

FOREST LAKE ADDITION

LEGAL LAND DESCRIPTION

SURVEYOR / DESIGNER
SHORT ELLIOT HENDRICKSON INC.
1200 SE 4TH AVENUE, SUITE 200
GRAND RAPIDS, MN 55744

DEVELOPER / OWNER
GRAND RAPIDS ECONOMIC
DEVELOPMENT AUTHORITY
420 N. POKEGAMA AVENUE
GRAD RAPDS, MN 55744

CONTOURS:
MINOR = 1', MAJOR = 5'

CONTOUR INFORMATION
CONTOURS SHOWN HAVE BEEN
GENERATED FROM FIELD
OBSERVATION COLLECTED BY
SEH BETWEEN 1/19/2023 TO
2/16/2023.

ZONING

CURRENT ZONING IS:
(R-2) One And Two-Family Residence

BUILDING SETBACKS (R2)

FRONT = 30'
INTERIOR SIDE = 6'
STREET SIDE= 15'
REAR = 30'

Lots 1 through 18, Block 9, HOUGHTON'S SECOND ADDITION TO GRAND RAPIDS, including vacated "T" alley situated within said Block 9 and including all of adjoining vacated Seventh Street North between the limits of Seventh Avenue West and Eighth Avenue West, according to the recorded plat there of, Itasca County, Minnesota.
AND
All of Block 5 in GRAND RAPIDS SECOND DIVISION, according to the recorded plat thereof, Itasca County, Minnesota.

ACREAGE

TOTAL GROSS ACREAGE: 5.10 ACRES
(INCLUDING PROPOSED RIGHT-OF-WAY)

BLOCK 1

LOT 1 : 0.20 AC
8,503 SF
LOT 2 : 0.17 AC
7,516 SF
LOT 3 : 0.17 AC
7,520 SF
LOT 4 : 0.17 AC
7,524 SF
LOT 5 : 0.17 AC
7,528 SF
LOT 6 : 0.17 AC
7,533 SF
LOT 7 : 0.17 AC
7,537 SF

BLOCK 2

LOT 1 : 0.19 AC
8,416 SF
LOT 2 : 0.17 AC
7,389 SF
LOT 3 : 0.17 AC
7,393 SF
LOT 4 : 0.17 AC
7,397 SF
LOT 5 : 0.17 AC
7,401 SF
LOT 6 : 0.17 AC
7,405 SF
LOT 7 : 0.19 AC
8,303 SF

BLOCK 3

LOT 1 : 0.22 AC
9,508 SF
LOT 2 : 0.22 AC
9,526 SF
LOT 3 : 0.22 AC
9,544 SF
LOT 4 : 0.26 AC
11,418 SF
LOT 5 : 0.26 AC
11,087 SF

