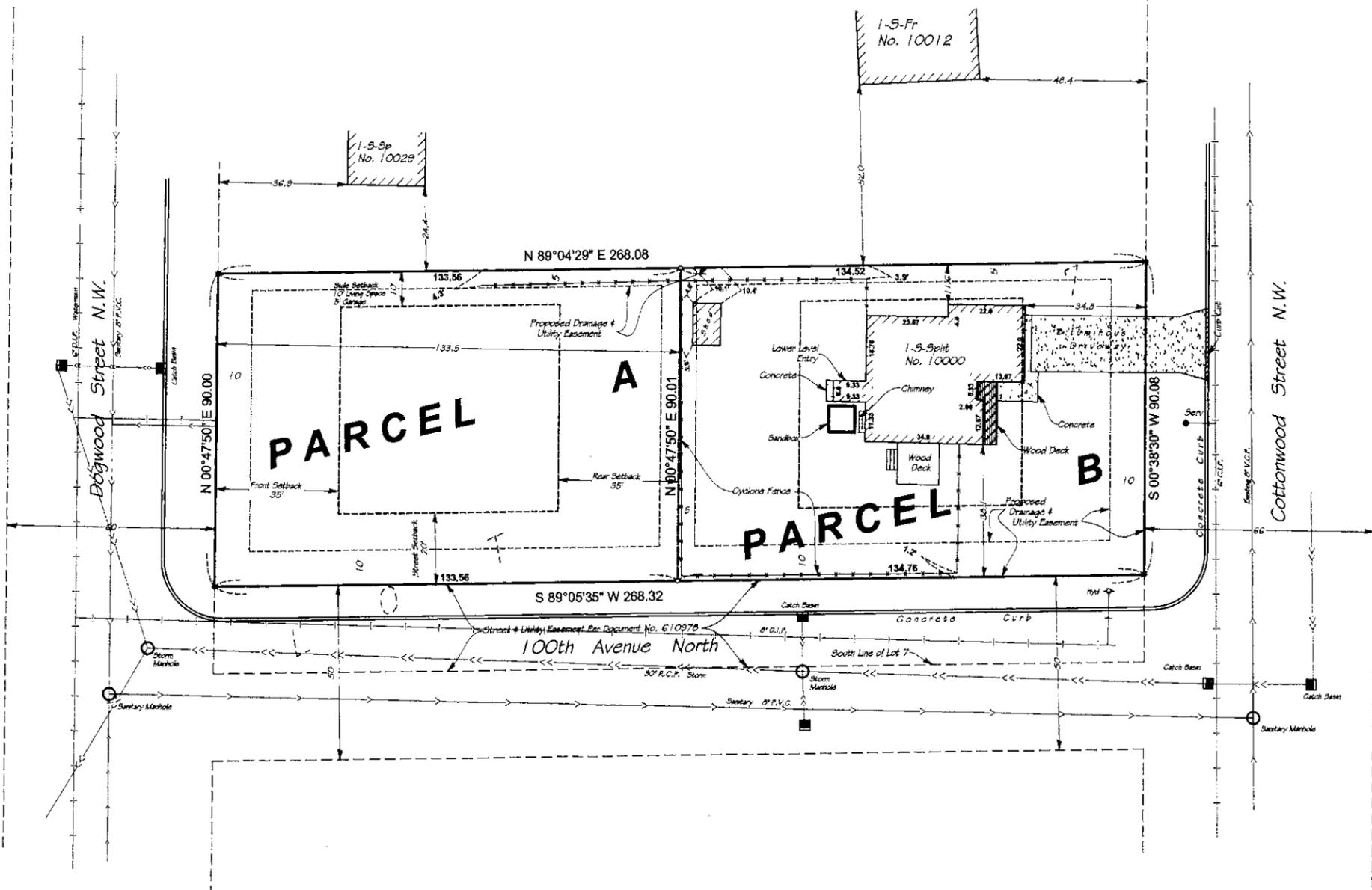
The West 133.5 of Lot 7, Block 1, Minnesota Park, Anoka County, Minnesota. Subject to a Street and Utility Easement over, under & across the Southerly 25 feet per document No. 610978. Subject to other easements of record, if any.

Parcel B:
 Easement for drainage & utility purposes over, under, and across the east 10.00 feet, the south 10.00 feet, the west 5.00 feet and the north 5.00 feet of the following described parcel:

That part of Lot 7, Block 1, Minnesota Park, Anoka County, Minnesota, which lies East of the West 133.5 feet thereof. Subject to a street and utility easement over, under & across the Southerly 25 feet per document No. 610978. Subject to other easements of record, if any.

Existing Legal Description,
 Lot 7, Block 1, MINNESOTA PARK,
 Subject to a street and utility easement, over under and across the southerly 25 feet thereof per doc. no. 610978 Anoka County, Minnesota

LOW DENSITY RESIDENTIAL (LDR-2)



Basis for bearings is assumed

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.
 Surveyed this 2nd day of August 2018.

Rev	Drawn By	J. Hanson
	File Name	mp-7-18104374inv85451.dwg

Signed: *Gregory D. Pasch*
 Gregory D. Pasch, Minn. Reg. No. 24992