

SKETCH PLAN

ACE ADDITION

EXISTING LEGAL DESCRIPTION

PARCEL 1

That part of the North Half of the Northeast Quarter, Section 34, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the northeast corner of said North Half of the Northeast Quarter, thence on an assumed bearing of South 00 degrees 55 minutes 06 seconds East, along the east line of said North Half of the Northeast Quarter, a distance of 1321.75 feet to the northeast corner of Government Lot 4 in said Section 34; thence South 89 degrees 36 minutes 21 seconds West a distance of 1623.71 feet to the intersection with a line marked by judicial land marks set pursuant to Torrens Case No. T-2694; thence North 00 degrees 42 minutes 25 seconds West, along said line and its northerly extension, a distance of 379.88 feet to the intersection with the northerly railroad right-of-way line of the Burlington Northern, Inc., formerly Burlington Northern Railroad Company, said point of intersection being marked by a judicial landmark set pursuant to Torrens Case No. C7-89-6899; thence continue North 00 degrees 42 minutes 25 seconds West, along a line between the last described point of intersection and the southwest corner of Lot 1, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2, a distance of 87.58 feet to the point of intersection with a line lying 80.00 feet northerly of, as measured at right angles, and parallel with said northerly railroad right-of-way line of the Burlington Northern Inc., as marked by judicial land marks set pursuant to said Torrens Case No. C7-89-6899, said point being the actual point of beginning of the land to be described; thence South 66 degrees 41 minutes 37 seconds East, along the southeasterly extension of said parallel line a distance of 673.50 feet to a point 50.20 feet westerly of the most westerly line of Outlot A, FERRUM SECOND ADDITION, as measured along said parallel line; thence North 58 degrees 21 minutes 20 seconds East a distance of 31.46 feet; thence North 13 degrees 21 minutes 20 seconds East a distance of 51.00 feet; thence northerly 27.01 feet, more or less, along a tangential curve concave to the west having a radius of 712.00 feet and a central angle of 02 degrees 10 minutes 25 seconds, more or less, to the point of intersection of said most westerly line of Outlot A, FERRUM SECOND ADDITION, said point being hereinafter referred to as Point "A"; thence North 00 degrees 55 minutes 06 seconds West, along said most westerly line of Outlot A, a distance of 463.49 feet to the point of intersection with the southeasterly extension of the southeasterly line of Lot 1, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2; thence North 66 degrees 43 minutes 30 seconds West, along the southwesterly line of said Lot 1, Block 4, and said southeasterly extension thereof, a distance of 721.19 feet to the southwest corner of said Lot 1, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2; thence South 00 degrees 42 minutes 25 seconds East a distance of 574.50 feet to said point of beginning.

(Said tract is also known as Lot 2, AUDITOR'S SUBDIVISION NUMBER 30)

And,

That part of Outlot A, FERRUM SECOND ADDITION, Anoka County, Minnesota described as follows:

Beginning at said Point "A" described above; thence North 00 degrees 55 minutes 06 seconds West along said most westerly line of Outlot A, FERRUM SECOND ADDITION, a distance of 463.49 feet to said point of intersection with the southeasterly extension of the southwesterly line of Lot 1, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2; thence South 66 degrees 43 minutes 30 seconds East along said southeasterly extension a distance of 17.55 feet to the point of intersection with a line 66.00 feet westerly of, as measured at right angles, and parallel with the east line of said Outlot A; thence South 00 degrees 55 minutes 06 seconds East along said parallel line a distance of 306.53 feet; thence Southerly 151.24 feet, more or less, along a tangential curve concave to the west having a radius of 712.00 feet and a central angle of 12 degrees 10 minutes 13 seconds, more or less, to the point of beginning.

PARCEL 2

Lot 1, Block 1, GATEWAY NORTH INDUSTRIAL PARK PLAT 2;

(BEING TORRENS PROPERTY)

PROPOSED LEGAL DESCRIPTION

LOT 1, BLOCK 1, ACE ADDITION, CITY OF RAMSEY,
ANOKA COUNTY MN.