BLOCK 4

LOT 1 : 0.21 AC
9,202 SF
LOT 2 : 0.20 AC
8,669 SF
LOT 3 : 0.21 AC
9,290 SF

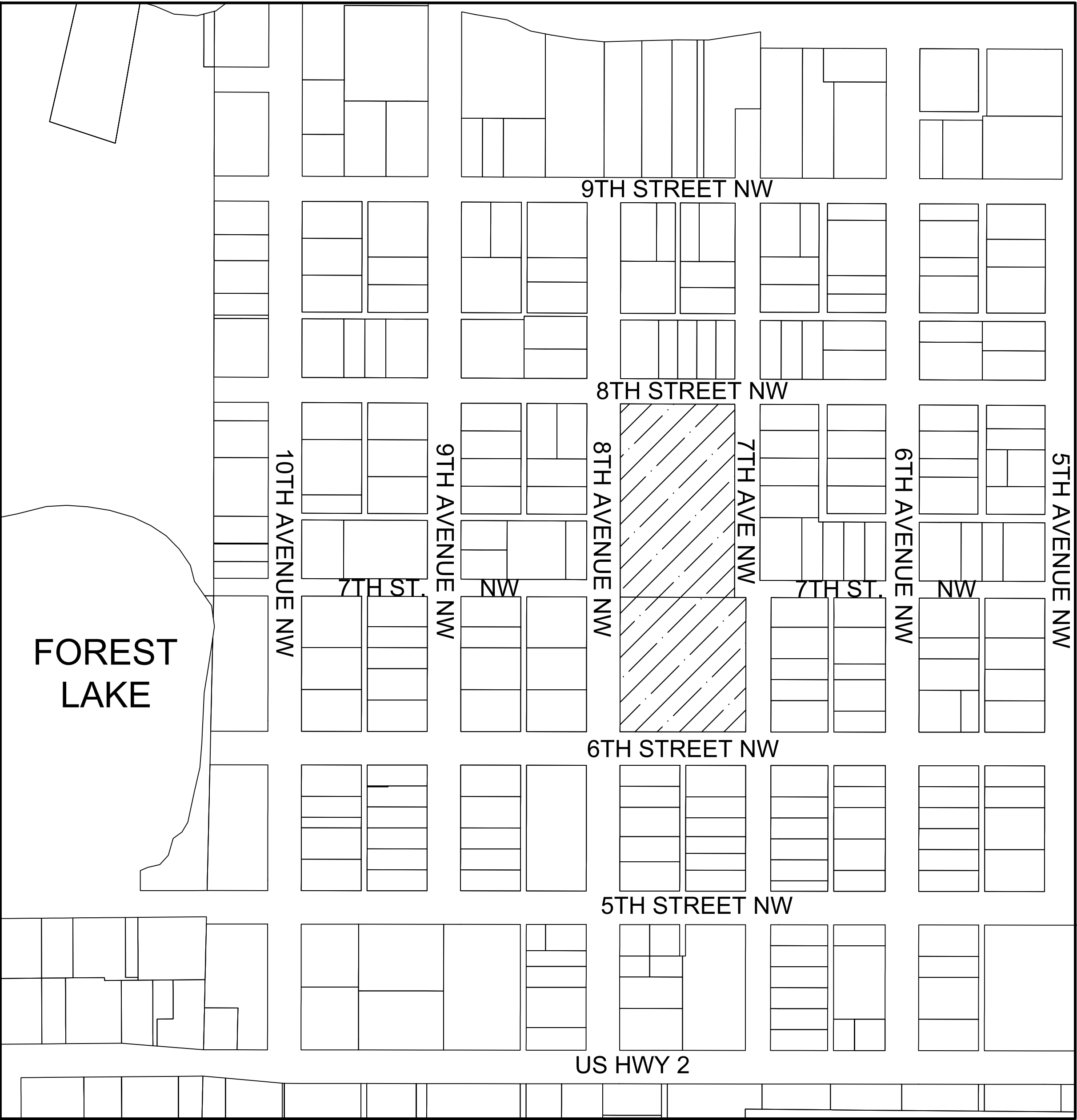
OUTLOTS

OUTLOT A : 0.15 AC
6,501 SF

DEDICATED RIGHT OF WAY

AREA : 0.70 AC
30,436 SF

GRAND RAPIDS VICINITY MAP



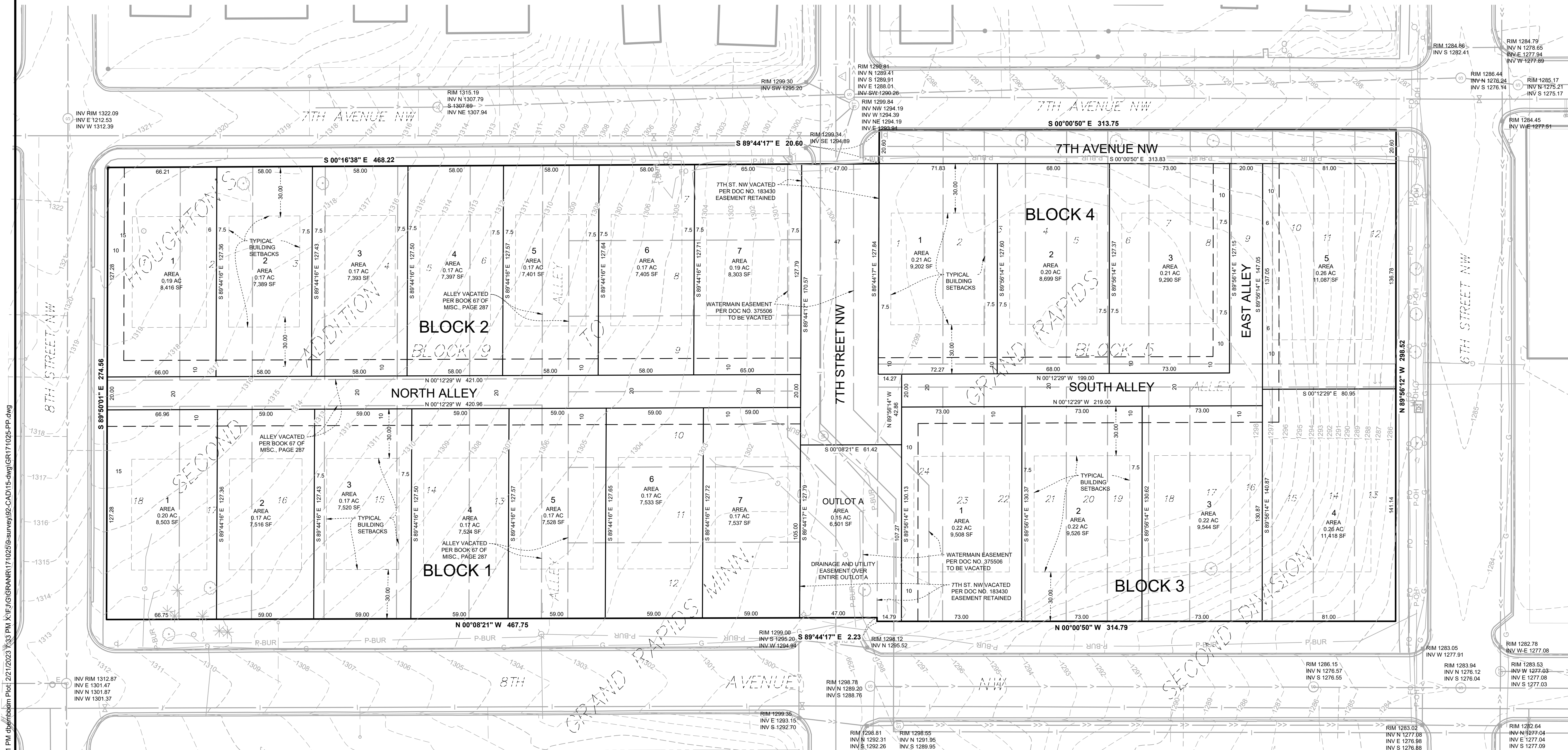
LEGEND

- RIGHT OF WAY
- PERMANENT EASEMENT
- PROPERTY LINE
- BUILDING SETBACK
- FOUND SURVEY MARKER
- SANITARY SEWER
- FORCE MAIN
- SANITARY SEWER SERVICE
- WATER MAIN
- WATER SERVICE
- BURIED FIBER OPTIC CABLE AND MANHOLE
- BURIED PHONE CABLE, PEDESTAL AND MANHOLE
- OVERHEAD WIRE, POLE AND GUY WIRE
- LIGHT POLE
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- EDGE OF WOODED AREA
- DELINEATED WETLAND
- MAJOR CONTOUR LINE AND LABEL
- MINOR CONTOUR LINE AND LABEL
- WATER MANHOLE, GATE VALVE, HYDRANT, CURB STOP AND METER
- SANITARY MANHOLE, CLEAN OUT, LIFT STATION AND FORCE MAIN MANHOLE
- STORM MANHOLE AND CATCH BASIN
- STORM SEWER GRAVITY MAINLINE

FOREST LAKE ADDITION



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE ITASCA COUNTY SOUTH
COORDINATE SYSTEM, NAD83 (2011 ADJ)



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