

**CITY OF HAMBURG  
NOTICE OF PUBLIC HEARING  
VARIANCE REQUEST  
480 HENRIETTA AVENUE**

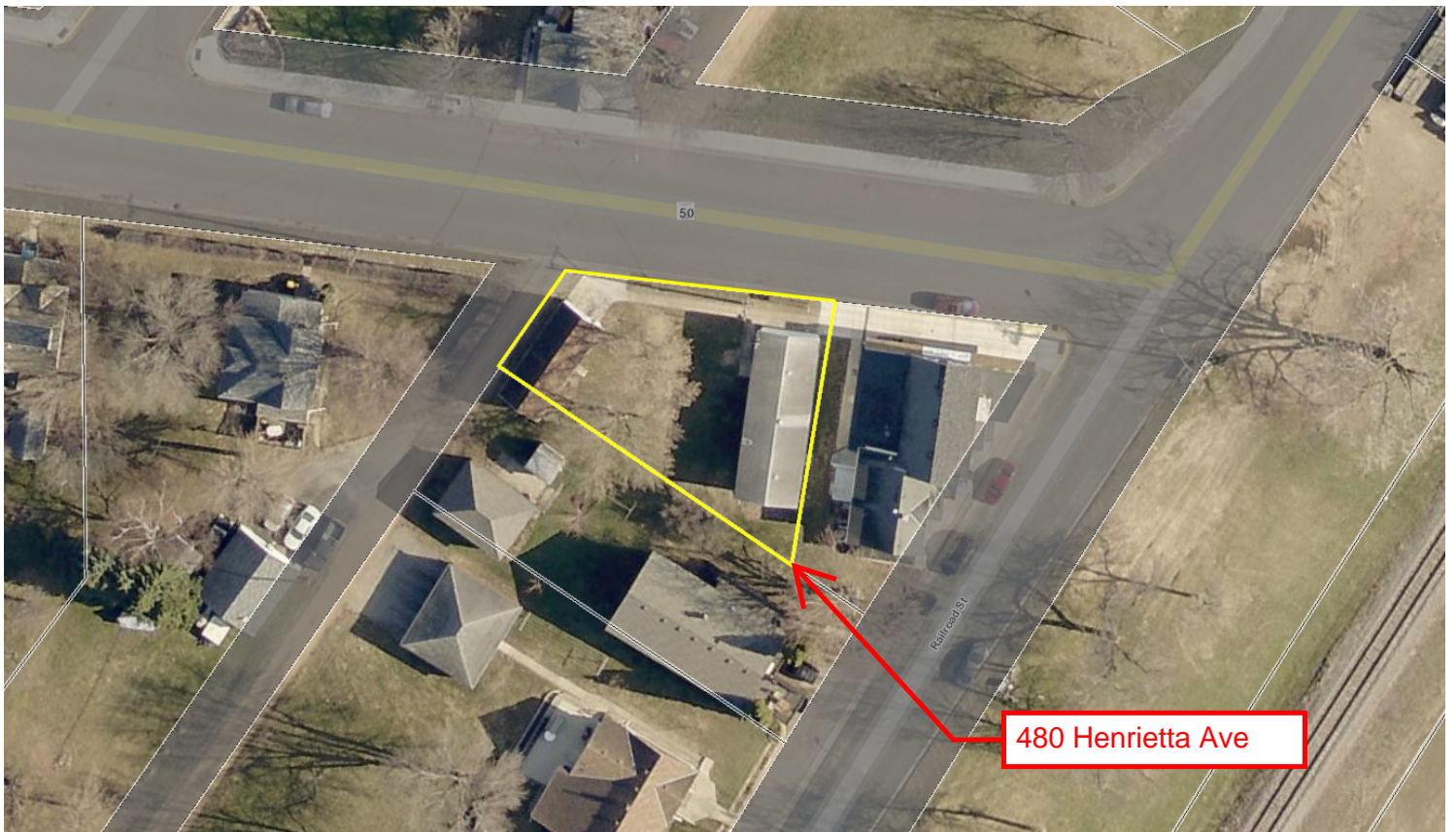
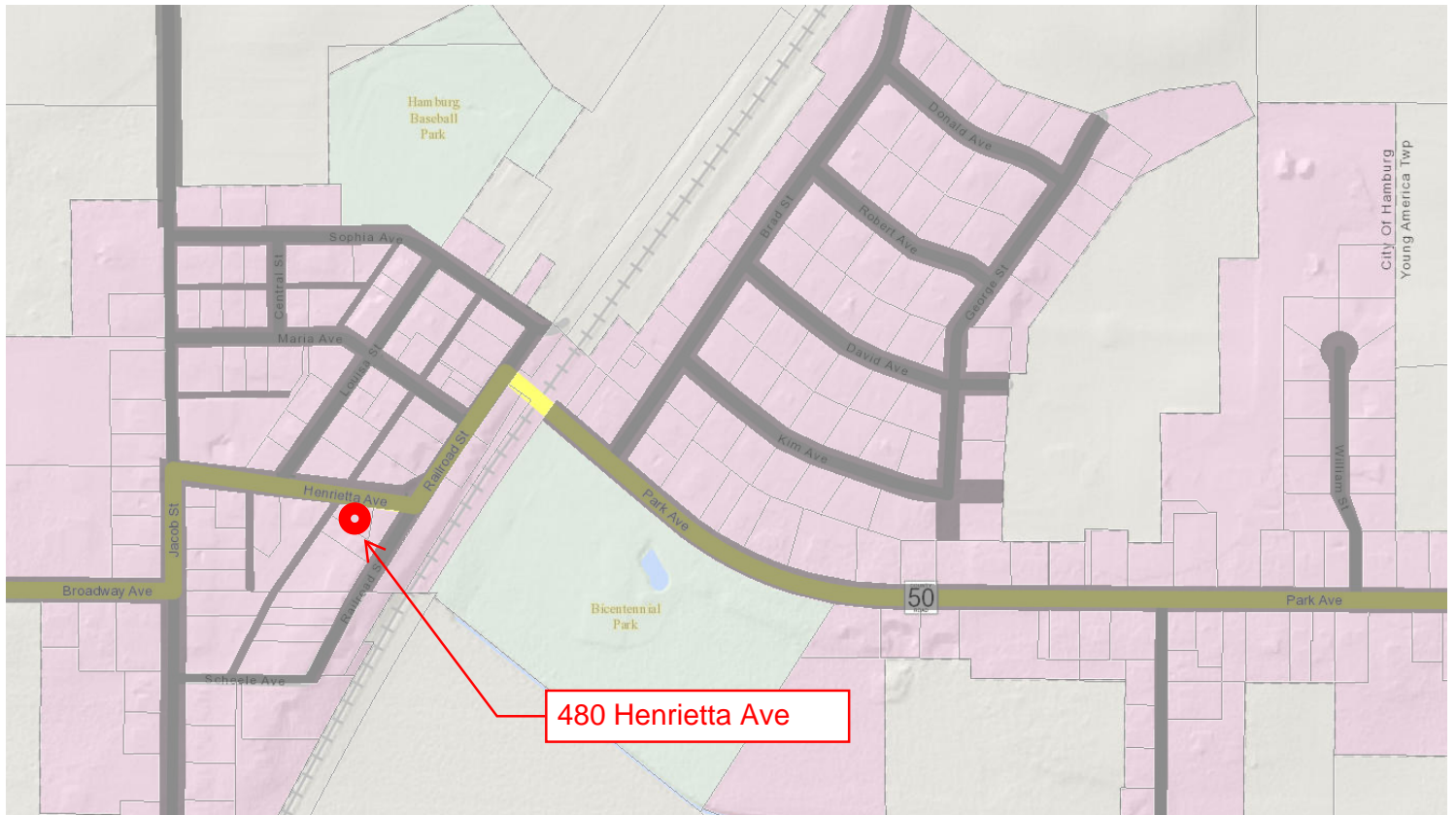
Notice is Hereby Given that the Hamburg City Council will hold a Public Hearing on June 13, 2023, at 7:00 p.m. at the Hamburg Community Center at 181 Broadway Ave., Hamburg, MN.

