

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44900
- Denotes found iron monument marked with P.L.S. No. 18420, unless otherwise noted.
- AC Denotes air conditioner
- AGP Denotes above ground pipe(s)
- AIS Denotes advertisement/information sign
- BE Denotes building entrance
- BH Denotes beehive catch basin
- CB Denotes catch basin
- CBOX Denotes control box
- CBX Denotes communication box
- CMP Denotes corrugated metal pipe
- COL Denotes building column
- CONC Denotes concrete
- DB Denotes decorative brick pavers
- DIP Denotes ductile iron pipe
- EB Denotes electric box
- EM Denotes electric meter
- FES Denotes fired end section
- GM Denotes gas meter
- GP Denotes guard post
- GW Denotes guy wire
- HH Denotes hand hole
- HHF Denotes fiber optic hand hole
- HYD Denotes fire hydrant
- KWB Denotes keystone wall base
- LA Denotes landscaping
- LP Denotes light pole
- MB Denotes mailbox
- MH Denotes manhole
- OD Denotes overhead door
- OHE Denotes overhead electric line
- PP Denotes per plan
- PP Denotes power pole
- PPU Denotes power pole with underground utility
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN S Denotes sanitary sewer
- SPG Denotes water spigot
- STC Denotes top of surmountable curb
- ST S Denotes storm sewer
- TCS Denotes traffic control sign
- TRANS Denotes transformer
- UCC Denotes underground communication line
- UGE Denotes underground electric line
- W Denotes water line
- WST Denotes wood steps
- WV Denotes water valve
- WWB Denotes wood wall base
- ARB Denotes Arborvitae
- BIR Denotes Birch tree
- CRAB Denotes Crabapple tree
- MPL Denotes Maple tree
- PINR Denotes Red Pine tree
- SHB Denotes Spruce tree
- SPR Denotes Spruce tree
- TR Denotes deciduous tree

DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Block 1 and Outlot A, ROWE SECOND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

And
(Per Warranty Deed Document No. 1443054)

The West 475.17 feet of the North 275.00 feet of the South 550.00 feet of the Southwest Quarter of the Northeast Quarter of Section 10, Township 32, Range 25.

And
(Per Warranty Deed Document No. 752059)

The South 550.00' of the Southwest Quarter of the Northeast Quarter, Section 10, Township 32, Range 25, Anoka County, Minnesota, according to the U.S. Government Survey thereof, excepting therefrom the North 275' of the West 475.17' thereof. Subject to easements of record. Also subject to that part taken for C.S.A.H. No. 5.

Subject to and together with an easement for ingress and egress over and across a strip of land 66 feet in width, the centerline of which is the South line of the West 475.17 feet of the North 275.00 feet of the South 550.00 feet of the Southwest Quarter of the Northeast Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota.

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTES

- 1.) Survey coordinate basis: Anoka County Coordinate System (NAD 83, 1996 Adj.)
- 2.) Contours are based on NAVD 88 elevations.
- 3.) Wetlands shown hereon is are per delineation markers observed in the process of conducting the fieldwork. Markers were set by Pinnacle Engineering, March 6, 2017.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 170580296.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- 5.) Private utilities are shown as marked by Hance Locating Services, Inc. on March 3, 2017. Private utilities are those utilities installed for the use of their owner, typically by someone other than a Gopher State One Call registered utility operator.

AREAS

Gross: 1,660,492 sq. ft. or 38.120 acres.

Net: (Excludes Highway Easement per Document No. 396464)
1,644,022 sq. ft. or 37.742 acres

Proposed Lot 1:
155,926 sq. ft. or 3.580 acres.

Proposed Lot 2:
1,488,096 sq. ft. or 34.162 acres.

OWNERS

Lot 1, Block 1, ROWE 2nd ADDITION:
Caroline Rowe and Jeffrey Rowe
17059 Nowthen Blvd.,
Ramsey, MN 55303

Outlot A, ROWE 2nd ADDITION:
John and Sharon Rowe

Un-platted:
Robert and Patricia Skogquist

APPLICANT

Anoka-Hennepin Public Schools ISD 11
2727 Ferry Street North
Anoka, MN 55303

Attn: Steve Anderson

CURRENT ZONING

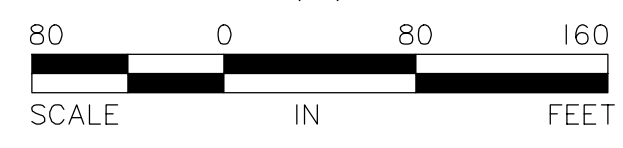
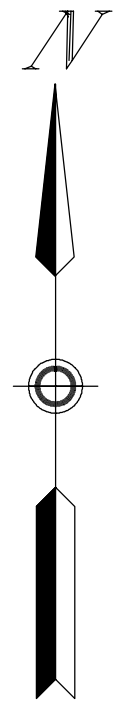
R-1: MUSA

I hereby certify 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 this 14th day of July, 2017

SUNDE LAND SURVEYING, LLC.

By: *Arlee J. Carlson*
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900



Revision	By	Date
	DJF	

Drawing Title:
**PRELIMINARY PLAT OF:
ANOKA HENNEPIN 2ND ADDITION
ANOKA-HENNEPIN PUBLIC SCHOOLS
RANSEY SCHOOL SITE**

SUNDE LAND SURVEYING
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Branch Office:
Cloquet, Minnesota 218-499-8267

Project: 2017-040 Bk/Pg: 667/47 Date: 7/14/2017
Township: 32 Range: 25 Section: 10
File: 2017040 pre plat.dwg Sheet: 1 of 1