

# SKETCH PLAN

~of~ DAVIS FARMS ADDITION  
~for~ Davis Farms, LLC

## PROPERTY OWNERS

Eric and Karla Thomson  
6210 Green Valley Road NW,  
Ramsey MN 55303  
Parcel ID: 02-32-25-32-0003

Davis Farms, LLC  
6560 Green Valley Road NW,  
Ramsey, MN 55303  
Parcel ID: 03-32-25-41-0004

## PRESENT ZONING

PID: 02-32-25-32-0003 is R-1 MUSA  
PID: 03-32-25-41-0004 is R-1 MUSA

## BENCHMARK

ANKOKA COUNTY BENCHMARK NO. 3078  
ELEVATION 867.97 (NAVD88)

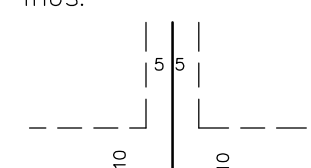
## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET MARKED RLS# 41578
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- ⊕ DENOTES EXISTING SPOT ELEVATION
- ⊕ DENOTES FIBER OPTIC BOX
- ⊕ DENOTES GAS METER
- ⊕ DENOTES GAS VALVE
- ⊕ DENOTES GUY WIRE
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES STORM SEWER APRON
- ⊕ DENOTES WELL
- ⊕ DENOTES WET LAND
- ⊕ DENOTES WIRE FENCE
- ⊕ DENOTES LIDAR CONTOURS
- ⊕ DENOTES OVERHEAD WIRE
- ⊕ DENOTES BITUMINOUS SURFACE
- ⊕ DENOTES CONCRETE SURFACE
- ⊕ DENOTES GRAVEL SURFACE
- ⊕ DENOTES ADJACENT PARCEL DATA (PER ANOKA COUNTY TAX RECORDS)

## AREAS

TOTAL PARCEL: 80.14 ACRES  
LOT 1: 64.37 ACRES  
LOT 2: 12.00 ACRES  
CSAH 63 ROAD DEDICATION: 3.77 ACRES

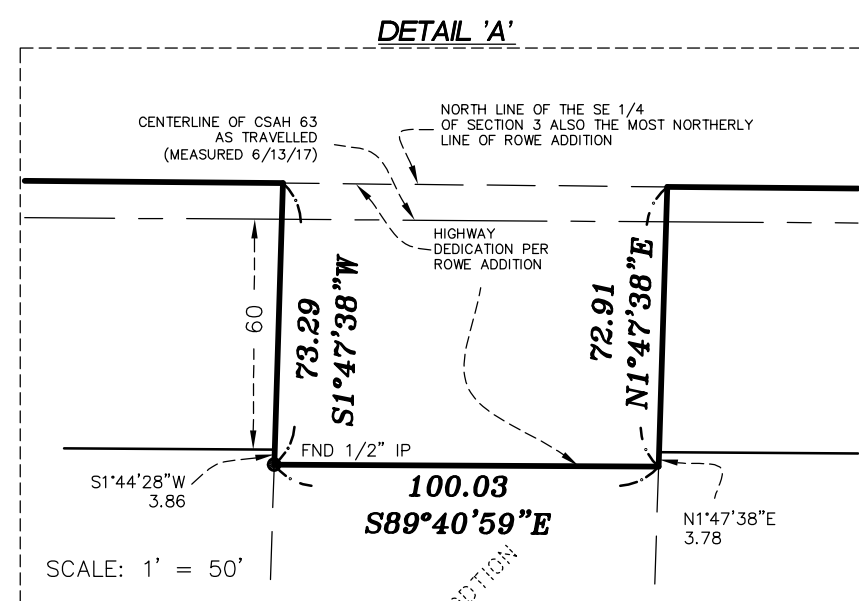
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THIS:



## STREET

BEING 5 FEET IN WIDTH ADJOINING SIDE AND REAR LOT LINES AND 10 FEET IN WIDTH ADJOINING ROADWAY LINES UNLESS OTHERWISE SHOWN ON THIS PLAT

