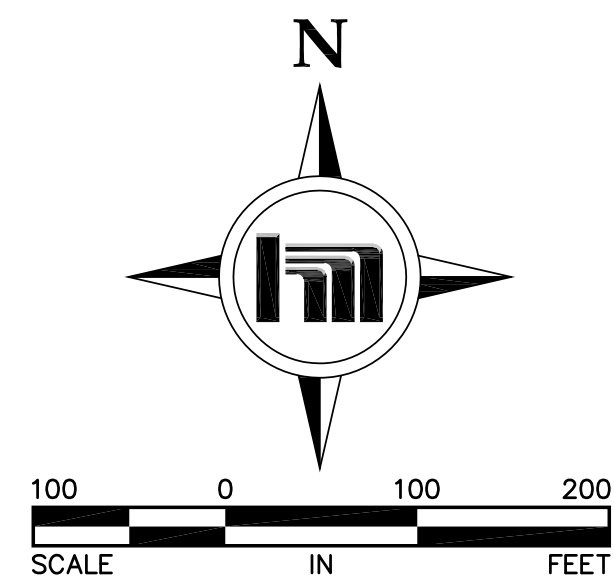


Sketch Plan
of
ROWE ADDITION
for
JOHN & SHARON ROWE



LEGEND

- = DENOTES IRON MONUMENT FOUND
- = IRON MONUMENT SET AND MARKED WITH LICENSE NO. 18420
- X- = DENOTES EXISTING FENCE
- ⊕ = DENOTES HYDRANT
- I- = DENOTES WATER LINE
- ⊙ = DENOTES SANITARY SEWER MANHOLE
- S- = DENOTES SANITARY SEWER LINE
- ⊞ = DENOTES ELECTRIC TRANSFORMER
- P-BUR- = DENOTES EXISTING BURIED ELECTRIC
- ⊞ = DENOTES TELEPHONE PEDESTAL
- F/O- = DENOTES EXISTING BURIED FIBER OPTIC
- T-BUR- = DENOTES EXISTING BURIED TELEPHONE

DESCRIPTION OF PROPERTY

That part of the West Half of the Northeast Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota, lying North of the South 550 feet thereof, and lying Southerly of the following described line:

Beginning at a point on the West line of said West Half of the Northeast Quarter distant 130 feet Southerly of the Northwest corner of the Southwest Quarter of said Northeast Quarter, for the purposes of this description, said West line is assumed to bear South 0°37'06" East; thence North 89°52'21" East, parallel with the North line of said Southwest Quarter of the Northeast Quarter, 517.93 feet; thence North 0°37'06" West a distance of 130 feet to the North line of said Southwest Quarter of the Northeast Quarter; thence North 82°13'32" East a distance of 330 feet; thence South 0°37'06" East a distance of 43.91 feet to the North line of said Southwest Quarter of the Northeast Quarter; thence North 89°52'21" East, along said North line, a distance of 298.70 feet; thence South 0°37'06" East a distance of 130 feet; thence North 89°52'21" East, parallel with said North line, a distance of 198.97 feet to the East line of said West Half of the Northeast Quarter, said line there terminating.

NOTES:

1. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
2. Site Topography consists of 2011 Lidar Contours obtained from Minnesota Geospatial Information Office. (2 foot contours).
3. The underground utilities shown have been located from field survey information per Gopher State One Call Ticket No. 143490864 and available records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (612-454-0002). The subsurface utility information on this survey is utility quality level D. This quality level was determined according to the guidelines of CI/ASCE 38-2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."

Municipality:	City of Ramsey	Lot Summary:	2 (1 Residential & 1 Outlot)
Existing Zoning:	R-1 MUSA	Number of Lots:	2.908 acres
Watershed District:	Lower Rum River WMO	Residential Lot Area:	18,602 acres
Plat Area:	Total Area: 937,052 sq. ft. = 21.51 acres Proposed ROW: 12,057 sq. ft. = 0.28 acres Park Area: 0 sq. ft. = 0.00 acres	Owner/Subdivider:	John & Sharon Rowe 17059 Nowthen Blvd. NW Ramsey, MN 55303 612-816-1395
Building Setbacks:	Front yard: 30 feet Rear yard: 30 feet Side yard (Habitable): 10 feet Side yard (Uninhabitable): 6 feet	Designer/Surveyor:	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860



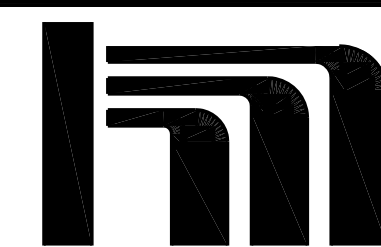
Jan 05, 2015 - 8:22am K:\aas\surv\land\deskop_2008\3896.01\dwg\389601_BA.dwg

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.

Charles R. Christopherson
CHARLES R. CHRISTOPHERSON, LS
Date 12/22/14 Lic. No. 18420

DESIGNED BY: CRC
DRAWN BY: SMM
CHECKED BY: CRC



Hakanson Anderson Assoc., Inc.
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.haa-inc.com

ROWE ADDITION
JOHN & SHARON ROWE

SKETCH PLAN
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS
