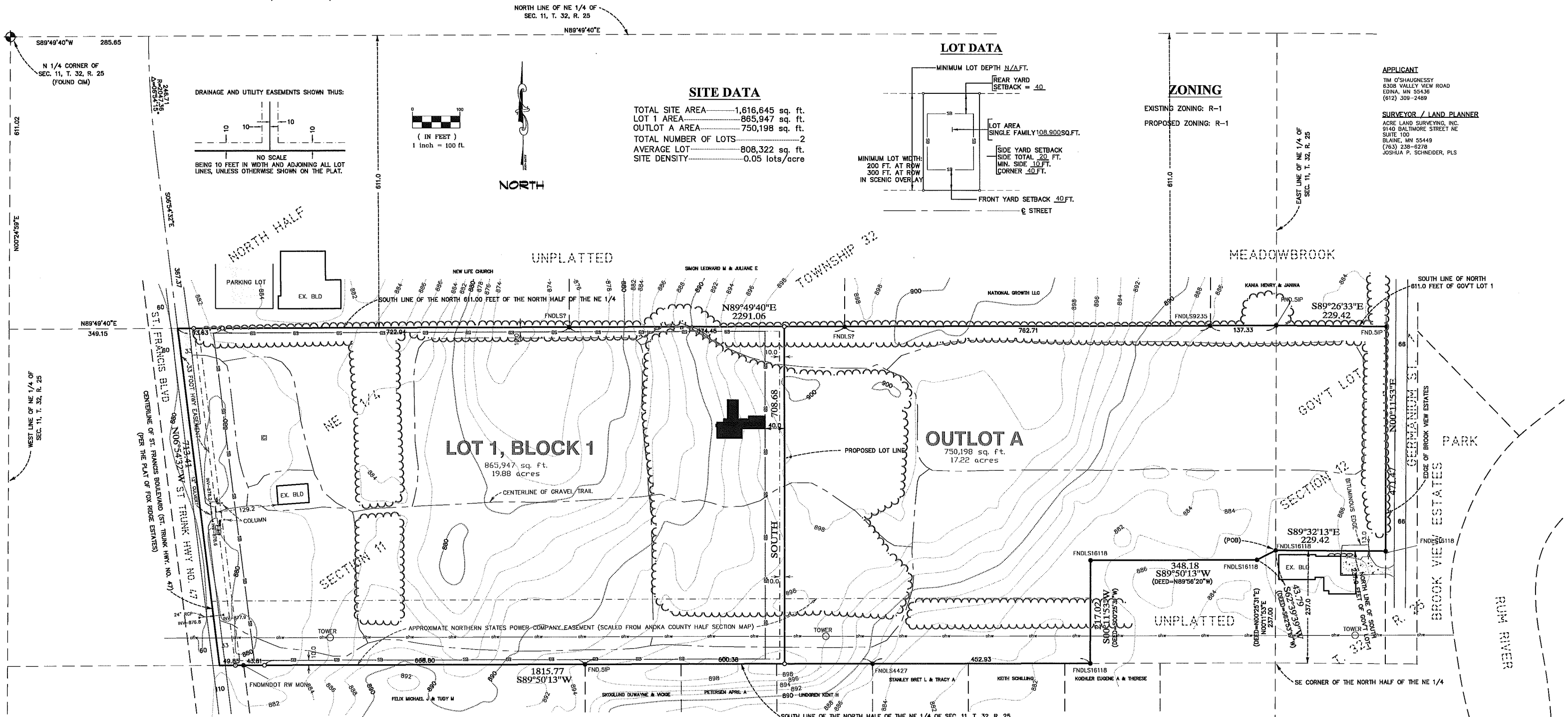


PRELIMINARY PLAT FOR: "OSHAUGNESSY ADDITION"

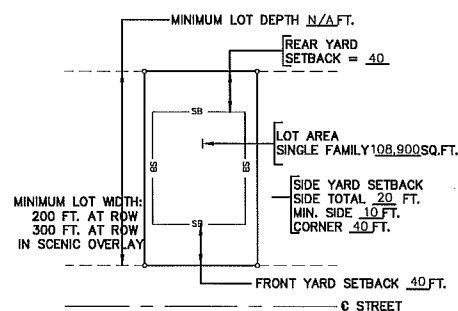
FOR: TIM O'SHAUGNESSY
 ADDRESS: 17201 ST. FRANCIS BOULEVARD, RAMSEY, MN



SITE DATA

TOTAL SITE AREA — 1,616,645 sq. ft.
 LOT 1 AREA — 865,947 sq. ft.
 OUTLOT A AREA — 750,198 sq. ft.
 TOTAL NUMBER OF LOTS — 2
 AVERAGE LOT — 808,322 sq. ft.
 SITE DENSITY — 0.05 lots/acre