CURRENT ZONING

PARCEL 1 - E-2
PARCEL 2 - E-1

PROPOSED ZONING

LOT 1, BLOCK 1, ACE ADDITION - E-2

CURRENT ADDRESSES

6601 MCKINLEY STREET NW, RAMSEY, MINNESOTA 55418.
14050 BASALT ST. WEST, RAMSEY, MINNESOTA 55418.

AREAS

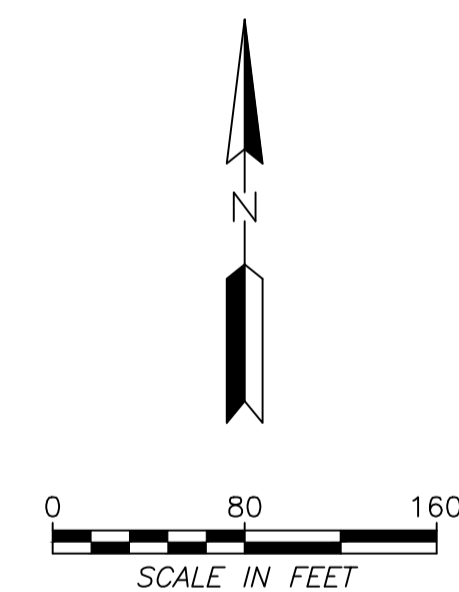
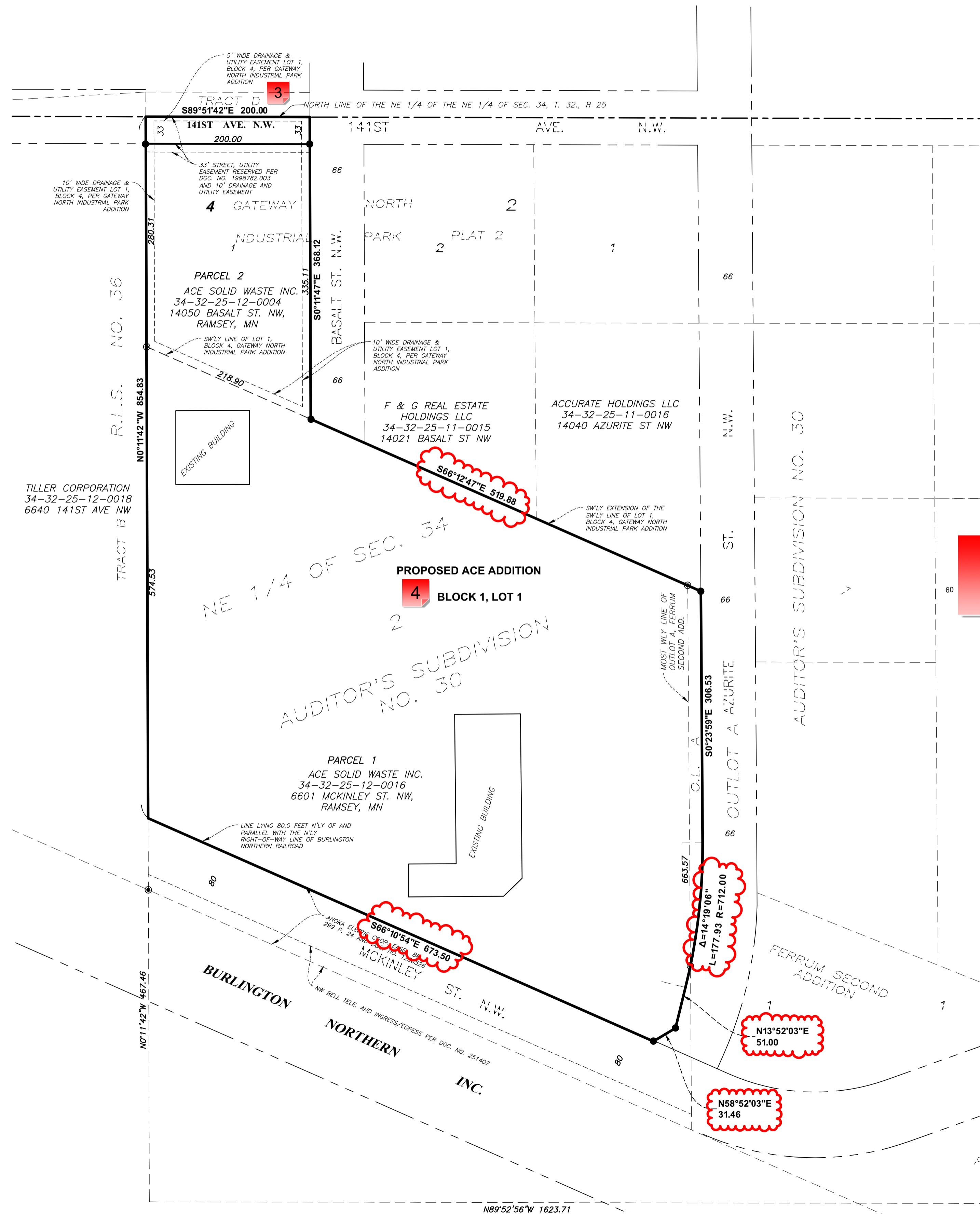
PARCEL 1 AREA = 384,219 S.F. OR 8.820 ACRES
PARCEL 2 AREA = 64,842 S.F. OR 1.626 ACRES
TOTAL AREA TO BE PLATTED = 449,061 S.F. OR 10.309 ±
AREA OF 141ST AVE. WEST PROPOSED TO BE DEDICATED = 6,600 S.F.