NORTH



## LEGAL DESCRIPTION

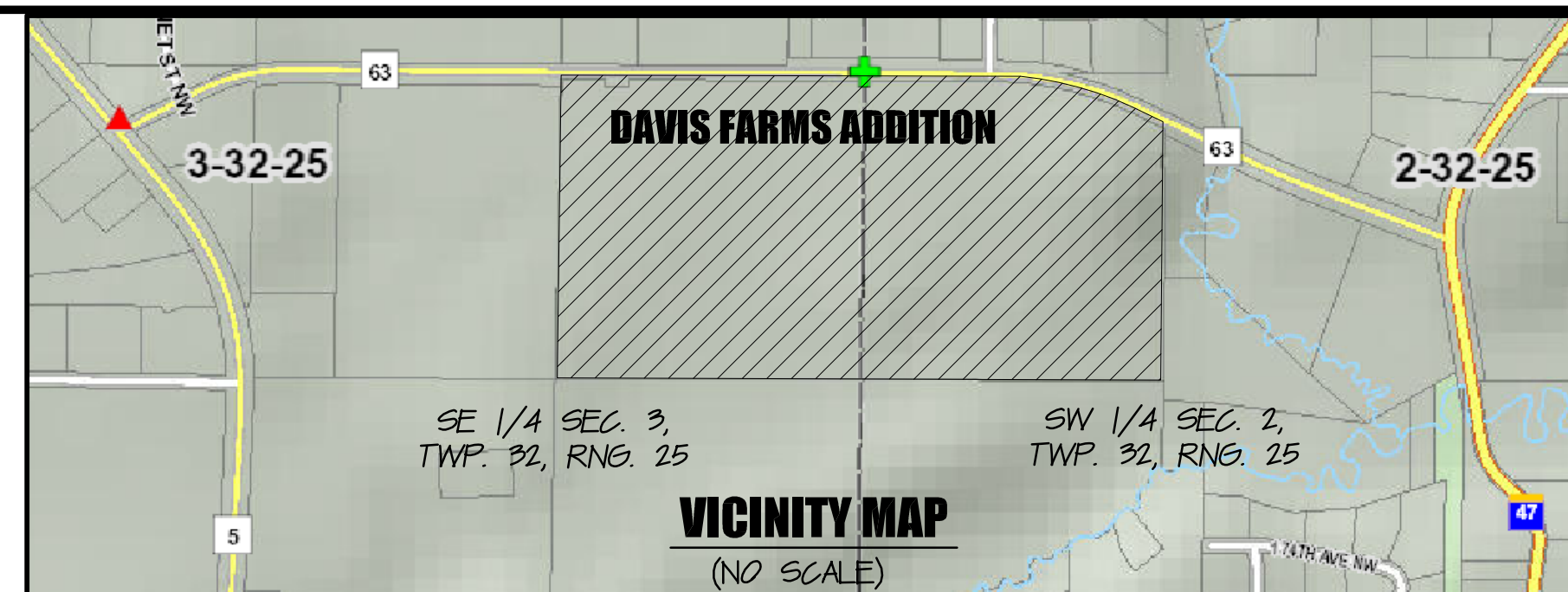
PID: 03-32-25-41-0004  
Lot 1 Block 1 ROWE ADDITION, Anoka County, Minnesota.

and

The Northeast Quarter of the Southeast Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota,  
EXCEPT  
That part platted as ROWE ADDITION, Anoka County, Minnesota.

PID: 02-32-25-32-0003

That part of the Northwest Quarter of the Southwest Quarter of Section 2, Township 32, Range 25, Anoka County, Minnesota,  
lying southwesterly of the centerline of County State Aid Highway Number 63,  
EXCEPT  
That part platted as FALCONERS RIDGE, Anoka County Minnesota and except roadway.



## NOTES

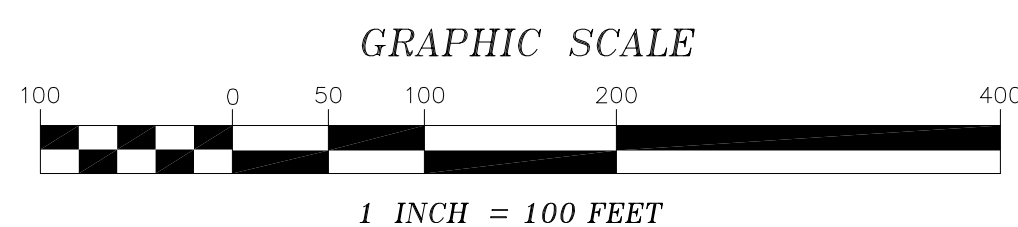
- Field survey was completed by E.G. Rud and Sons, Inc. on 06/13/17.
- Bearings shown are on Anoka County coordinates.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Contours are LIDAR and field spot verified for accuracy.
- Site Plan Information is provided by others.

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  
Date: 6/23/17 License No. 41578

JOB NO: 17475PP	DATE: 06/23/17	SCANNED <input type="checkbox"/>	
REVISIONS	DRAWN BY: JSE	CHECK BY: JER	
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

