

# Lot Line Adjustment

**EXISTING PROPERTY DESCRIPTIONS:**

Lot 1, Block 4, FOREST HIDEAWAY, Anoka County, Minnesota  
 Lot 2, Block 4, FOREST HIDEAWAY, Anoka County, Minnesota

**PROPOSED PROPERTY DESCRIPTIONS:**

**PARCEL 1:** That part of Lot 2, Block 4, FOREST HIDEAWAY, according to the recorded plat thereof, Anoka County, Minnesota, lying northwesterly of the following described line and its southwesterly and northeasterly extensions:

Beginning at the Northwest corner of said Lot 2; thence South 20 degrees 50 minutes 50 seconds West, assuming the West line of said Lot 2 has a bearing of South 30 degrees 02 minutes 39 seconds West, 344.19 feet to the South line of said Lot 2 and said line there terminating.

**PARCEL 2:** Lot 1, Block 4, FOREST HIDEAWAY, according to the recorded plat thereof, Anoka County, Minnesota, and that part of Lot 2, Block 4, said FOREST HIDEAWAY, lying northwesterly of the following described line and its southwesterly and northeasterly extensions:

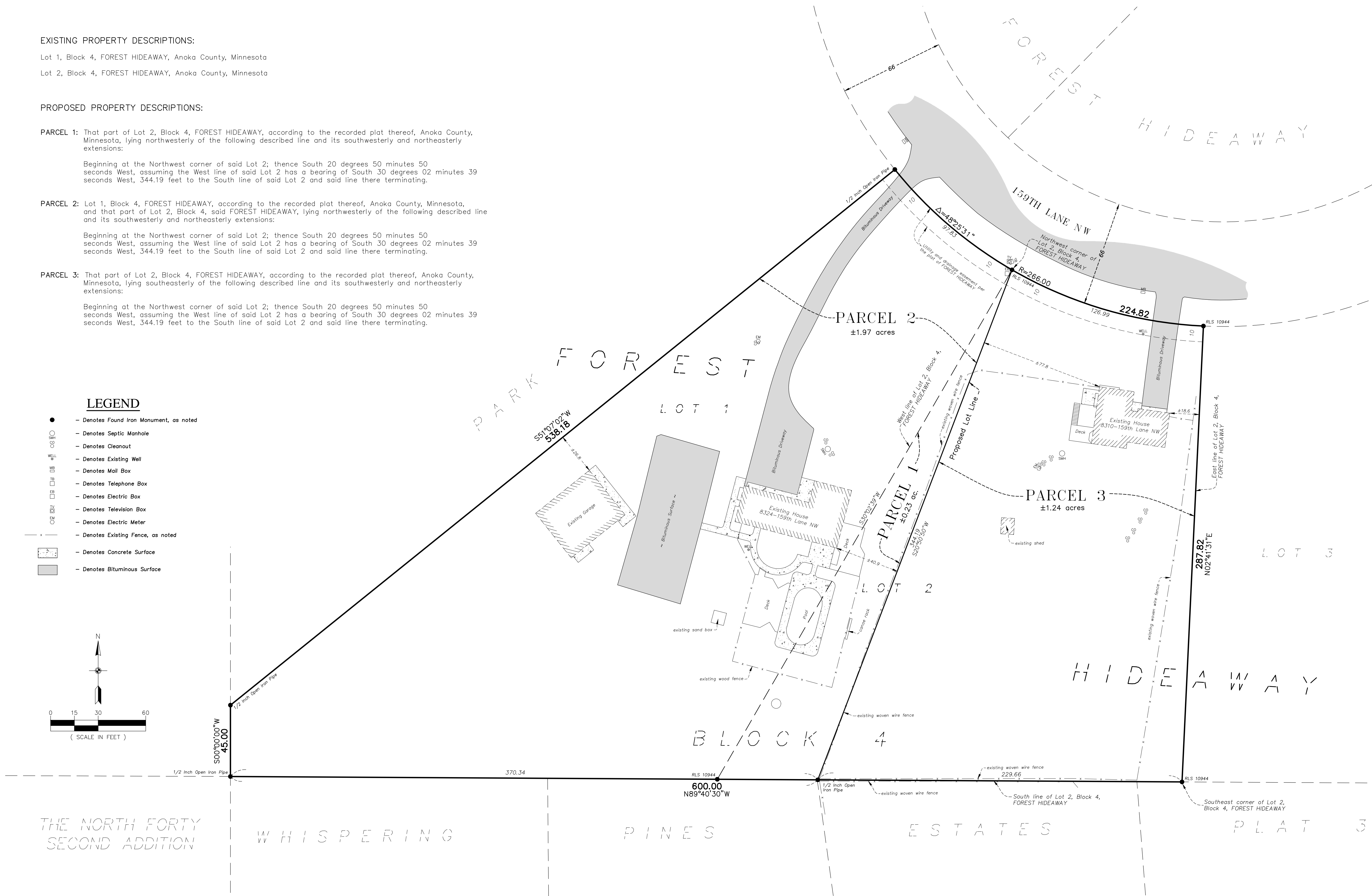
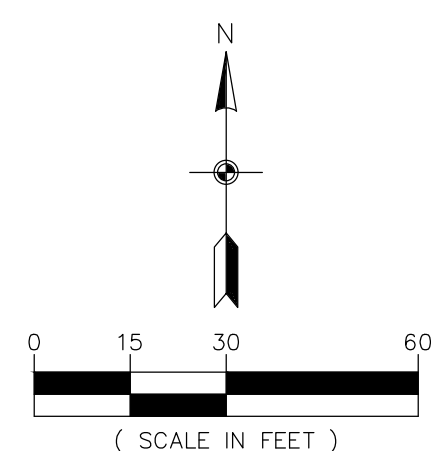
Beginning at the Northwest corner of said Lot 2; thence South 20 degrees 50 minutes 50 seconds West, assuming the West line of said Lot 2 has a bearing of South 30 degrees 02 minutes 39 seconds West, 344.19 feet to the South line of said Lot 2 and said line there terminating.

**PARCEL 3:** That part of Lot 2, Block 4, FOREST HIDEAWAY, according to the recorded plat thereof, Anoka County, Minnesota, lying southeasterly of the following described line and its southwesterly and northeasterly extensions:

Beginning at the Northwest corner of said Lot 2; thence South 20 degrees 50 minutes 50 seconds West, assuming the West line of said Lot 2 has a bearing of South 30 degrees 02 minutes 39 seconds West, 344.19 feet to the South line of said Lot 2 and said line there terminating.

**LEGEND**

- - Denotes Found Iron Monument, as noted
- - Denotes Septic Manhole
- - Denotes Cleanout
- - Denotes Existing Well
- - Denotes Mail Box
- - Denotes Telephone Box
- - Denotes Electric Box
- - Denotes Television Box
- - Denotes Electric Meter
- - Denotes Existing Fence, as noted
- ▨ - Denotes Concrete Surface
- ▨ - Denotes Bituminous Surface



**CARLSON MCCAIN**  
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**LOT LINE ADJUSTMENT**  
**LOTS 1 and 2, BLOCK 4, FOREST HIDEAWAY**  
 Ramsey, Minnesota

**James & Teresa Nelson**  
 8324 - 159th Lane NW  
 Ramsey, MN 55303

**REVISIONS**

1.	
2.	
3.	
4.	
5.	
6.	

DRAWN BY: NJS  
 ISSUE DATE: 10/03/24  
 FILE NO: 2799

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

Name: Thomas R. Balluff  
 Signature: *Thomas R. Balluff*  
 Date: 10/03/24 License #: 40361