OWNER / SUBDIVIDER

ACE SOLID WASTE, INC.
CONTACT-GEOFF STRACT
251 STARKEY STREET
ST. PAUL, MN 55107


SURVEYOR/DESIGNER

WENCK ASSOCIATES
GARY J. BJORKLUND LS
1800 PIONEER CENTER
MAPLE PLAIN, MN 55359



Bearings are based on Anoka County Coordinate System

- LEGEND**
- SET MONUMENT
 - FOUND MONUMENT
 - ⊙ FOUND JUDICIAL LAND MARK

 <p>Responsive partner. Exceptional outcomes.</p> <p>1800 PIONEER CTR MAPLE PLAIN, MN 55359 Ph: 763-479-4200 Fax:</p>	<p>CLIENT NAME ACE SOLID WASTE, INC. 6601 MCKINLEY STREET NW, RAMSEY, MINNESOTA 55418</p>	PROJECT TITLE SKETCH PLAN	
		<p>DWN BY: GJB CHK'D: CNA</p>	<p>APP'D: XXX</p>
<p>PROJECT NO. 3053-0102</p>		<p>SHEET NO. 1 OF 1</p>	

Plot Date & Time: 3 January 2018 5:59 PM
 C:\Users\bjorklun\OneDrive\Documents\3053-0102_skrp1.dwg

1 - No Comment

Created by: Len Linton
On: 01/22/2018 04:13 PM

Engineering does not have any comments on this proposed lot combination. We will have comments when a site plan comes forward.

----- 0 Replies -----

2 - Legal Description

Created by: Chris Anderson
On: 01/24/2018 12:19 PM

Check all degrees, minutes, seconds descriptions as they don't appear to match those within the existing legal descriptions.

----- 0 Replies -----

3 - Easements to be Vacated

Created by: Chris Anderson
On: 01/24/2018 12:33 PM

All underlying drainage and utility easements should be vacated and then rededicated, where needed, with the Final Plat. The street easement should also be vacated. Area should be dedicated as Right of Way with Final Plat.

Application and fee should be submitted and this can be processed concurrently with the Zoning Amendment and Plat.

----- 0 Replies -----

4 - Dedicate Drainage and Utility Easements

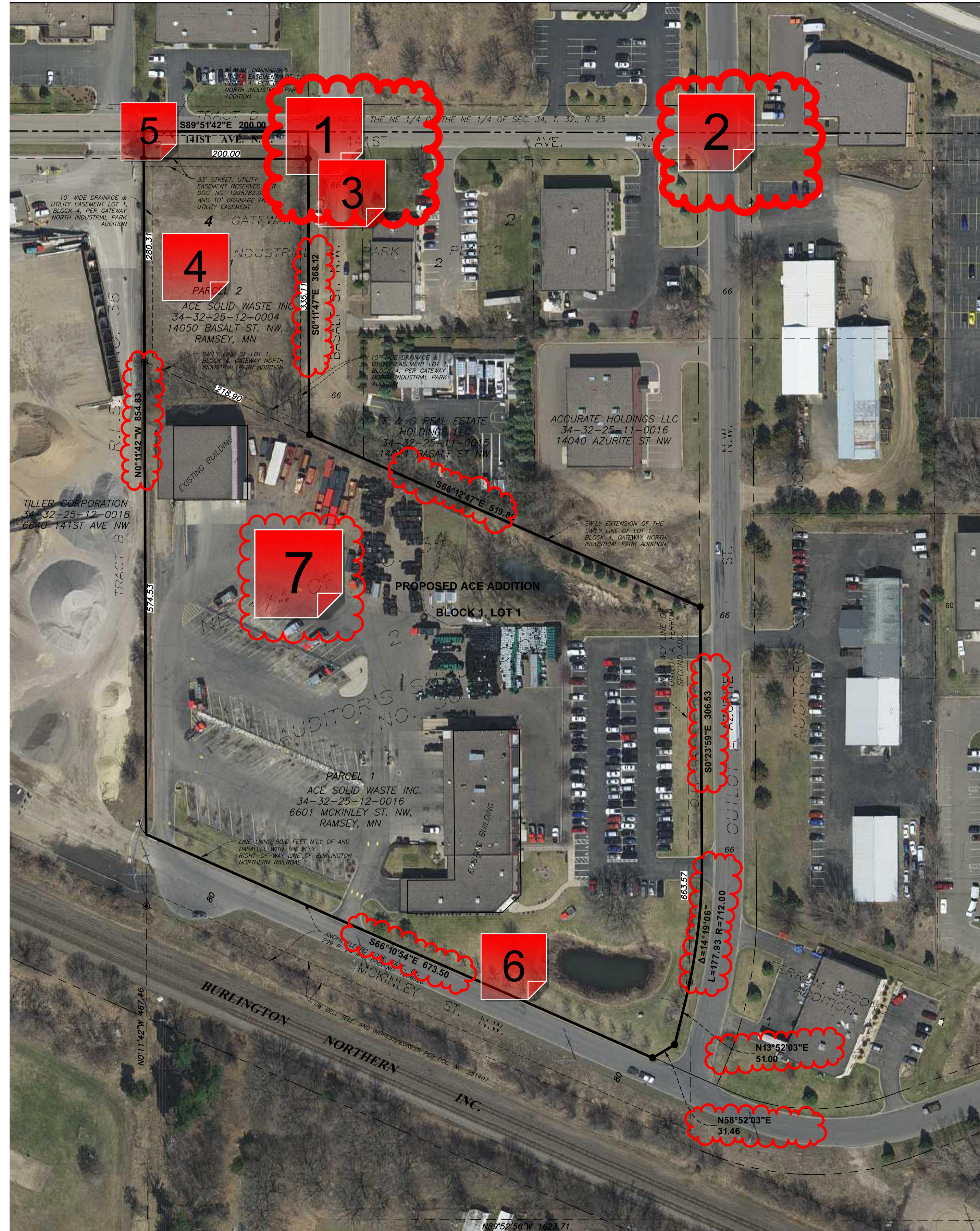
Created by: Chris Anderson
On: 01/24/2018 12:36 PM

