

# LAVERN ESTATES

**PARCEL DESCRIPTION:** (Per Schedule A of Title Commitment No. CC-1511-1355, with a commitment date of February 10, 2016 prepared by Liberty Title Inc. as issuing agent for Old Republic National Title Insurance Company)

**Parcel 1:**

The Northwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the following described tracts:

- 1.) Commencing at the Southwest corner of said Northwest Quarter of the Southwest Quarter; thence North along the West line of said Northwest Quarter of the Southwest Quarter a distance of 517.8 feet; thence East along a line parallel to the South line of said Northwest Quarter of the Southwest Quarter a distance of 237 feet; thence South along a line parallel to the West line of said Northwest Quarter of the Southwest Quarter a distance of 517.8 feet and to the South line of said Northwest Quarter of the Southwest Quarter; thence West along said South line of said Northwest Quarter of the Southwest Quarter to the point of commencement and there to terminate.
- 2.) The East 200 feet of the West 437 feet of the South 217.8 feet of the Northwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, as measured along the South and West lines of said Northwest Quarter of the Southwest Quarter.
- 3.) The East 200 feet of the West 637 feet of the South 217.8 feet of the Northwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25 as measured along the South and West lines of said Northwest Quarter of the Southwest Quarter.

**(Abstract Property)**

**GENERAL NOTES:**

1. The field work for this survey was completed on September 30, 2016.
2. Bearings shown hereon are based on the North line of the Northwest Quarter of the Southwest Quarter (East-West Quarter Line) of Section 3, Township 32, Range 25, which is assumed to bear S89°27'56"E.
3. BENCHMARK: Railroad spike in Power Pole No. 63451 at the intersection of Green Valley Road (Co. Rd. No. 63) and Nowthen Blvd N.W. (C.S.A.H. No. 5. Elevation=896.62 (NGVD 29))
4. Surveyed property address - Per the Title Commitment listed above, the address is: 7009 175th Avenue N.W., Ramsey, MN 55303
5. Surveyed property contains ±1,575,487 sq.ft. (±36.17 acres).
6. Wetlands shown hereon were delineated by Kjolhaug Environmental Services Company in 2016.
7. The proposed driveway location shown is approximate. When the actual driveway is constructed, construction traffic should use this new driveway.

### SITE DATA

TOTAL SITE AREA	±36.17 AC.
TOTAL ROW AREA	±0.63 AC.
TOTAL LOT AREA	±35.54 AC.
LOT 1	±31.49 AC.
LOT 2	±4.05 AC.
TOTAL NUMBER OF LOTS	2
GROSS DENSITY	0.06 LOTS/AC.
NET DENSITY	0.06 LOTS/AC.
EXISTING ZONING	R1 (MUSA)
PROPOSED ZONING	R1 (RURAL DEVELOPING)

**MINIMUM SETBACK DATA:**

FRONT	40 FT.
SIDE (GARAGE)	10 FT.
SIDE (HOUSE)	10 FT.
SIDE CORNER	40 FT.
REAR SETBACK	40 FT.

### PROPOSED ACCESS EASEMENT

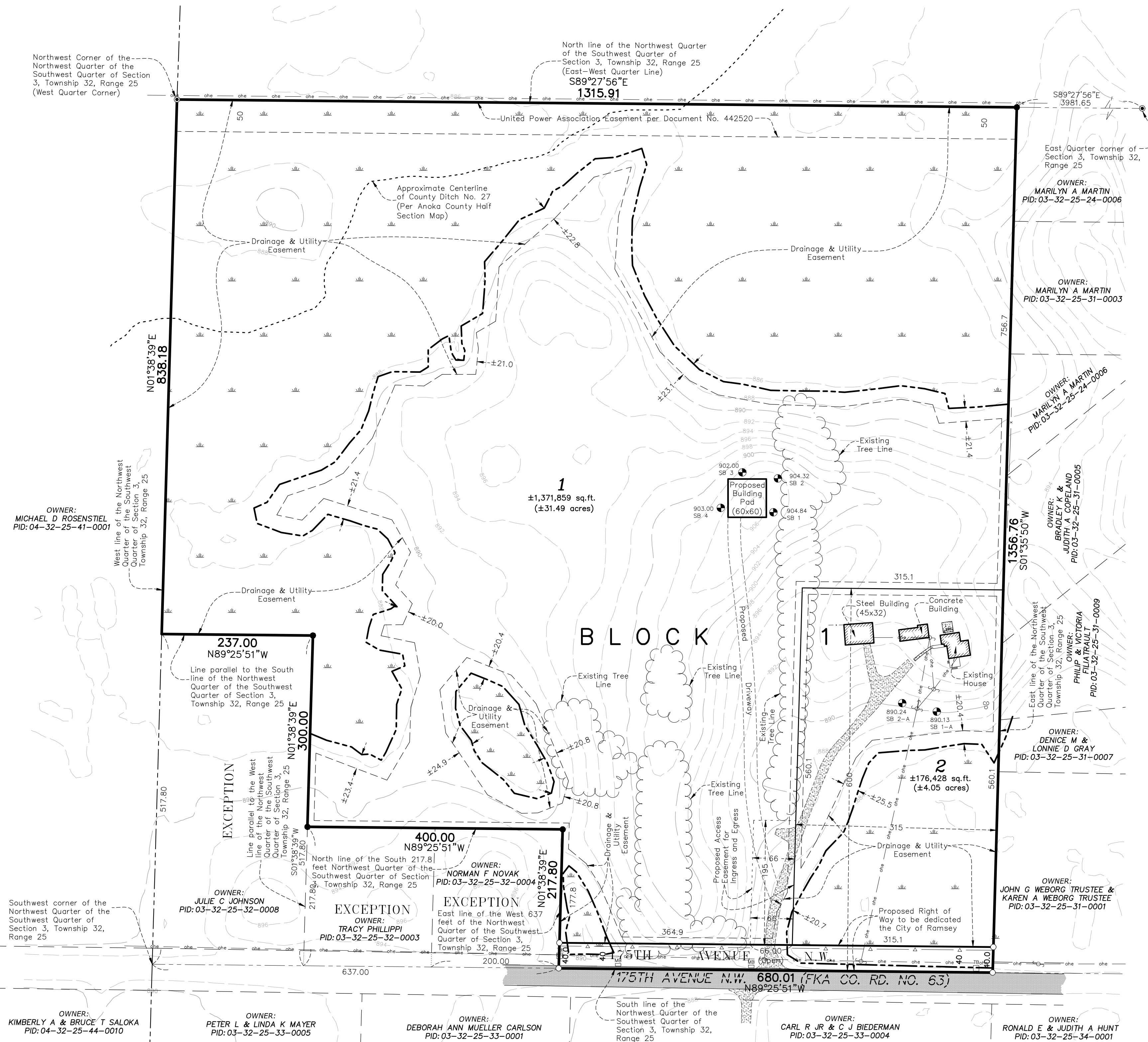
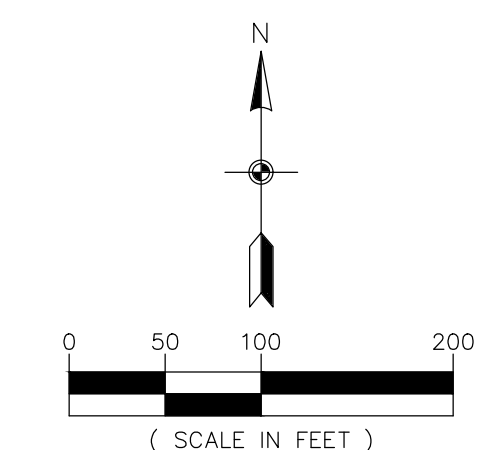
An easement lying over, under, and across, the East 66.00 feet of the most southerly 195.00 feet of Lot 1, Block 1, LAVERN ESTATES, according to the recorded plat thereof, Anoka County, Minnesota.

### OWNER

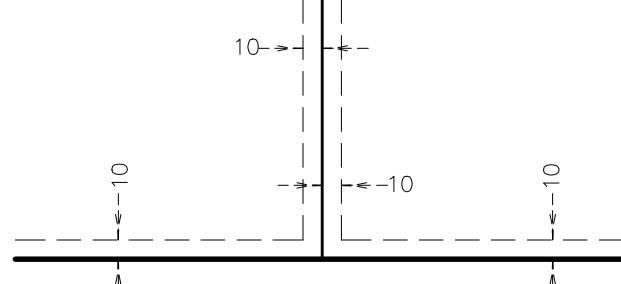
YOU WISH YOU HAD THIS LAND L.L.C.  
2520 COON RAPIDS BLVD, SUITE 100  
COON RAPIDS, MN 55433  
PHONE: 612-290-6266

### LEGEND

- - Denotes Anoka County Monument, as noted
- - Denotes Found Monument
- - Denotes Set Iron Pipe, Marked with RLS 40361
- - Denotes Cleanout
- - Denotes Utility Pole
- - Denotes Mail Box
- - Denotes Soil Boring
- - Denotes Guy Wire
- - Denotes Telephone Box
- - Denotes Overhead Electric
- - - - - Denotes Existing Fence as noted
- ▒ - Denotes Gravel Area
- ▒ - Denotes Concrete Surface
- ▒ - Denotes Bituminous Surface
- ~ - Denotes Existing 2 Ft. Contour
- ~ - Denotes Existing 10 Ft. Contour
- △ - Denotes Restricted Access to be dedicated to the City of Ramsey



### PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 10 feet in width, and adjoining side lot lines, right of way lines, and rear lot lines unless otherwise shown on this plat.

CALL BEFORE YOU DIG

Know what's below.  
Call before you dig.

**Carlson McCain**  
ENVIRONMENTAL ENGINEERING SURVEYING  
3890 Pheasant Ridge Drive NE,  
Suite 100, Blaine, MN 55449  
Phone: 763-489-7900 Fax: 763-489-7959

**SKETCH PLAN**

**LAVERN ESTATES**  
Ramsey, Minnesota

**YOU WISH YOU HAD THIS LAND L.L.C.**  
2520 Coon Rapids Blvd, Suite 100  
Coon Rapids, MN 55433

**REVISIONS**

1.	8/25/17- City Comments
2.	
3.	
4.	
5.	
6.	

DRAWN BY: JAB  
ISSUE DATE: 10/3/2016  
FILE NO: 1160

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