

SCALE: 1 INCH = 60 FEET

REVISIONS

Date:	Plot name, add prop building & roadways
6/1/11	

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

Thomas E. Hodoff, L.S.
 Thomas E. Hodoff, L.S.
 Minnesota Reg. No. 23677

Date: May 26, 2011

SKETCH PLAN OF STONEY RIVER ADDITION

FOR:

FIRST PHOENIX GROUP

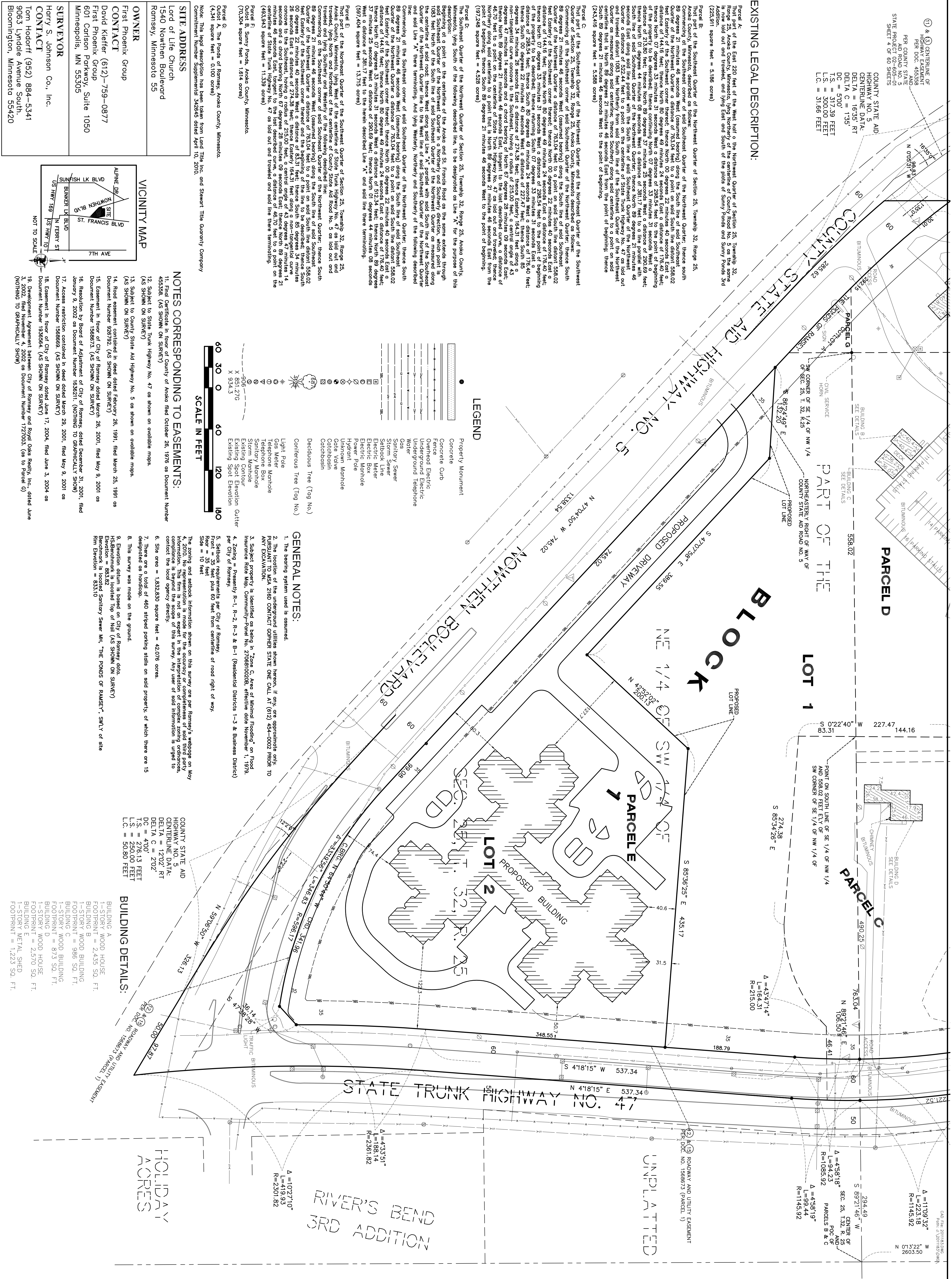
SITE:

