

- LEGEND**
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
 - DENOTES IRON MONUMENT FOUND AS LABELED
 - DENOTES IRON MONUMENT SET, MARKED RLS# 41578 TO BE SET.
 - ▣ DENOTES CABLE PEDESTAL
 - ▤ DENOTES ELECTRICAL BOX
 - ▥ DENOTES EXISTING SPOT ELEVATION
 - ▧ DENOTES GAS METER
 - ▨ DENOTES GUY WIRE
 - ▩ DENOTES POWER POLE
 - DENOTES STORM SEWER APRON
 - DENOTES WELL
 - ▬ DENOTES EXISTING CONTOURS
 - ▭ DENOTES LIDAR CONTOURS
 - ▮ DENOTES TREE LINE
 - ▯ DENOTES OVERHEAD WIRE
 - ▰ DENOTES BUILDING SETBACK LINE
 - ▱ DENOTES BITUMINOUS SURFACE
 - ▲ DENOTES CONCRETE SURFACE
 - △ DENOTES GRAVEL SURFACE
 - ▴ DENOTES SOIL BORING (BY TRADEWELL SOIL TESTING)
 - ▵ DENOTES RECORD VALUES PER THE PLAT OF RUM RIVER HILLS
 - ▾ DENOTES RECORD VALUES PER THE PROPERTY AT THE TIME OF ANOKA COUNTY DOC. NO. 1999495.004
 - ▿ DENOTES RIGHT OF ACCESS TO BE DEDICATED TO THE STATE OF MINNESOTA.

- ZONING AND SETBACKS**
- CURRENT ZONING: R-1 RURAL DEVELOPING (OUTSIDE MUSA)
- R-1 RESIDENTIAL NON-MUSA SETBACKS & DEVELOPMENT REQUIREMENTS
- FRONT YARD SETBACK: 40 FEET
 - SIDE YARD SETBACK: 10 FEET
 - REAR YARD SETBACK: 40 FEET
 - MAJOR MINOR ARTERIAL SETBACK: 60 FEET FROM CENTERLINE PLUS APPLICABLE SETBACK.
 - SERVICE ROAD SETBACK: 30 FEET
 - WETLAND/STORMWATER PONDS: 16.5 FEET
 - MAXIMUM BUILDING HEIGHT: 35 FEET (MEAN GABLE LEVEL TO MEAN GABLE HEIGHT)
 - MAXIMUM BUILDING LOT COVERAGE: 35%
 - MINIMUM LOT SIZE: *2.5 ACRES
 - MINIMUM LOT WIDTH: 200 FEET
 - * VARIANCE REQUIRED FOR LOT AREA.

BENCHMARK

MINDOT STATION NAME 0206 J
ELEVATION = 880.22 (NAVD88)

- NOTES**
- Field survey was completed by E.G. Rud and Sons, Inc. on 02/14/19.
 - Address of the surveyed premises: 16950 Neon Street N.W., Ramsey, MN 55303
 - Bearings shown are on Anoka County Coordinate System.
 - Fee ownership is vested in Jill M. Arnold.
 - Parcel ID Number: 11-32-25-13-0002.
 - 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.
 - Due to field work being completed during the winter season there may be snow and ice conditions characteristic of Minnesota winters.
 - Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
 - According to Flood Insurance Rate Map Community No. 27003C Panel No. 0170 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.
 - Iron monuments to be set, once city approval has been obtained.

