RAMSEY MEADOWS 2ND ADDITION

CITY OF RAMSEY — COUNTY OF ANOKA

PRELIMINARY PLAT AND WETLAND MITIGATION PLAN

OWNER AND SUBDIVIDER: Gilbert A. Henkveld
327 E. Main St.
Box 547
Anoka, MN 55303

LAND SURVEYOR AND DESIGNER: Caine and Associates Land Surveyors, Inc.
17720 Hwy 65 N.E.
Ham Lake, MN 55304
434-7946

TOTAL AREA: 26.5 acres, more or less

PROPOSED USE: 22 Lots for R-1, U, Single Family Urban Residential, 4 outlots and 1 Park (walkway) in two phases.

PROPOSED DENSITY: 1.0 Lots per acre

PROPOSED WATER SOURCE AND SEWAGE DISPOSAL: City water and sewer

EXISTING ZONING: R-1 Residential

MINIMUM BUILDING SET BACKS: Front = 35
Side Home = 10
Side Garage = 5
Side Corner = 20 or line up with existing homes
Rear = 25

DRAINAGE AND UTILITY EASEMENTS: 10 feet wide adjoining all street lines and rear lot lines, and 5 feet wide adjoining all side lot lines, unless otherwise indicated on the plat.

DATE OF PREPARATION: 1992

Proposed Legal Description:

That part of the SW1/4 of Section 24, Township 32, Range 25, in Anoka County, Minnesota, described as follows: Beginning at a point on the South line of said SW1/4, said point being a distance of 175 feet, as measured along said South line, Westerly of the West right of way line of State Trunk Highway No. 47 as it is now laid out and travelled; thence North 9 degrees 04 minutes 41 seconds West on a line parallel to said West right of way line a distance of 295 feet; thence North 81 degrees 56 minutes 06 seconds West a distance of 516.99 feet; thence South 61 degrees 11 minutes 55 seconds West a distance of 656.94 feet; thence Southwesterly on a curve to the right having a radius of 434.27 feet a distance of 225.07 feet; thence North 69 degrees 08 minutes 25 seconds West on a line parallel to the South line of said SW1/4 a distance of 55.31 feet; thence Southerly and parallel to the West line of said SW1/4 a distance of 217.30 feet to a point on the South line of said SW1/4, said point being 600 feet East of the Southwest corner of said SW1/4 as measured along the South line; thence Easterly on said South line a distance of 1277.37 feet to the point of beginning.

And that part of the Southwest Quarter of Section 24, Township 32, Range 25 in Anoka County, Minnesota described as follows: Commencing at the intersection of the South line of said Southwest Quarter and the center line of State Trunk Highway No. 47 as it is now laid out and travelled; thence North 9 degrees 04 minutes 41 seconds West on said center line a distance of 495.[illegible] feet to the point of beginning of land to be described; thence North 7 degrees 58 minutes 10 seconds West on said center line a distance of 282.37 feet; thence Northwesterly along said center line on a curve to the left having a radius of 1035.49 feet a distance of 320.44 feet; thence North 25 degrees 42 minutes West on said center line a distance of 189.24 feet to a point which is 93 feet Southeasterly as measured along said center line, from the Southeasterly extension of the Southwesterly line of Block 3 in Gorham's Addition; thence South 64 degrees 18 minutes West on a line parallel to the Southwesterly line of said Block 3 a distance of 276.78 feet; thence Southwesterly on a curve to the left having a radius of 303.25 feet a distance of 112.95 feet; thence South 41 degrees 03 minutes 40 seconds West a distance of 345.62 feet; thence Southwesterly on a curve to the right having a radius of 315.78 feet a distance of 121.93 feet; thence South 61 degrees 11 minutes 55 seconds West a distance of 53.09 feet; thence South 81 degrees 56 minutes 06 seconds West a distance of 516.09 feet; thence Easterly on a line parallel to the South line of said Southwest Quarter a distance of 208.80 feet to the point of beginning.

