

Final Plat of Homestead Road Subdivision

17917 Highway 7
Minnetonka, Minnesota 55345
Phone (952) 474-7964
Web: www.advsur.com

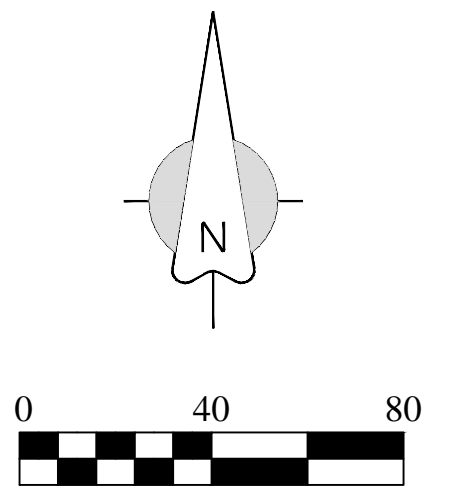
I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas M. Bloom
Thomas M. Bloom

42379
LICENSE NO.

OCTOBER 18, 2016
DATE:

DRAWING ORIENTATION & SCALE



JOB NAME / JOB ADDRESS

HOMESTEAD ROAD

7131 166TH AVE. NW
RAMSEY

OWNER NAME / ADDRESS

CTW GROUP INC.

5402 PARKDALE DR.
SUITE 101
MINNEAPOLIS, MN
55416

LEGEND

- = CATCH BASIN
- = FIRE HYDRANT
- = POWER POLE
- = MANHOLE
- = TELEPHONE PED.
- = ELEC. TRANSFORMER
- = WELL
- = GATE VALVE
- = LIGHT POLE
- = FENCE LINE
- = SS = SANITARY SEWER LINE
- = W = WATER LINE
- = G = GAS LINE
- = ST = STORM DRAIN LINE
- = E = OVERHEAD UTILITY LINE

PRELIMINARY PLAT NOTES:

1. SQUARE FOOTAGE CALCULATION:
- ENTIRE SITE = 351,393 SQ. FT. (8.1 ACRES)
- LOT 1 = 147,143 SQ. FT. (3.4 ACRES)
- LOT 2 = 102,790 SQ. FT. (2.4 ACRES)
- LOT 3 = 77,394 SQ. FT. (1.8 ACRES)
- DEDICATED RIGHT OF WAY = 24,037 SQ. FT. (0.6 ACRES)
2. THE ZONING INFORMATION FOR THIS PROJECT IS R-1 MUSA.

NET DENSITY INFORMATION

TOTAL NUMBER OF LOTS = 3
TOTAL AREA = 351,393 SF
WETLAND AREA = 218,066 SF
NET AREA = 133,327 SF
NET DENSITY =
133,327 / 3 = 44,442 SF OR 1.02 ACRES

DATE	REVISION DESCRIPTION
10/18/16	UPDATE PER CITY COMMENTS
11/18/16	CHANGE POSS. FUTURE HOUSE ON LOT 3
03/02/17	UPDATE PER CITY COMMENTS
05/01/17	UPDATE PER CITY COMMENTS
06/28/17	UPDATE PER CITY COMMENTS
08/08/17	UPDATE PER CITY COMMENTS

