

**Lot 3, Block 1, TOWN CENTER GARDENS THIRD ADDITION**

according to the recorded plat thereof Anoka County, Minnesota

Address: Olivine Street Northwest, Ramsey, Minnesota

House Model: Elevation:

Buyer:

Benchmark:  
top of spike  
elevation = 875.23

Benchmark:  
top of spike  
elevation = 875.58



Scale: 1" = 20'

Benchmark:  
Top Nut Hydrant Lot 3 Block 1  
Elevation = 876.79

X 000.00 Denotes existing elevation  
( 000.00 ) Denotes proposed elevation  
--- Denotes drainage flow direction  
▲ Denotes spike

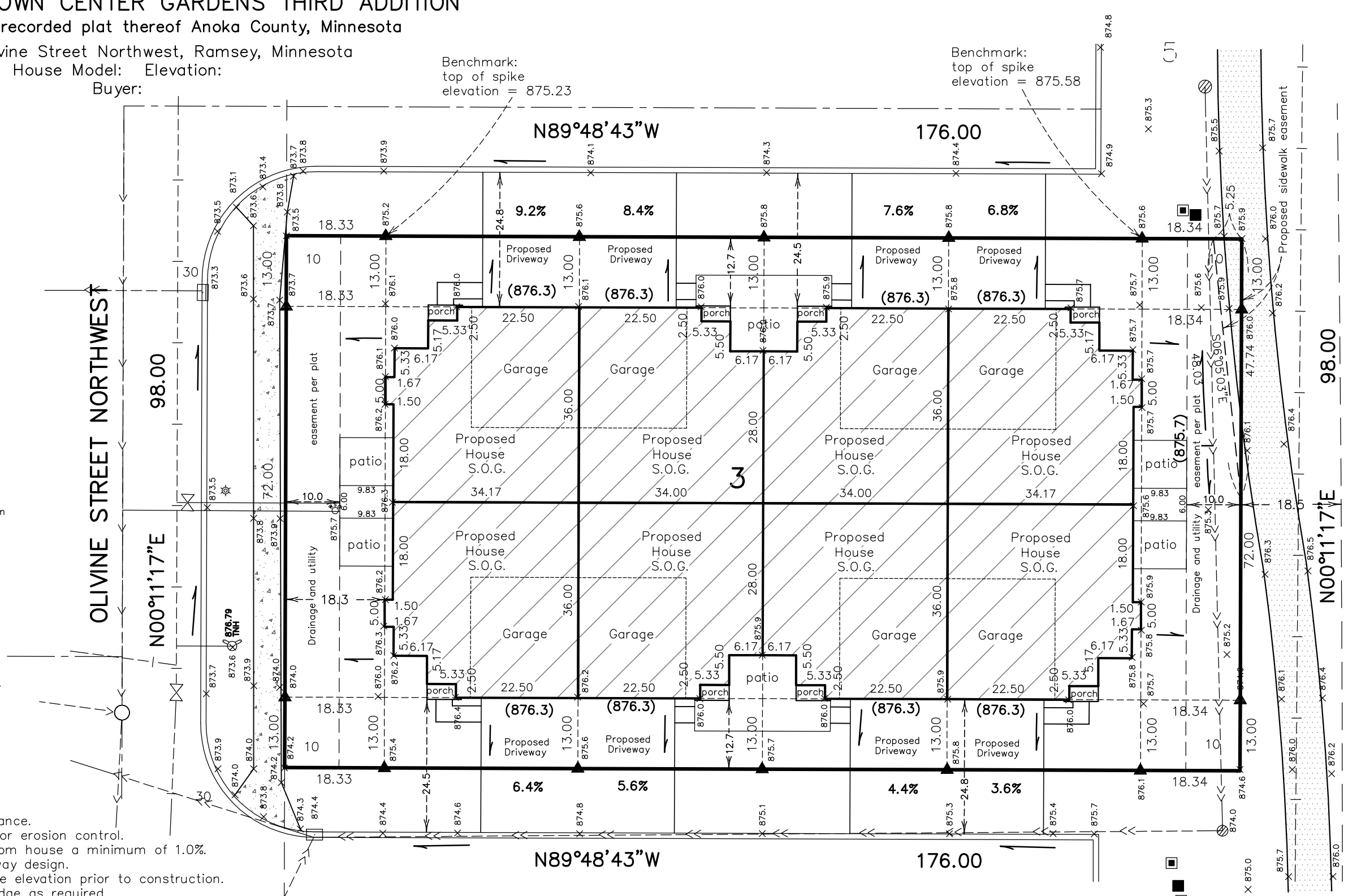
Lot area = 17248 SF  
Building area = 9332 SF  
Porch area = 144 SF  
Sidewalk area = 232 SF  
Driveway area = 1856 SF  
Total Impervious Area = 11564 SF  
Impervious Coverage = 67.0%