And that part of the Southwest Quarter of Section 24, Township 32, Range 25, in Anoka County, Minnesota, described as follows:

Commencing at a point on the center line of State Trunk Highway Number 47 as it is now laid out and travelled, said point being 93 feet Southeasterly as measured along said center line from the Northeasterly extension of the Southeasterly line of Block 3 in GORHAM'S ADDITION; thence South 64 degrees 18 minutes West on a line parallel to the Southeasterly line of said Block 3 a distance of 276.78 feet; thence Southwesterly on a curve to the left having a radius of 303.25 feet a distance of 112.95 feet; thence South 41 degrees 03 minutes 40 seconds West a distance of 345.62 feet; thence Southwesterly on a curve to the right having a radius of 315.78 feet a distance of 121.93 feet; thence South 61 degrees 11 minutes 55 seconds West a distance of 53.09 feet; thence South 81 degrees 56 minutes 06 seconds West a distance of 516.09 feet; thence Easterly on a line parallel to the South line of said Southwest Quarter a distance of 208.80 feet to the point of beginning.

And that part of the Southwest Quarter of Section 24, Township 32, Range 25, in Anoka County, Minnesota, described as follows:

Commencing at a point on the center line of State Highway Number 47 as it is now laid out and travelled, said point being 93 feet Southeasterly as measured along said center line from the Northeasterly extension of the Southeasterly line of Block 3 in GORHAM'S ADDITION; thence South 64 degrees 18 minutes West on a line parallel to the Southeasterly line of said Block 3 a distance of 276.78 feet; thence Southwesterly on a curve to the left having a radius of 303.25 feet a distance of 112.95 feet; thence South 41 degrees 03 minutes 40 seconds West a distance of 345.62 feet; thence Southwesterly on a curve to the right having a radius of 315.78 feet a distance of 121.93 feet; thence South 61 degrees 11 minutes 55 seconds West a distance of 53.09 feet; thence South 81 degrees 56 minutes 06 seconds West a distance of 516.09 feet; thence Easterly on a line parallel to the South line of said Southwest Quarter a distance of 208.80 feet to the point of beginning.

Commencing at the Northwest corner of Lot 1, Block 3, GORHAM'S ADDITION; thence South 64 degrees 18 minutes West on the Southeasterly line of 151st Avenue NW. in said GORHAM'S ADDITION extended Southwesterly for a distance of 470 feet; thence Northwesterly on a curve to the right having a radius of 101 feet for a distance of 141.02 feet; thence North 25 degrees 42 minutes West for a distance of 241.81 feet to the actual point of beginning of the line to be described; thence South 45 degrees 18 minutes West for a distance of 240.81 feet, more or less, to the aforementioned point of intersection and there terminating; thence South 15 degrees 51 minutes 49 seconds East to an intersection with a line drawn through the point of beginning parallel with the Southwesterly extension of the Northwesterly line of said Block 3 in GORHAM'S ADDITION; thence to the point of beginning,

Excepting therefrom all that part of the above described tract which lies Southerly of a line drawn parallel with and 33 feet Northerly of the following described line:

Beginning at the aforementioned point 'A'; thence South 61 degrees 11 minutes 55 seconds West for a distance of 233.04 feet, thence Southwesterly on a curve to the right having a radius of 434.27 feet for a distance of 77.71 feet and there terminating, said parallel line being lengthened or shortened as necessary to intersect the boundaries of the above described tract.

And also except:

Lots 1 through 5, Block 1, RAMSEY MEADOWS, according to the recorded plat thereof, Anoka County, Minnesota;

And also except:

That part of Germanium Street N.W. and 149TH Lane N.W. as dedicated in said plat of RAMSEY MEADOWS.

—DNR— Denotes edge of D.N.R. Wetland Number 729 or 658.

—W—W— Denotes edge of wetland as located by John C. Anderson of Wetlands Data and surveyed by Caine and Associates Land Surveyors, Inc.

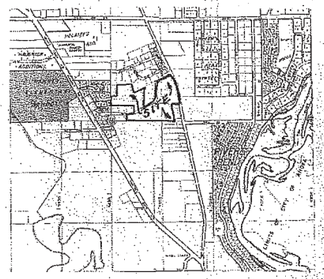
Denotes non - D.N.R. wetland proposed to be filled.

