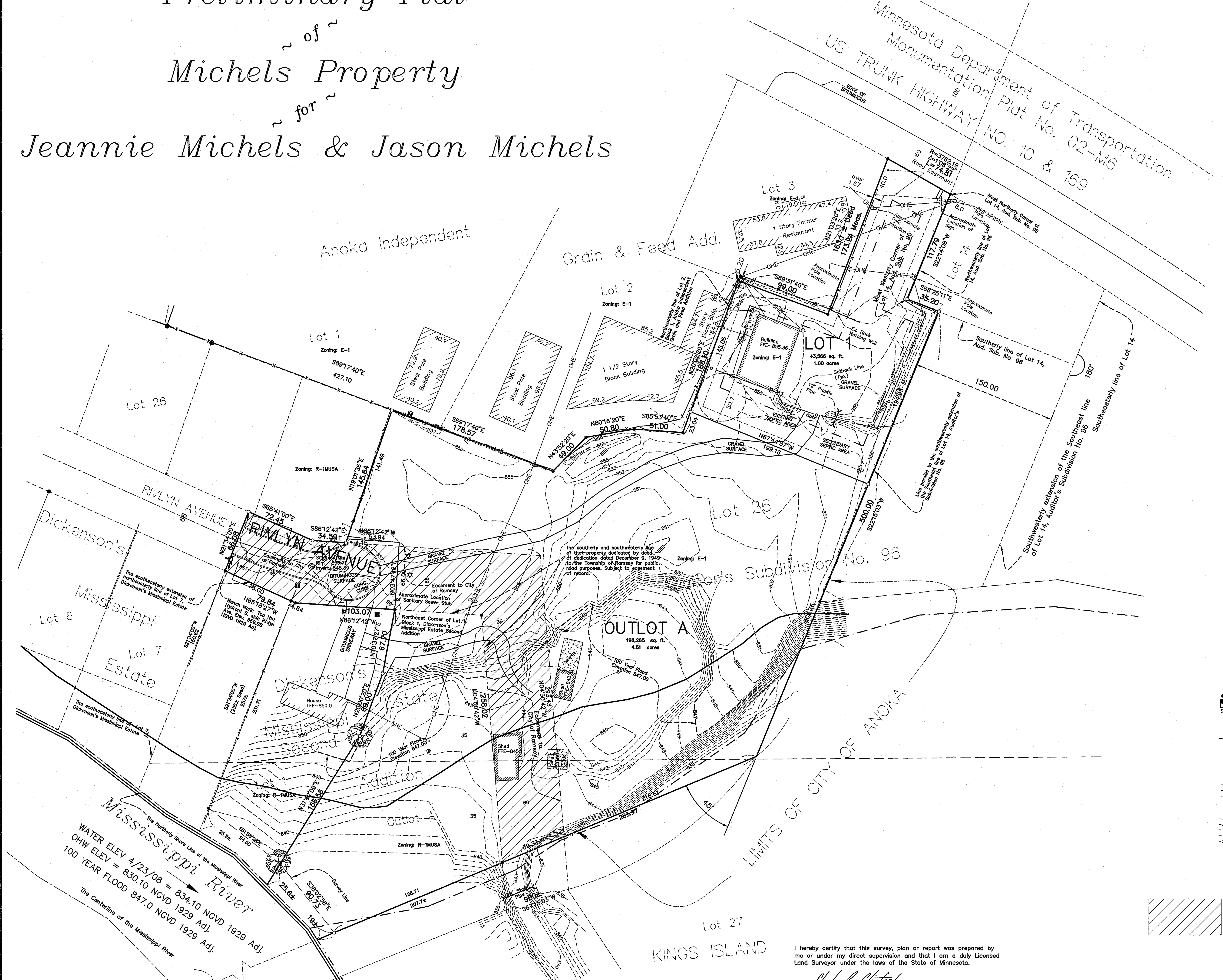
Preliminary Plat
~ of ~
# Michels Property
~ for ~
# Jeannie Michels & Jason Michels



Owner & Developer: Jeannie Michels & Jason Michels, 23008 Navaho Street, St. Francis, MN 55070, Ph 763-753-2170

Designer, Engineer & Surveyor: Hakanson Anderson Associates, Inc., 3601 Thurston Avenue, Anoka, Minnesota 55303, Tel. 763-427-5860

Lot Summary: Employment Lots: 1; Outlots: 1

Total Acreage: 251,629 Sq. Ft. – 5.78 acres

Existing Zoning: R-1MUSA & E-1

Proposed Zoning: No change

Municipality: City of Ramsey

Setbacks – Residential: Front yard: 40 feet; Rear yard: 35 feet; Side yard: 10 feet

Setbacks – Employment: Front yard: 35 feet; Rear yard: 35 feet; Side yard: 20 feet

Setback when adjacent to Residential District: 60 feet

EXISTING PROPERTY DESCRIPTION

Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, Anoka County, Minnesota.