LOT DATA



ZONING

EXISTING ZONING: R-1
 PROPOSED ZONING: R-1

APPLICANT
 TIM O'SHAUGNESSY
 6308 VALLEY VIEW ROAD
 EDINA, MN 55436
 (612) 309-2489

SURVEYOR / LAND PLANNER
 ACRE LAND SURVEYING, INC.
 9140 BALTIMORE STREET NE
 SUITE 100
 BLAINE, MN 55449
 (763) 238-6278
 JOSHUA P. SCHNEIDER, PLS

EXISTING PROPERTY DESCRIPTION

That part of the North Half of the Northeast Quarter of Section 11, Township 32, Range 25, Anoka County, Minnesota, lying East of the centerline of State Trunk Highway No. 47 and lying South of North 811.00 feet of said North Half of the Northeast Quarter, as measured along the East line of said North Half of the Northeast Quarter and lying Northwesterly of the following described line: Commencing at the Southeast corner of said North Half of the Northeast Quarter; thence North 00 degrees 25 minutes 31 seconds East along the East line of said North Half of the Northeast Quarter a distance of 237.0 feet to the point of beginning; thence South 62 degrees 53 minutes 17 seconds West a distance of 43.79 feet; thence North 89 degrees 56 minutes 20 seconds West parallel with the South line of said North Half of the Northeast Quarter a distance of 348.18 feet; thence South 00 degrees 25 minutes 31 seconds West parallel with the East line of said North Half of the Northeast Quarter a distance of 217.00 feet to the South line of said North Half of the Northeast Quarter and there terminating.

AND
 That part of Government Lot 1, Section 12, Township 32, Range 25, Anoka County, Minnesota, which lies South of the South line of the North 811.00 feet and North of the North line of the South 237.00 feet, both measured along the West line of said Government Lot 1, Except that part platted as Brook View Estates.

GENERAL NOTES

- Fee ownership is vested in: Timothy Earl O'Shaugnessy & Corrin Marie O'Shaugnessy, Husband and wife, as joint tenants. Parcel ID Number: 11-32-25-11-0006.
- Address of the surveyed premises: 17201 Saint Francis Boulevard, Ramsey, Minnesota, 55303.
- Bearings shown hereon are based on Anoka County Coordinate System.
- Boundary area of the surveyed premises: ±1,616,645 sq. ft. (37.1 acres).
- The City of Ramsey has indicated that the surveyed premises shown on this survey is currently zoned R-1 (Rural Developing) with Wild and Scenic Overlay.
- The surveyed premises has access to Germanium Street and St. Francis Boulevard, a public street.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- The field survey of this site was completed on December 3rd, 2013.
- Legal description is based upon information found in the commitment for title insurance prepared by Stewart Title Guaranty Company, Commitment No. 404093, dated effective June 14th, 2013.
- No wet lands were observed at the time of this survey, wetland areas are to be determined by others.
- Property is located in Zone X, per Community Panel Number 270881 0010 B, effective date November 1, 1979.

LEGEND

- DENOTES SET IRON MONUMENT #44655
- DENOTES IRON MONUMENT FOUND
- DENOTES EXISTING CONTOURS (2' INTERVAL)
- ⊠ DENOTES GAS METER/BOX
- > DENOTES STORM SEWER

JOB #13442bs

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.

J.P.S.
 JOSHUA P. SCHNEIDER Date: 12-11-13 Reg. No. 44655

ACRE LAND SURVEYING
 Blaine, MN 55449
 763-238-6278 ja.acrelandsurvey@gmail.com

OSHAUGNESSY ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 11 & 12, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Timothy E. O'Shaugnessy and Corrin M. O'Shaugnessy, husband and wife, owners, of the following described property:

That part of the North Half of the Northeast Quarter of Section 11, Township 32, Range 25, Anoka County, Minnesota, lying East of the centerline of State Trunk Highway No. 47 and lying South of North 611.00 feet of said North Half of the Northeast Quarter, as measured along the East line of said North Half of the Northeast Quarter and lying Northwestly of the following described line: Commencing at the Southeast corner of said North Half of the Northeast Quarter; thence North 00 degrees 25 minutes 31 seconds East along the East line of said North Half of the Northeast Quarter a distance of 237.0 feet to the point of beginning; thence South 62 degrees 53 minutes 17 seconds West a distance of 43.79 feet; thence North 89 degrees 56 minutes 20 seconds West parallel with the South line of said North Half of the Northeast Quarter a distance of 348.18 feet; thence South 00 degree 25 minutes 31 seconds West parallel with the East line of said North Half of the Northeast Quarter a distance of 217.00 feet to the South line of said North Half of the Northeast Quarter and there terminating.

AND

That part of Government Lot 1, Section 12, Township 32, Range 25, Anoka County, Minnesota, which lies South of the South line of the North 611.00 feet and North of the North line of the South 237.00 feet, both measured along the West line of said Government Lot 1, Except that part platted as Brook View Estates.