DATE SURVEYED: AUGUST 24, 2016

DATE DRAFTED: OCTOBER 18, 2016

SHEET TITLE

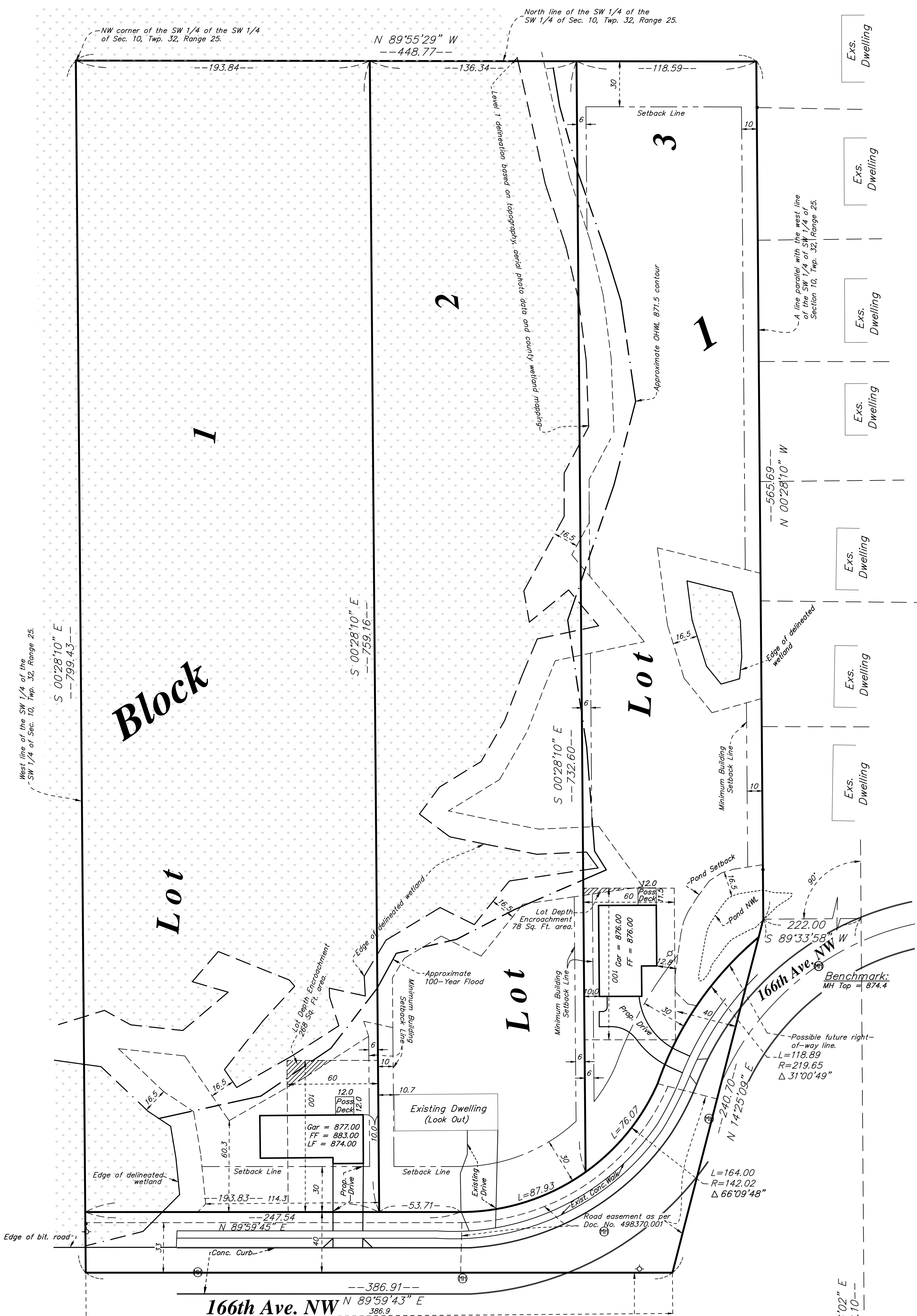
FINAL PLAT

DRAWING NUMBER

160806 TB
REV 6-28

SHEET NUMBER

S1



LEGAL DESCRIPTION:

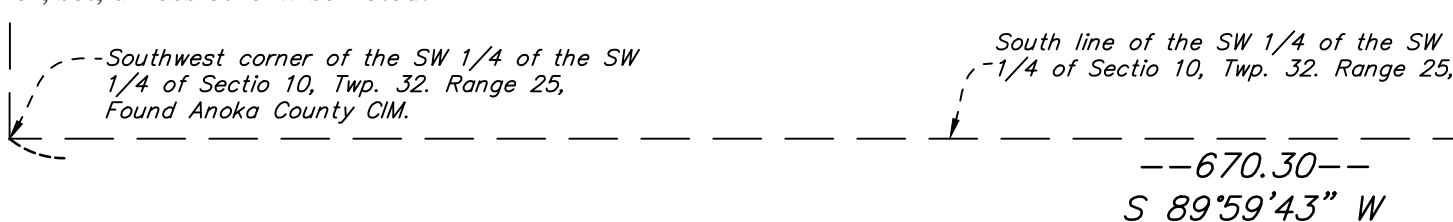
That part of the Southwest Quarter of the Southwest Quarter, Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows:
Commencing at a point in the south line of said Southwest Quarter of the Southwest Quarter distant 670.30 feet east of the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence North, parallel with the east line of said Southwest Quarter of the Southwest Quarter a distance of 758.10 feet; thence at a right angle West a distance of 222.00 feet, to the actual point of beginning of the tract of land to be described; thence northerly, parallel with the west line of said Southwest Quarter of the Southwest Quarter, a distance of 565.92 feet to the north line of said Southwest Quarter of the Southwest Quarter; thence westerly along the north line of said Southwest Quarter of the Southwest Quarter a distance of 448.32 feet to the northwest corner of said Southwest Quarter of the Southwest Quarter; thence southerly along the west line of said Southwest Quarter of the Southwest Quarter a distance of 799.89 feet to the intersection with the north line of the south 523.30 feet of said Southwest Quarter of the Southwest Quarter; thence East, along said north line of the south 523.30 feet, a distance of 386.90 feet to the northeast corner of the west 386.90 feet of the said south 523.30 feet of the Southwest Quarter of the Southwest Quarter; thence northeasterly 240.62 feet, to the actual point of beginning.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Showing contours via the Anoka County GIS map.
5. While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

STANDARD SYMBOLS & CONVENTIONS:

● = Denotes iron survey marker, set, unless otherwise noted.



* = Information as per record plans supplied to us.