**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



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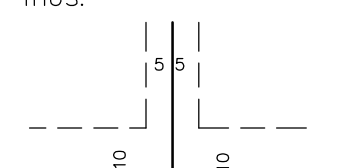
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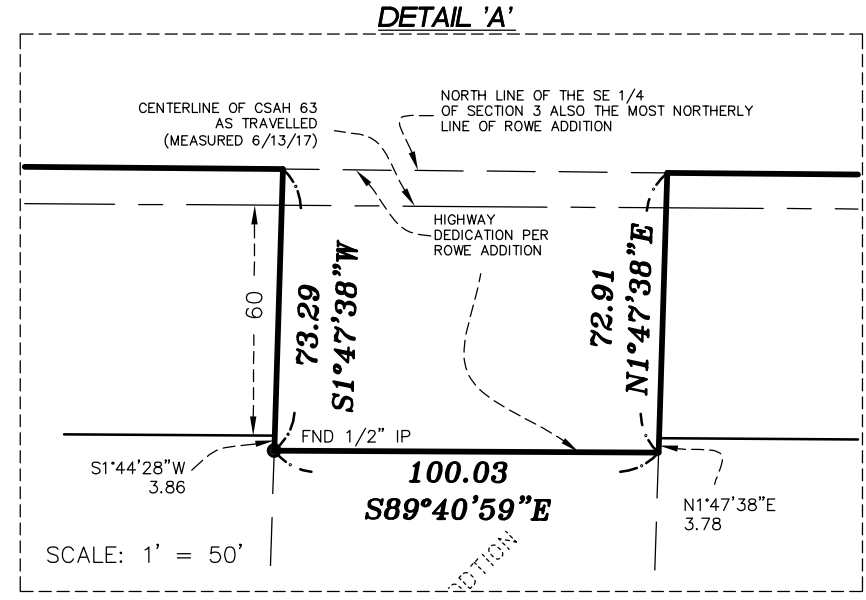
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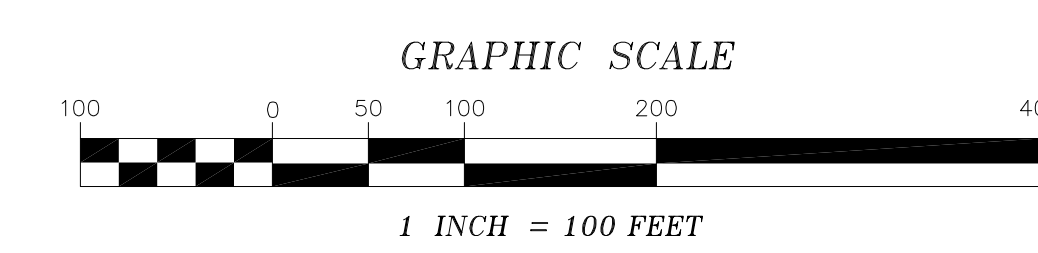
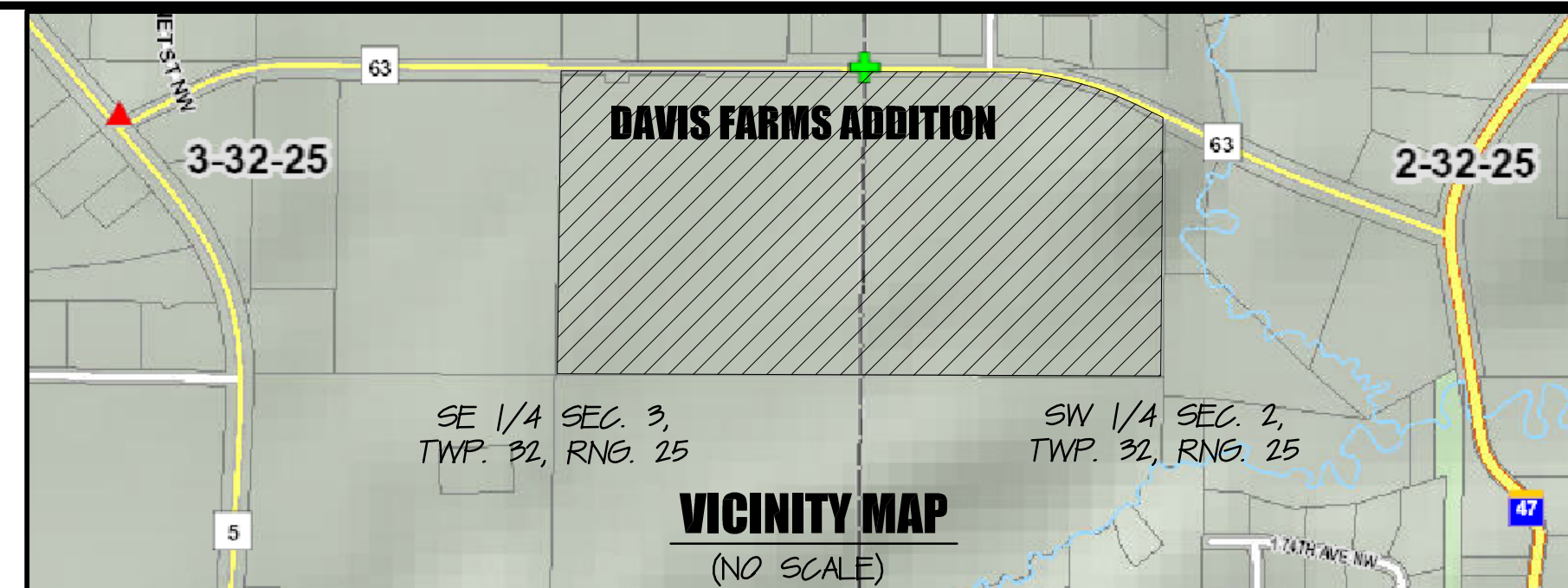
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