

# PRELIMINARY PLAT

~of~ **BROOK HALL**  
~for~ **Trott Brook Church**

City of Ramsey  
County of Anoka  
Sec. 3; Twp. 32, Rng. 25



## LEGAL DESCRIPTION

The Southwest Quarter THE Southeast Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.  
EXCEPT  
That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 32, Range 25 in Anoka County, Minnesota, described as follows:  
Commencing at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence North (assumed bearing) on the West line of said Southwest Quarter of the Southeast Quarter a distance of 678.76 feet; thence North 77 degrees 26 minutes East at a distance of 181.32 feet; thence North 85 degrees 56 minutes East a distance of 320 feet; thence South 4 degrees 04 minutes East a distance of 198 feet; thence South 85 degrees 56 minutes West a distance of 320 feet; thence North 4 degrees 04 minutes West a distance of 16.68 feet to the point of beginning;

## PROPERTY OWNERS

Ronald E. Hunt and Judith A. Hunt 17455 Nowthen Blvd, NW Ramsey, MN 55303 Parcel ID: 03-32-25-43-0001	Trott Brook Hall 17325 and 17301 Nowthen Blvd, NW Ramsey, MN 55303 Parcel ID: 03-32-25-43-0003 and Parcel ID: 03-32-25-43-0002
--	---

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ◆ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- ⊠ DENOTES AIR CONDITIONING UNIT
- ⊙ DENOTES BOLLARD
- ⊞ DENOTES CABLE PEDESTAL
- ⊞ DENOTES ELECTRICAL BOX
- ⊞ DENOTES EXISTING SPOT ELEVATION
- ⊞ DENOTES FIBER OPTIC BOX
- ⊞ DENOTES GAS METER
- ⊞ DENOTES GUY WIRE
- ⊞ DENOTES POWER POLE
- ⊞ DENOTES SANITARY SEWER MANHOLE
- ⊞ DENOTES SIGN
- ⊞ DENOTES SOIL BORING, (BY OTHERS)
- ⊞ DENOTES STORM SEWER APRON
- ⊞ DENOTES STORM SEWER MANHOLE
- ⊞ DENOTES TELEPHONE PEDESTAL
- ⊞ DENOTES TELEPHONE MANHOLE
- ⊞ DENOTES UTILITY BOX
- ⊞ DENOTES WATER SHUT OFF
- ⊞ DENOTES WATER VALVE
- ⊞ DENOTES WELL
- ⊞ DENOTES WET LAND
- ⊞ DENOTES WOVEN WIRE FENCE
- ⊞ DENOTES WOOD FENCE
- ⊞ DENOTES LIDAR CONTOURS
- ⊞ DENOTES TREE LINE
- ⊞ DENOTES RESTRICTED ACCESS
- ⊞ DENOTES OVERHEAD WIRE
- ⊞ DENOTES BUILDING SETBACK LINE
- ⊞ DENOTES BITUMINOUS SURFACE
- ⊞ DENOTES CONCRETE SURFACE
- ⊞ DENOTES GRAVEL SURFACE

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 03/14/17.
- Bearings shown are on Anoka County coordinates.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Contours are LIDAR and field spot verified for accuracy.
- Location of County Ditch No. 27 is an approximation using geo-referenced satellite photo, contour data and spot checked with field data.
- Site Plan information is provided by others.

## BENCHMARK

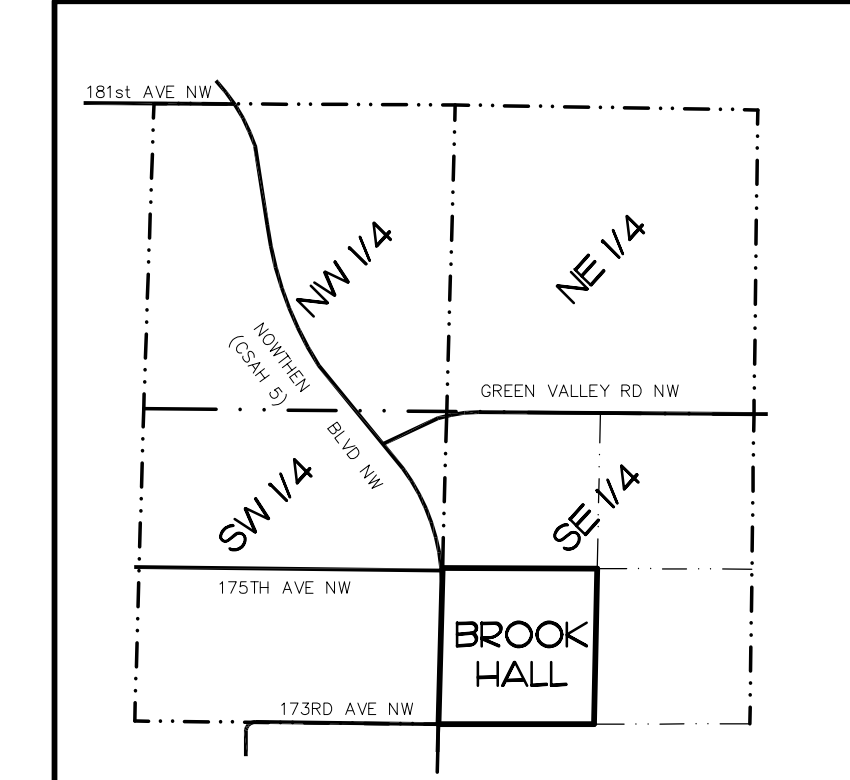
ANOKA COUNTY BENCHMARK NO. 3078  
ELEVATION 867.97 (NAVD88)

## AREAS

TOTAL PARCEL: 40.42 ACRES  
LOT 1: 3.71 ACRES  
LOT 2: 36.10 ACRES  
DEDICATION: 0.61 ACRES

## VICINITY MAP

SEC. 3, TWP. 32, RNG. 25



ANOKA COUNTY, MINNESOTA  
(NO SCALE)

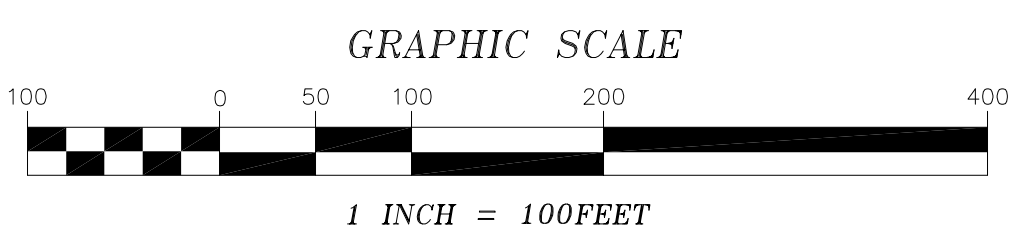
## STREET

BEING 10 FEET IN WIDTH  
ADJOINING SIDE AND REAR LOT  
LINES AND 20 FEET IN WIDTH  
ADJOINING ROADWAY LINES  
UNLESS OTHERWISE SHOWN ON  
THIS PLAT

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

*Jason E. Rud*  
JASON E. RUD  
Date: 04/05/17 License No. 41578

**E. G. RUD & SONS, INC.**  
EST. 1977  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701  
www.egrud.com



NORTH

JOB NO: 16753	DATE: 04/05/17	SCANNED <input type="checkbox"/>
REVISIONS	DRAWN BY: JSE	CHECK BY: JER
1		
2		
3		
NO. DATE	DESCRIPTION	BY