The newly created lot shall have drainage and utility easements dedicated to the public as part of the Final Plat. Easements adjacent to right of way and unplatted areas shall be ten (10) feet in width. The existing stormwater ponds may also need to be encumbered with easement extending at least 16.5 feet beyond edge. Input from the Engineering Department is needed on this aspect.

----- 0 Replies -----

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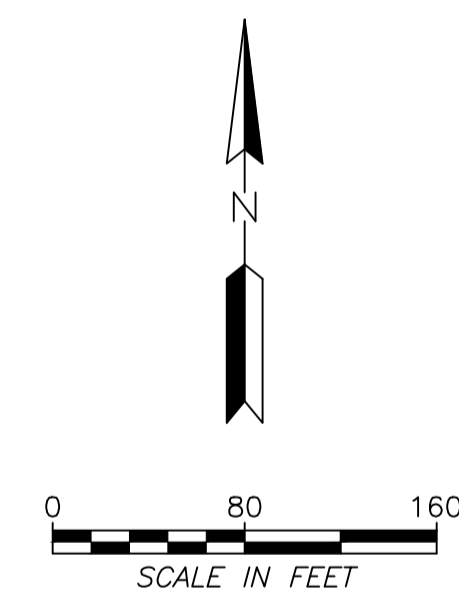
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		SKETCH PLAN	
DWN BY: GJB CHK'D: CNA PROJECT NO.: 3053-0102	APP'D: XXX SHEET NO.: 1 OF 1	DWG DATE: 03-JAN-2018 SCALE: 1" = 80"	

1 - Changemark #01

Created by: Tim Frankfurth
On: 01/05/2018 09:30 AM

May want to look at the possibility of stop signs at the intersection if more trucks will be entering/exiting the business on Basalt ST.

----- 0 Replies -----

2 - Changemark #02

Created by: Tim Frankfurth
On: 01/05/2018 09:32 AM

May want to look at possible stop signs at this intersection if there is going to be increased traffic to/from the business.

----- 0 Replies -----

3 - Road Condition

Created by: Chris Anderson
On: 01/24/2018 04:36 PM

No access points will be permitted on Basalt Street without pavement and curb/gutter per City Code standards.

----- 0 Replies -----

4 - Drainage and Utility Easements

Created by: Chris Anderson
On: 01/24/2018 04:38 PM

All underlying drainage and utility easements should be vacated and the dedicate new easements, per city code, with the Final Plat. Easements shall be ten (10) feet in width adjacent to right of way and unplatted lands. Easement may be required over both stormwater ponds as well, but input from the Engineering Department is needed on this aspect.

----- 0 Replies -----

5 - Street Easement

Created by: Chris Anderson
On: 01/24/2018 04:39 PM

Street Easement should be vacated and this should be dedicated to the public as right of way with the Final Plat.

----- 0 Replies -----

6 - Easement

Created by: Chris Anderson
On: 01/24/2018 04:40 PM

This stormwater pond/wetland shall be encumbered with drainage and utility easement that extends at least 16.5 feet beyond its edge.

----- 0 Replies -----

7 - Degrees Minutes Seconds

Created by: Chris Anderson
On: 01/24/2018 04:42 PM

These don't seem to match the legal description. Review and update where necessary all bearings.

----- 0 Replies -----