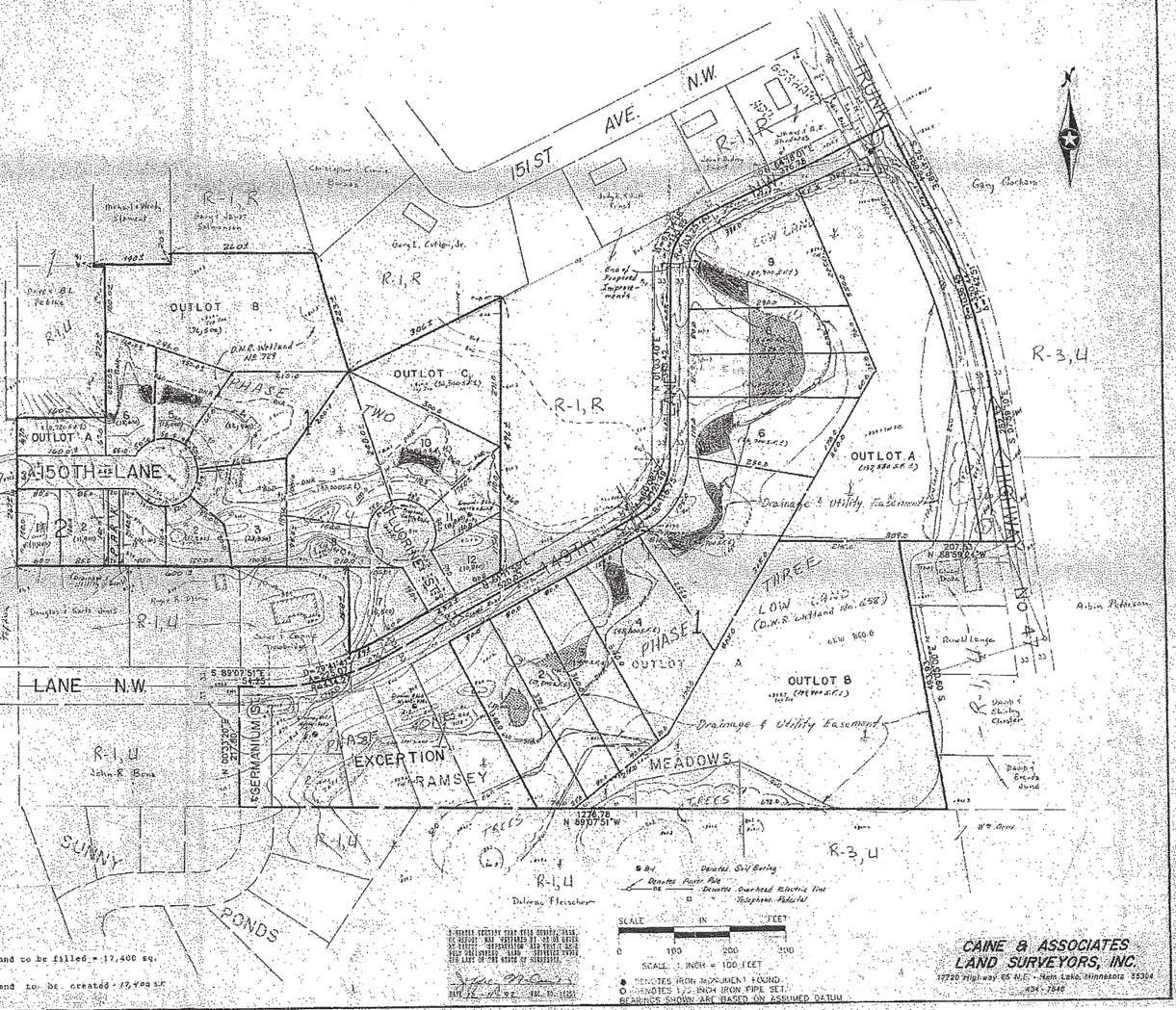
Denotes proposed new wetland to be created.

Note: Area of non - D.N.R. wetland to be filled = 17,400 sq. ft.

Area of proposed new wetland to be created = 17,400 sq. ft.

VICINITY MAP





CAINE & ASSOCIATES
LAND SURVEYORS, INC.
17720 Highway 65 N.E. - Ham Lake, Minnesota 55304
434-7946

EXHIBIT 8
RAMSEY MEADOWS WETLAND MITIGATION PLAN
CITY OF RAMSEY, MINNESOTA