

CERTIFICATE OF SURVEY/SITE PLAN

~for~ Millie Kewatt
~of~ 81 38th Avenue N.E.

VICINITY MAP

PART OF SEC. 34, TWP. 30, RNG. 24



ANOKA COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION

Lots 16 and 17, Block 100, COLUMBIA HEIGHTS ANNEX TO MINNEAPOLIS, and that part of Vacated California Street adjacent to the West line of said Lots 16 and 17 accruing thereto, Anoka County, Minnesota.

BENCHMARK

Benchmark: MNDOT 0205M, 90.00 feet
south of 44th Ave. NE.
Elevation = 894.247 (NGVD29)



E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

PROPERTY INFORMATION

PIN # 34-30-24-44-0034
EXISTING ZONING = I-1 (LIGHT INDUSTRIAL)
TOTAL SITE ARE = 12,640 SQ.FT

BUILDING SETBACKS:
-20 FOOT FRONT
-12 FOOT SIDE
-24 FOOT REAR

PARKING SETBACKS:
-20 FOOT FRONT
-5 FOOT SIDE*
-5 FOOT REAR
* REQUESTING VARIANCE TO 0.5 FOOT SIDE PARKING SETBACK.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 04/16/12.
- Bearings shown are on an Anoka County datum.
- 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.

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: 06/24/26 License No. 41578

DRAWN BY: MMD	JOB NO: 12163BT	DATE: 04/20/12
CHECK BY: JER	SCANNED ☐	
1	6/18/26	ADDED REVISED PARKING PLAN
2	6/24/26	REVISED DRIVE LANE PER CITY
3		
NO.	DATE	DESCRIPTION
BY		

GRAPHIC SCALE