LORD OF LIFE CHURCH
 1540 NORTWEN BOULEVARD
 RAMSEY, MINNESOTA

ANOKA COUNTY

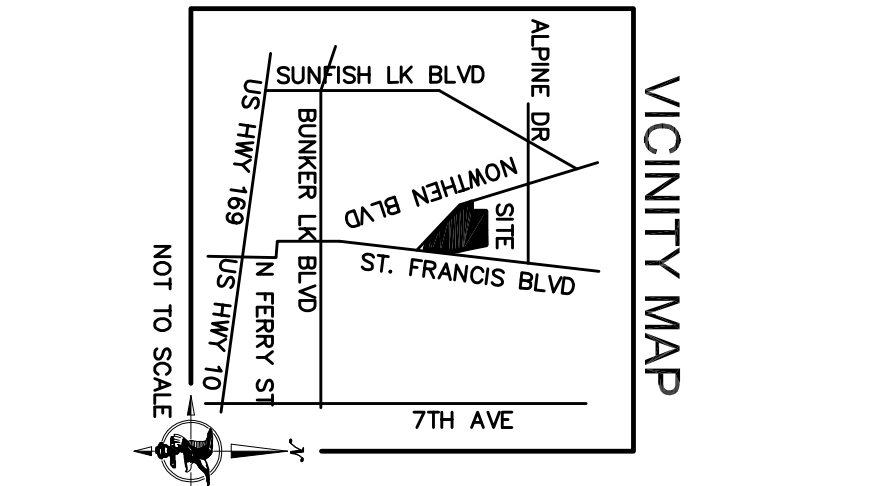
HARRY S. JOHNSON CO., INC.
LAND SURVEYORS
 9063 Lyndale Avenue South
 Bloomington, MN, 55437
 Tele: 952-884-5341 Fax 952-884-5344
 www.hsjsurveyors.com

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OWNER
 First Phoenix Group
CONTACT
 David Kieffer (612)-759-0877
 First Phoenix Group
 601 Carlson Parkway, Suite 1050
 Minneapolis, MN 55305

SURVEYOR
 Harry S. Johnson Co., Inc.
CONTACT
 Tom Hodoff (952) 884-5341
 9063 Lyndale Avenue South,
 Bloomington, Minnesota 55420



NOTES CORRESPONDING TO EASEMENTS:

- Final Certificate in favor of County of Anoka filed October 26, 1976 as Document Number 453358. (AS SHOWN ON SURVEY)
- Subject to State Trunk Highway No. 47 as shown on available maps. (AS SHOWN ON SURVEY)
- Subject to County State Aid Highway No. 5 as shown on available maps. (AS SHOWN ON SURVEY)
- Road easement contained in deed dated February 26, 1991, filed March 25, 1991 as Document Number 920792. (AS SHOWN ON SURVEY)
- Easement in favor of City of Ramsey dated March 26, 2001, filed May 9, 2001 as Document Number 1566673. (AS SHOWN ON SURVEY)
- Resolution by Board of Adjustment of City of Ramsey, dated December 31, 2001, January 9, 2002 as Document Number 1636211. (NOTHING TO GRAPHICALLY SHOW)
- Access restriction contained in deed dated March 29, 2001, filed May 9, 2001 as Document Number 1566669. (AS SHOWN ON SURVEY)
- Easement in favor of City of Ramsey dated June 17, 2004, filed June 3, 2004 as Document Number 1566684. (AS SHOWN ON SURVEY)
- Development Agreement between City of Ramsey and Royal Code Realty, Inc., dated June 3, 2002, filed November 4, 2002 as Document Number 1727003. (as to Parcel 5) (NOTHING TO GRAPHICALLY SHOW)

GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown herein, if any, are approximate only. ANY EXCAVATION.
- Subject property is identified as being in "Zone C, Area of Minimal Flooding" on Flood Insurance Rate Map, Community-Panel No. 270691002B, effective date November 1, 1979, per City of Ramsey.
- Zoning = Presently R-1, R-2, R-3 & B-1 (Residential Districts 1-3 & Business District) per City of Ramsey.
- Sublot requirements per City of Ramsey.
 Front = 35 feet plus 60 feet from centerline of road right of way.
 Side = 10 feet
- There are a total of 460 striped parking stalls on said property, of which there are 15 designated as handicap.
- This survey was made on the ground.
- Elevation datum is based on City of Ramsey data.
 Benchmark is located on City of Ramsey Sewer M.H. "THE PONDS OF RAMSEY", SW1/4 of site
 Elevation = 863.82
 Benchmark is located on Ramsey State Highway No. 47
 Elevation = 853.19