The reason for the public hearing is to hear a request by Mark Martinsen to construct a new home at 480 Henrietta Avenue (PID 45.0500250). Mr. Martinsen is requesting variances from the front and rear setback requirements of the Hamburg Zoning Ordinance for the R-1 Single Family District.

All interested parties are urged to call into the public hearing or submit a comment via mail to: PO Box 248, Hamburg, MN 55339, by phone at 952-467-3232, or email: [cityadmin@cityofhamburgmn.com](mailto:cityadmin@cityofhamburgmn.com).

City Council Meeting to follow the Public Hearing.

Jeremy Gruenhagen  
City Clerk-Treasurer

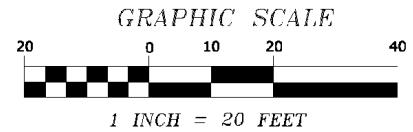
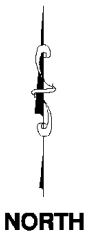


# CERTIFICATE OF SURVEY

~for~ Vivid Homes  
 ~of~ 480 Henrietta Ave. Hamburg, MN 55339

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- ⊗ DENOTES WATER VALVE
- ⊙ DENOTES CURB STOP
- ⊕ DENOTES HYDRANT
- ⊞ DENOTES ELECTRICAL BOX
- ⊟ DENOTES POWER POLE
- ⊠ DENOTES EXISTING SPOT ELEVATION
- ⊡ DENOTES EXISTING CONTOURS
- ▭ DENOTES CONCRETE SURFACE