Construction Notes:

1. Install rock construction entrance.
2. Install silt fence as needed for erosion control.
3. Sidewalks shall drain away from house a minimum of 1.0%.
4. Contractor must verify driveway design.
5. Contractor must verify service elevation prior to construction.
6. Add or remove foundation ledge as required.

General Notes:

1. Grading plan by Pioneer Engineering last dated 9/12/05 was used to determine proposed elevations shown herein.
2. This survey does not purport to show improvements or encroachments, except as shown, as surveyed by me or under my direct supervision.
3. Proposed building dimensions shown are for horizontal location of structures on the lot only. Contact builder prior to construction for approved construction plans.
4. No specific soils investigation has been performed on this lot by the surveyor. The suitability of soils to support the specific house proposed is not the responsibility of the surveyor.
5. This certificate does not purport to show easements other than those shown on the recorded plat.
6. Bearings shown are based on an assumed datum.



House elevations	(Proposed) / As-built
Top Of Slab Elev.	:(877.0) /
Garage Slab Elev. @ Door	:(876.3) /

We hereby certify to Foundational Realty 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, dated 01/06/15.

Signed: Pioneer Engineering, P.A.

BY:

*Peter J. Hawkinson*  
Peter J. Hawkinson, Professional Land Surveyor  
Minnesota License No. 42299  
email-phawkinson@pioneereng.com

RAMSEY BOULEVARD NORTHWEST (CO. RD. # 56)

Certificate of Survey for:

