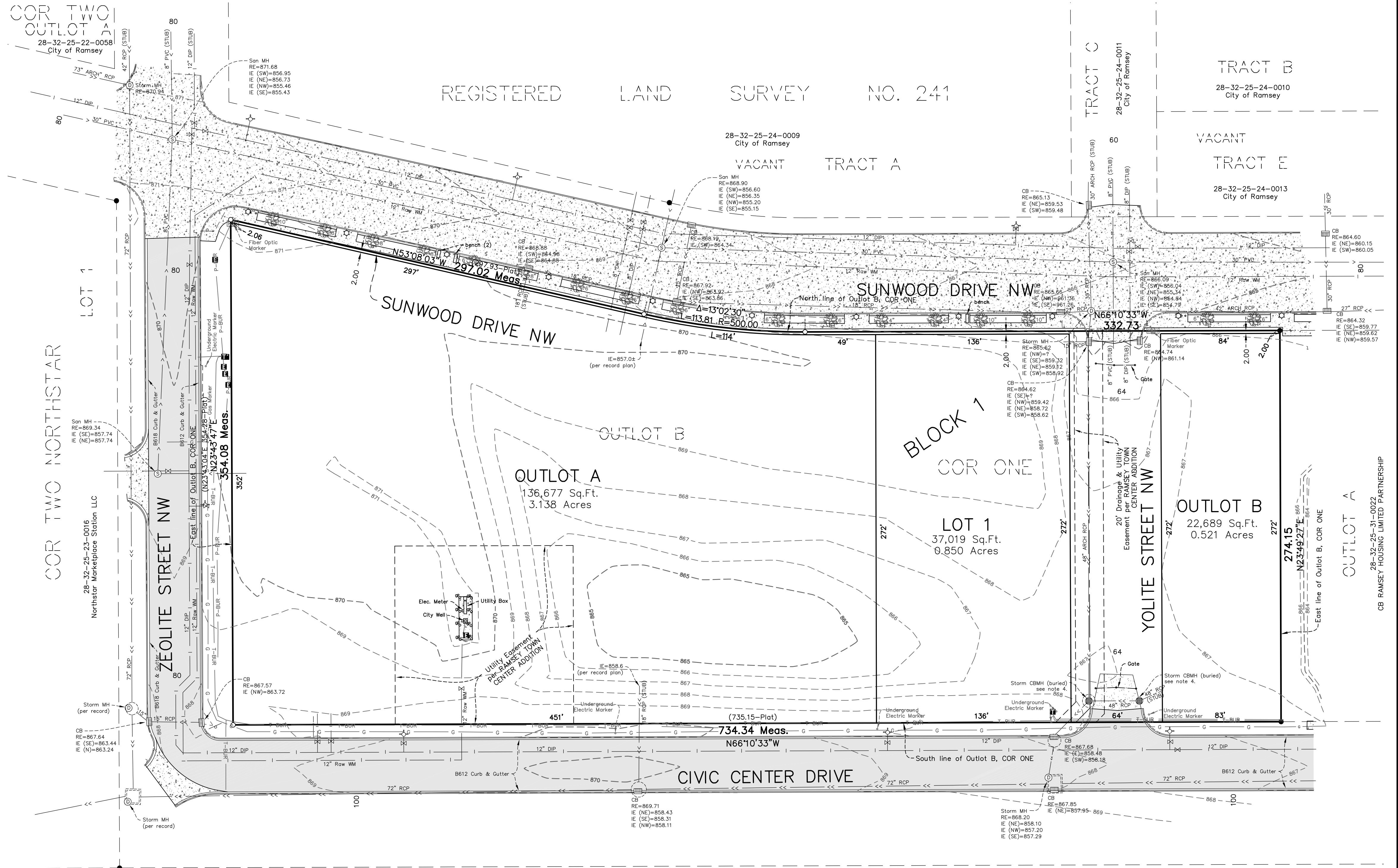


Preliminary Plat
of
COR STONE
BROOK ACADEMY
for
CITY OF RAMSEY



DESCRIPTION OF PROPERTY TO BE PLATTED:
(PER COMMITMENT NO. 52695 ISSUED BY COMMERCIAL PARTNERS TITLE, LLC, DATED FEBRUARY 28, 2017)

Outlot B, COR ONE, Anoka County, Minnesota.

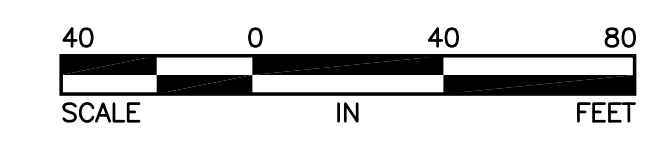
NOTES:

- 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.
- The underground utilities shown have been located from field survey information per Gopher State One Call Ticket No. 170831372 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 (651-454-0002). 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."
- Project benchmark; MnDOT Hyatt, Elevation=878.61 (NGVD 1929)

Municipality:	City of Ramsey	Building Setbacks:	Front yard: 15 feet Rear yard: no req. Side yard: no req.
Existing Zoning:	COR	Lot Summary:	1 Lot, 2 Outlots
Proposed Zoning:	COR	Owner:	City of Ramsey 7550 Sunwood Drive NW Ramsey, MN 55303
Proposed Use:	Mixed Use	Subdivider:	Michael & Kristen Johnson 2505 153rd Lane NW Andover, MN 55304
Road Mileage:	274 LF or 0.05 Miles	Designer/Surveyor:	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860
Street Lighting:	as required	PID No.:	28-32-25-23-0010
Proposed Utilities:	Sewer: Municipal (available) Water: Municipal (available)		
Plot Area:	Total Area: 215,290 sq. ft. = 4.94 acres Proposed ROW: 18,905 sq. ft. = 0.43 acres Park Area: 0 sq. ft. = 0.00 acres		

LEGEND
● = DENOTES IRON MONUMENT FOUND
○ = IRON MONUMENT SET AND MARKED WITH LICENSE NO. 18420

BURLINGTON NORTHERN SANTA FE RAILROAD

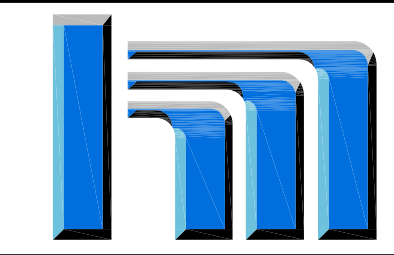


May 31, 2017 - 9:18am K:\cad_saur\land\Desktop_2008\4163.01\dwg_4163.01_PRE_PLAT.dwg

DATE	REVISION
05/31/17	Revise Lot 1 per Updated Site Plan & Street Width

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 05/04/17 Lic. No. 18420

DESIGNED BY: CRC
DRAWN BY: MSS
CHECKED BY: CRC



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

COR STONE BROOK ACADEMY
CITY OF RAMSEY

PRELIMINARY PLAT
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 2 SHEETS