COUNTY STATE AID HIGHWAY NO. 5 CENTERLINE DATA:
 DELTA C = 202'
 DC = 4'00"
 T.S. = 276.13 FEET
 L.S. = 250.00 FEET
 L.C. = 50.50 FEET

BUILDING DETAILS:

BUILDING A	1-STORY WOOD HOUSE
FOOTPRINT =	2,435 SQ. FT.
BUILDING B	1-STORY WOOD BUILDING
FOOTPRINT =	986 SQ. FT.
BUILDING C	1-STORY WOOD BUILDING
FOOTPRINT =	873 SQ. FT.
BUILDING D	1-STORY WOOD HOUSE
FOOTPRINT =	2,570 SQ. FT.
BUILDING E	1-STORY METAL SHED
FOOTPRINT =	1,223 SQ. FT.

HOLIDAY ACRES

PARCEL A: 1.110932[±] ACRES
PARCEL B: 2.2318[±] ACRES
PARCEL C: 1.14592[±] ACRES
PARCEL D: 1.14592[±] ACRES
PARCEL E: 4.5819[±] ACRES
PARCEL F: 1.145392[±] ACRES
PARCEL G: 2.9449[±] ACRES
PARCEL H: 892.146[±] SQ. FT.
 SEC. 25, T.32, R.25
 PCC OF PARCELS B & C
 Δ = 4347.14"
 L = 104.31'
 R = 215.00'

LEGEND

- Property Monument
- Concrete
- Concrete Curb
- Overhead Electric
- Underground Electric
- Underground Telephone
- Water
- Sanitary Sewer
- Storm Sewer
- Setback Line
- Electric Meter
- Electric Box
- Power Pole
- Hydrant
- Manhole
- Gate Valve
- Catchbasin
- Deciduous Tree (Tog No.)
- Coniferous Tree (Tog No.)
- Light Pole
- Gas Meter
- Telephone Manhole
- Telephone Box
- Storm Manhole
- Existing Contour
- Existing Spot Elevation
- Existing Spot Elevation Gutter

SCALE IN FEET

60 30 0 60 120 180

NOTE: This legal description has been taken from Land Title File and Stewart Title Guaranty Company Commitment Number 58976944 dated April 10, 2010.

EXISTING LEGAL DESCRIPTION:

Parcel A: That part of the East 220 feet of the West half of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota, described as follows: (assumed bearing) along the south line of said Southeast Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota, a distance of 174.48 feet; thence North 80 degrees 49 minutes 24 seconds East a distance of 176.40 feet; thence North 07 degrees 33 minutes 31 seconds West a distance of 298.54 feet to the point of beginning of the property to be described; thence returning South 07 degrees 33 minutes 31 seconds East a distance of 176.40 feet; thence North 01 degrees 44 minutes 08 seconds West a distance of 381.17 feet to a line parallel with the South line of said Southeast Quarter of the Northwest Quarter; thence North 89 degrees 21 minutes 46 seconds East a distance of 522.44 feet to a point on the centerline of State Trunk Highway No. 47 as laid out and traveled distant 1083 feet North from said South line of the Southeast Quarter of the Northwest Quarter as measured along said centerline; thence South 89 degrees 21 minutes 46 seconds West to the point of beginning; thence South 89 degrees 21 minutes 46 seconds West to the point of beginning. (243,416 square feet = 5,588 acres)

Parcel B: That part of the Southeast Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota, described as follows: (assumed bearing) along the south line of said Southeast Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota, a distance of 783.04 feet to a point on said South line distant 558.02 feet East of the Northwest Quarter corner; thence North 00 degrees 22 minutes 40 seconds East a distance of 144.18 feet; thence North 80 degrees 49 minutes 24 seconds East a distance of 176.40 feet; thence North 07 degrees 33 minutes 31 seconds West a distance of 298.54 feet to the point of beginning of the property to be described; thence returning South 07 degrees 33 minutes 31 seconds East a distance of 176.40 feet; thence North 01 degrees 44 minutes 08 seconds West a distance of 381.17 feet to a line parallel with the South line of said Southeast Quarter of the Northwest Quarter; thence North 89 degrees 21 minutes 46 seconds East a distance of 522.44 feet to a point on the centerline of State Trunk Highway No. 47 as laid out and traveled distant 1083 feet North from said South line of the Southeast Quarter of the Northwest Quarter as measured along said centerline; thence South 89 degrees 21 minutes 46 seconds West to the point of beginning; thence South 89 degrees 21 minutes 46 seconds West to the point of beginning. (243,416 square feet = 5,588 acres)