Have caused the same to be surveyed and platted as OSHAUGNESSY ADDITION and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Timothy E. O'Shaugnessy and Corrin M. O'Shaugnessy, husband and wife, have hereunto set their hands this day of _____, 20____.

SIGNED:

Timothy E. O'Shaugnessy

Corrin M. O'Shaugnessy

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Timothy E. O'Shaugnessy and Corrin M. O'Shaugnessy, husband and wife.

Notary Public, _____ County, Minnesota
My Commission expires _____

I Joshua P. Schnelder do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Joshua P. Schnelder, Licensed Land Surveyor
Minnesota License Number 44655

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Joshua P. Schnelder.

Notary Public, _____ County, Minnesota
My Commission expires _____

City Council, City of Ramsey, Minnesota

This plat of OSHAUGNESSY ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

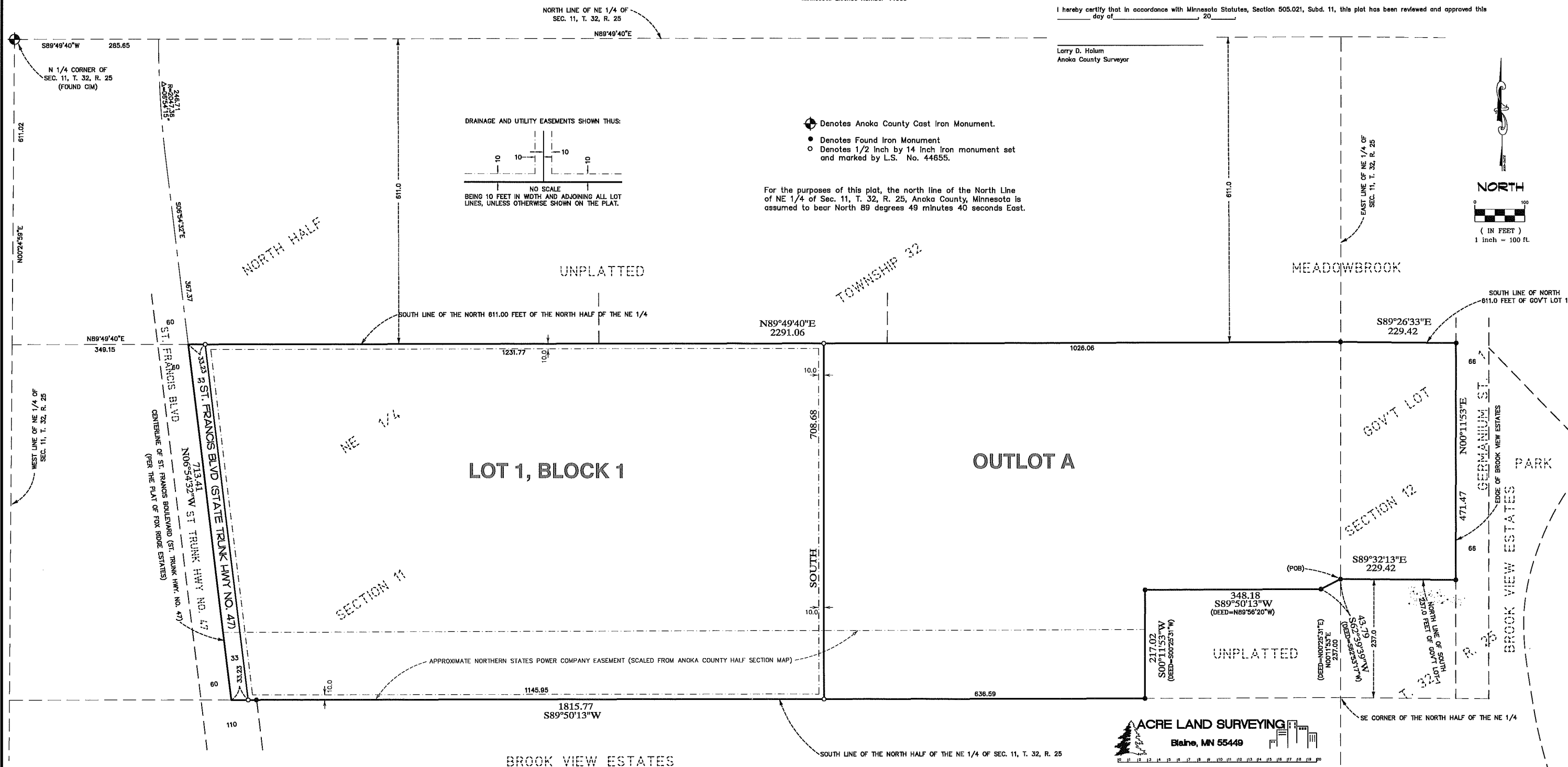
City Council, City of Ramsey, Minnesota

By _____ Mayor By _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this day of _____, 20____.

Larry D. Holm
Anoka County Surveyor



ACRE LAND SURVEYING
Blaine, MN 55449