AREA COMPUTATIONS

TOTAL SITE AREA: 4.07 ACRES

AREA OF LOTS: 0.96 ACRES

PROPOSED & EXISTING RIGHT OF WAY: 3.16 ACRES

UPLAND AREA (EXCLUDES R/W & WETLAND): 0.49 UNITS/ACRE

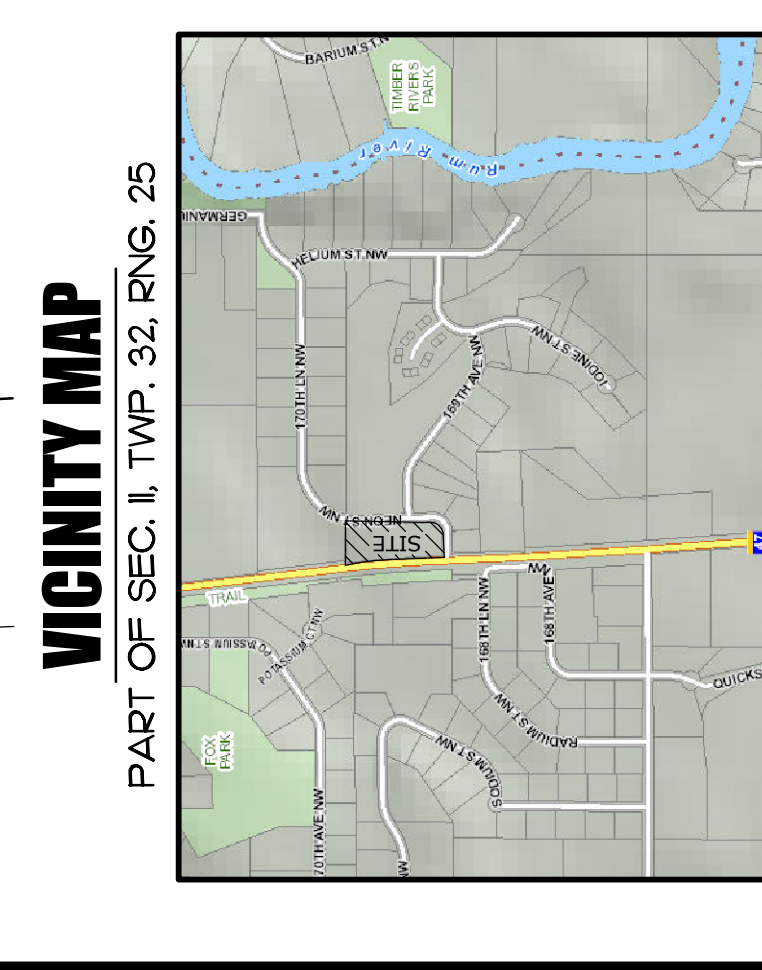
GROSS DENSITY: 0.49 UNITS/ACRE

NET UPLAND DENSITY: 0.63 UNITS/ACRE

PROPERTY DESCRIPTION

[PER QUIT CLAIM DEED ANOKA COUNTY DOC. NO. 1999495.004.]

That part of the South Half of the Northeast Quarter of Section 11, Township 32, Range 25, described as commencing at the point of intersection of the South line of said Northeast Quarter with the centerline of State Trunk Highway No. 47, said point being distant 2076.03 feet on said South line bearing South 89 degrees, 32 minutes, 08 seconds West from the Southeast corner of said Northeast Quarter; thence North 2 degrees, 55 minutes, 43 seconds West on said centerline of State Trunk Highway No. 47 a distance of 33.03 feet to the actual point of beginning of the land to be described; thence North 89 degrees, 32 minutes, 08 seconds East 200 feet; thence to the Northwest bearing a radius of 95.79 feet and a central angle of 92 degrees, 27 minutes 51 seconds; thence North 2 degrees, 55 minutes, 43 seconds West 485.79 feet; thence Northeastly along a tangential curve, concave to the East having a radius of 383.21 feet for an arc distance of 98.58 feet more or less to the South line of BROOK VIEW ESTATES; thence Westerly along said South line of BROOK VIEW ESTATES to the centerline of said Trunk Highway No. 47; thence Southerly along said centerline to the point of beginning. EXCEPTING therefrom the East 33 feet, the South 33 feet and the Southeastery 33 feet and situate in Anoka County, Minnesota.



HAUCK ADDITION
CITY OF RAMSEY, MN
SKETCH PLAN

PREPARED FOR: JILL HAUCK

SHEET
V.000

ANOKA COUNTY, MINNESOTA
(NO SCALE)

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

DRAWN BY: JEN	JOB NO.: 18931PP	DATE: 02-19-19
CHECK BY: JEN	SCANNED	
1	04-01-19	Per City Comments
2		
3		
4		
5		
NO.	DATE	DESCRIPTION
		BY