Parcel C: That part of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota, described as follows: (assumed bearing) along the south line of said Southeast Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota, a distance of 783.04 feet to a point on said South line distant 558.02 feet East of the Northwest Quarter corner; thence North 00 degrees 22 minutes 40 seconds East a distance of 144.18 feet; thence North 80 degrees 49 minutes 24 seconds East a distance of 176.40 feet; thence North 07 degrees 33 minutes 31 seconds West a distance of 298.54 feet to the point of beginning of the property to be described; thence returning South 07 degrees 33 minutes 31 seconds East a distance of 176.40 feet; thence North 01 degrees 44 minutes 08 seconds West a distance of 381.17 feet to a line parallel with the South line of said Southeast Quarter of the Northwest Quarter; thence North 89 degrees 21 minutes 46 seconds East a distance of 522.44 feet to a point on the centerline of State Trunk Highway No. 47 as laid out and traveled distant 1083 feet North from said South line of the Southeast Quarter of the Northwest Quarter as measured along said centerline; thence South 89 degrees 21 minutes 46 seconds West to the point of beginning; thence South 89 degrees 21 minutes 46 seconds West to the point of beginning. (243,416 square feet = 5,588 acres)

Parcel D: The Southeast Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota, lying South of the following described line, "A" for the purpose of this description: a point on the centerlines of the Anoka and St. Francis Road as the same extends through said Southeast Quarter of the Northwest Quarter in a Northern and Southern direction, which point is 1083 feet North of the South line of said Southeast Quarter of the Northwest Quarter as measured along the centerline of the Northwest Quarter line to the West line of said Southeast Quarter of the Northwest Quarter and said line "A" there terminating; and lying West of the Northwest Quarter of the following described line: a line extending from the Southeast corner of said Southeast Quarter of the Northwest Quarter, thence South 89 degrees 21 minutes 46 seconds West (assumed bearing) along the south line of said Southeast Quarter of the Northwest Quarter a distance of 783.04 feet to a point on said South line distant 558.02 feet East of the Northwest Quarter corner; thence North 00 degrees 22 minutes 40 seconds East a distance of 144.18 feet; thence North 80 degrees 49 minutes 24 seconds East a distance of 176.40 feet; thence North 07 degrees 33 minutes 31 seconds West a distance of 298.54 feet to the point of beginning of the property to be described; thence returning South 07 degrees 33 minutes 31 seconds East a distance of 176.40 feet; thence North 01 degrees 44 minutes 08 seconds West a distance of 381.17 feet to a line parallel with the South line of said Southeast Quarter of the Northwest Quarter; thence North 89 degrees 21 minutes 46 seconds East a distance of 522.44 feet to a point on the centerline of State Trunk Highway No. 47 as laid out and traveled distant 1083 feet North from said South line of the Southeast Quarter of the Northwest Quarter as measured along said centerline; thence South 89 degrees 21 minutes 46 seconds West to the point of beginning; thence South 89 degrees 21 minutes 46 seconds West to the point of beginning. (243,416 square feet = 5,588 acres)

Parcel E: That part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota, lying West of the centerline of State Trunk Highway No. 47 as laid out and traveled lying North and North of the centerline of County State Aid Road No. 5 as laid out and traveled lying South and West of the following described line: a line extending from the Southeast corner of said Southeast Quarter of the Northwest Quarter, thence South 89 degrees 21 minutes 46 seconds West (assumed bearing) along the south line of said Southeast Quarter of the Northwest Quarter a distance of 783.04 feet to a point on said South line distant 558.02 feet East of the Northwest Quarter corner; thence North 00 degrees 22 minutes 40 seconds East a distance of 144.18 feet; thence North 80 degrees 49 minutes 24 seconds East a distance of 176.40 feet; thence North 07 degrees 33 minutes 31 seconds West a distance of 298.54 feet to the point of beginning of the property to be described; thence returning South 07 degrees 33 minutes 31 seconds East a distance of 176.40 feet; thence North 01 degrees 44 minutes 08 seconds West a distance of 381.17 feet to a line parallel with the South line of said Southeast Quarter of the Northwest Quarter; thence North 89 degrees 21 minutes 46 seconds East a distance of 522.44 feet to a point on the centerline of State Trunk Highway No. 47 as laid out and traveled distant 1083 feet North from said South line of the Southeast Quarter of the Northwest Quarter as measured along said centerline; thence South 89 degrees 21 minutes 46 seconds West to the point of beginning; thence South 89 degrees 21 minutes 46 seconds West to the point of beginning. (243,416 square feet = 5,588 acres)