AND

That part of Lots 26 and 27 AUDITORS SUBDIVISION NO. 96, Anoka County, Minnesota, lying Easterly and Southeasterly of the following described line:

Beginning at intersection of Northerly shoreline of the Mississippi River and a line 75.00 feet Southeasterly of and parallel with the Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE, said Anoka County, as measured along Southeasterly extension of the Northeasterly line of said Lot 7; thence Northeasterly along said parallel line 235 feet, more or less, to its intersection with the Southeasterly extension of Northeasterly of said Lot 7; thence Northwesterly along said Southeasterly extension 75 feet to the Northeast Corner of said Lot 7; thence Northeasterly along Northeasterly extension of said Southeasterly line 66 feet to the Northeasterly right-of-way line of Rivlyn Avenue; thence Southeasterly along said right-of-way line to a point 500 feet Southeasterly (as measured along said right-of-way line) of the intersection of said right-of-way line with Southeasterly right-of-way line of Poplar Drive (now known as Tungsten Street N.W.) as shown on the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Northeasterly parallel with said Southeasterly right-of-way line to its intersection with the Southerly line of the plat of ANOKA INDEPENDENT GRAIN AND FEED; thence Southeasterly and Northeasterly along the Southerly and Easterly line of said plat of ANOKA INDEPENDENT GRAIN AND FEED to the North line of said Lot 26 and there terminating.

And lying Westerly of the following described line: Beginning at the most Northerly corner of Lot 14, said AUDITORS SUBDIVISION NO. 96; thence Southerly along the Northwesterly line of said Lot 14 to the most Westerly corner thereof; thence Southerly along Southwesterly line of said Lot 14 to its intersection with a line parallel with and 150 feet Northwesterly (as measured at right angle) of the Southwesterly extension of the Southeasterly line of said Lot 14; thence Southwesterly along said parallel line a distance of 500 feet; thence Southwesterly deflecting to right 45 degrees 00 minutes 00 seconds a distance of 900 feet, more or less to the centerline of the Mississippi River and there terminating.

EXCEPT that part platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, said Anoka County, Minnesota.

Notes:

1. Area of Outlot A: 196,265 sq. ft. = 4.50 acres
   Area of Outlot A lying below the 100 year flood elevation: 92,874 sq ft. = 2.13 acres
   Area of Outlot A lying above the 100 year flood elevation: 103,391 sq ft. = 2.37 acres
   Area of Proposed Trail Easement: 15,910 sq. ft. = 0.37 acres

SCALE 40 0 40 80 IN FEET

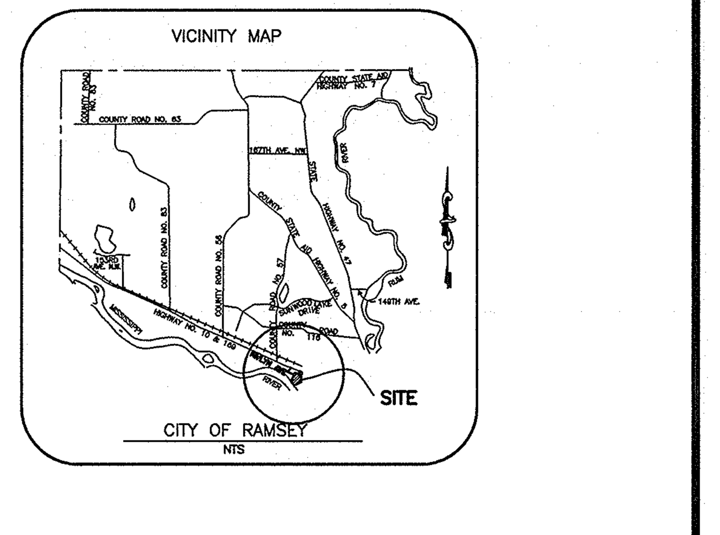
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

Being 10 feet in width and adjoining lot lines, adjoining street lines and plat boundary lines unless otherwise shown on the plat.

LEGEND

- = SANITARY SEWER MANHOLE
- = HYDRANT
- = STORM SEWER MANHOLE
- = CATCH BASIN
- = ELECTRIC BOX
- = LIGHT
- = SIGNAL POLE
- = DENOTES WATER LINE
- = DENOTES SANITARY SEWER LINE
- = DENOTES STORM SEWER LINE
- = DENOTES IRON MONUMENT FOUND
- = IRON MONUMENT SET AND MARKED WITH LICENSE NO. 18420.
- = DENOTES UNDERGROUND TELEPHONE LINE
- = DENOTES UNDERGROUND ELECTRIC LINE
- = DENOTES OVERHEAD ELECTRIC LINE
- = DENOTES OVERHEAD TELEPHONE LINE
- = DENOTES GAS MAIN
- = DENOTES TELEPHONE PEDESTAL
- = DENOTES ELECTRIC TRANSFORMER
- = DENOTES CABLE TV BOX
- = DENOTES UTILITY POLE GUYWIRE
- = DENOTES SOIL BORING
- = DENOTES GATE VALVE

Denotes Existing Roadway Easement



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.

Charles R. Christopherson, MN License No. 18420 — Date 06/02/08

3454.03DWG

DATE	REVISION
9/30/08	Add Note 1
10/31/08	Remove road vacation/ proposed trail
12/01/08	add 35' trail easement
01/15/09	remove 35' trail eas't

DESIGNED BY: — DRAWN BY: BRP – DRS — CHECKED BY: CRC

SCALE HORIZ. 1" = 40' VERT. — BOOK 418 — PAGE 14

Hakanson Anderson Assoc.,Inc.
Civil Engineers and Land Surveyors
3601 Thurston Avenue, Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

PRELIMINARY PLAT FOR JEANNIE MICHELS & JASON MICHELS

DATE 05/30/08 — FILE NO. 3454.03 — SHEET 1 OF 1 SHEETS

Jan 15, 2009 - 3:04pm dans
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