Foundational Realty

14228 Vintage Street NW  
Andover, MN 55304

Revisions:  
1.) 01-09-15 Stake Building

Project #: 114294000  
Folder #: 5098  
Drawn by: TSS

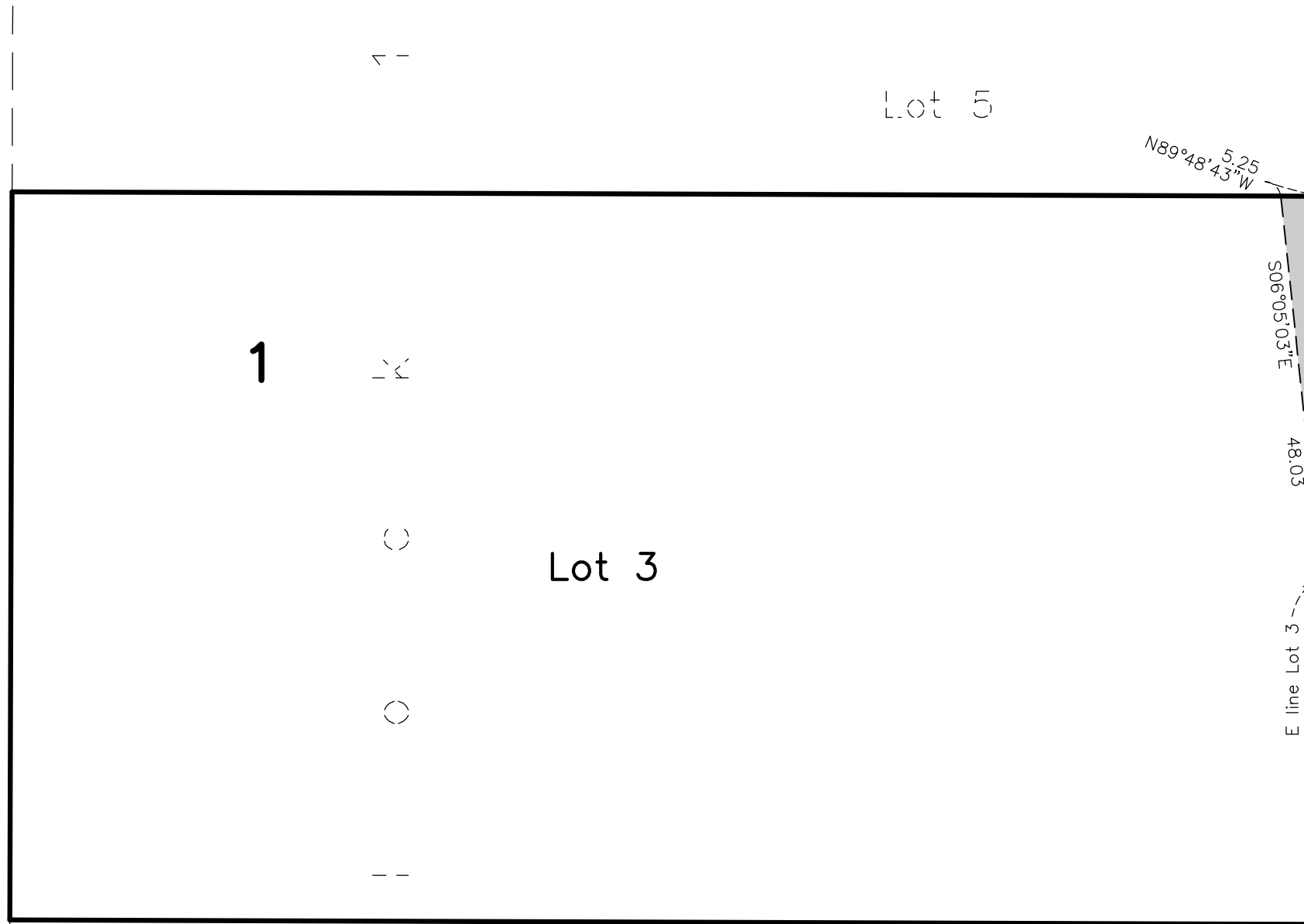
**PIONEER**engineering  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

Ph.: (651) 681-1914  
Fax: (651) 681-9488  
www.pioneereng.com

2422 Enterprise Drive  
Mendota Heights, MN 55120

© 2008 Pioneer Engineering

OLLIVINE STREET NORTHWEST



Not to Scale



DENOTES PROPOSED EASEMENT

PROPOSED LEGAL DESCRIPTION FOR A SIDEWALK EASEMENT

An easement for sidewalk purposes lying over, under, and across Lot 3, Block 1, TOWN CENTER GARDENS THIRD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, described as follows:

Beginning at the northeast corner of said Lot 3; thence on an assumed bearing of North 89 degrees 48 minutes 43 seconds West along the north line of said Lot 3, a distance of 5.25 feet; thence South 06 degrees 05 minutes 03 seconds East, a distance of 48.03 to the east line of said Lot 3; thence North 00 degrees 11 minutes 17 seconds East along said east line, a distance of 47.74 feet to the point of beginning.

\* THIS SKETCH DOES NOT PURPORT TO SHOW THE EXISTENCE OR NONEXISTENCE OF ANY ENCROACHMENTS FROM OR ONTO THE HEREON DESCRIBED LAND, EASEMENTS OF RECORD OR UNRECORDED EASEMENTS WHICH AFFECT SAID LAND OR ANY IMPROVEMENTS TO SAID LAND.

Description Sketch for:  
Foundational Realty

Cad File: 114294000-Sidewalk easement  
Folder #: 5098  
Drawn by: mdp

**PIONEER**engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

2422 Enterprise Drive  
 Mendota Heights, MN 55120

Sheet  
1 of 1