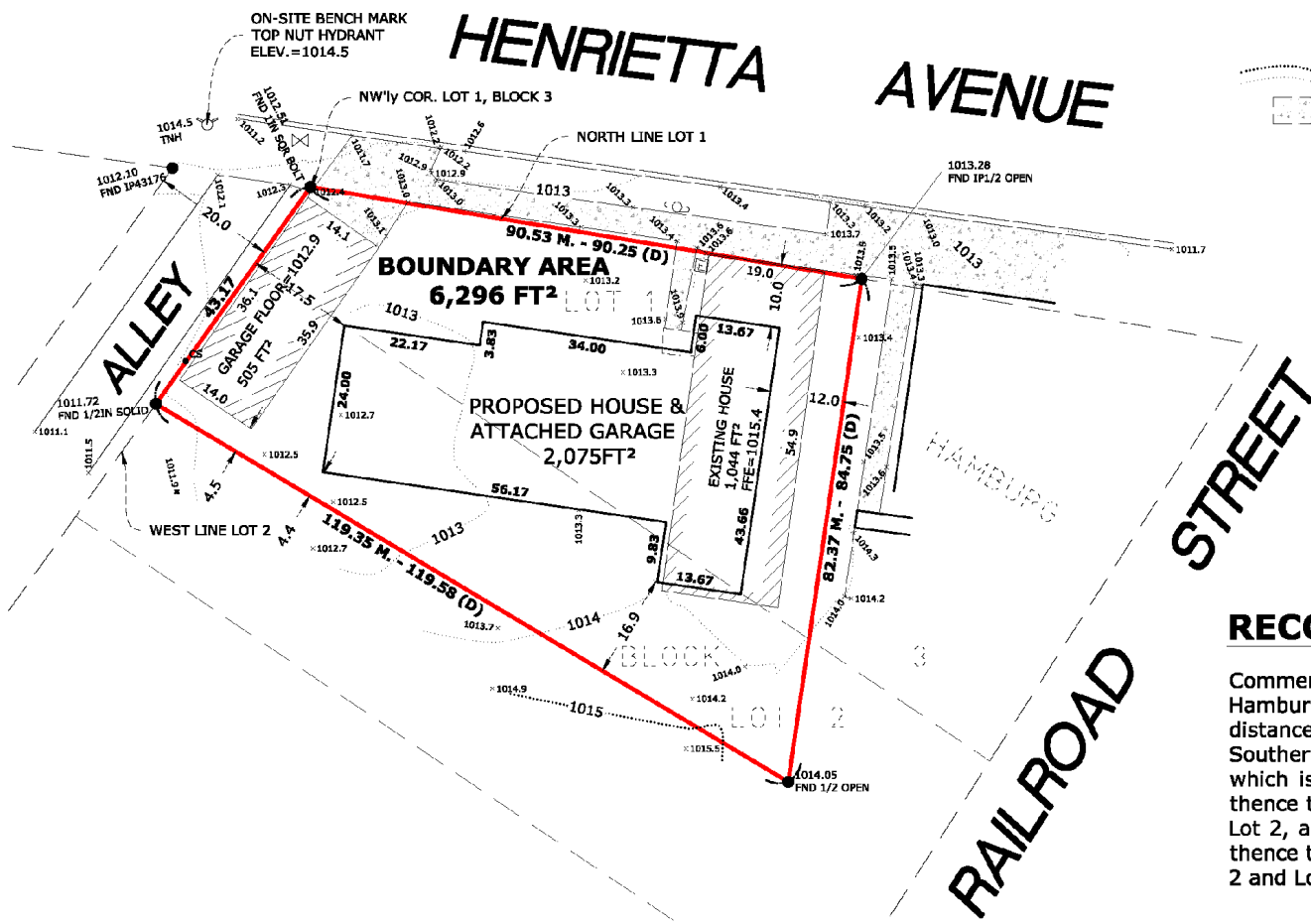


## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 22MAY23.
- Parcel ID Number: 450500250.
- 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.

## RECORD DESCRIPTION

Commencing at the Northwestern corner of Lot 1, Block 3, Village of Hamburg; thence running East along the North line of said Lot 1, a distance of 90 feet 3 inches to a point; thence turning and running Southerly a distance of 84 feet 9 inches to a point in Lot 2, Block 3 which is 119 feet 7 inches Easterly of the West line of said Lot 2; thence turning and running Westerly parallel to the North line of said Lot 2, a distance of 119 feet 7 inches to the West line of said Lot 2; thence turning and running Northerly along the West lines of said Lot 2 and Lot 1, a distance of 43 feet 2 inches to the place of beginning.



\* BUILDER TO VERIFY HOUSE DIMENSIONS, SEWER DEPTH AND FOUNDATION DEPTH.  
 \* DRIVEWAY DESIGN AND LOCATION TO BE DETERMINED BY CONTRACTOR.  
 \* FINISHED GRADE ADJACENT TO HOME SHALL BE 0.5 FEET BELOW TOP OF BLOCK EXCEPT AT DRIVEWAY AND PATIO.

I hereby certify that this plan, survey 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.

By: *[Signature]*  
 Minnesota License No. 45356  
 Dated 23rd day of May, 2023.

|                        |      |                 |    |
|------------------------|------|-----------------|----|
| BEARING DATUM: Assumed |      | SCALE: 1" = 20' |    |
| REVISIONS              |      | JOB NO. 23.0454 |    |
| 1                      |      | DATE: 5-23-23   |    |
| 2                      |      | DRAWN BY: KDN   |    |
| 3                      |      | CREW: JWM       |    |
| NO.                    | DATE | DESCRIPTION     | BY |

**E.G. RUD & SONS, INC.**  
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 990 5th Ave SE, Suite 2  
 Hutchinson, MN 55350  
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