

COUNTRYSIDE
BLOCK 9
ESTATES

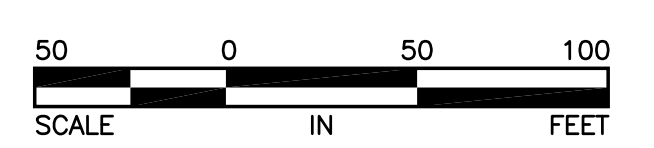
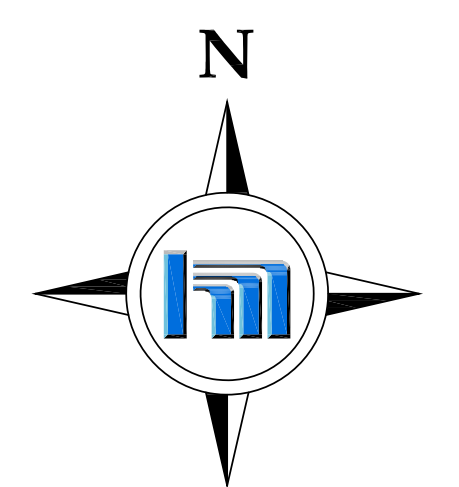
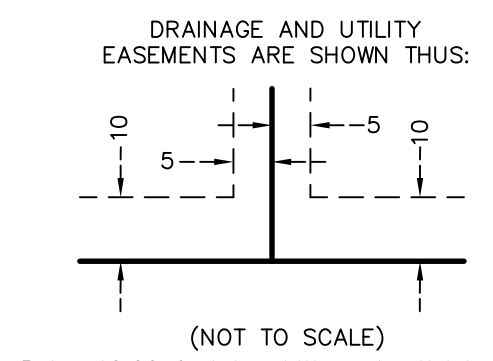
DESCRIPTION OF PROPERTY TO BE PLATTED:
PID NO. 07-32-25-12-0008-(PER DOC. NO. 2071285.010)

The Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 32, Range 25, except the East 100 feet of the South 1/2 thereof, together with the West 100 feet of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 32, Range 25, Anoka County, Minnesota.

NOTES:

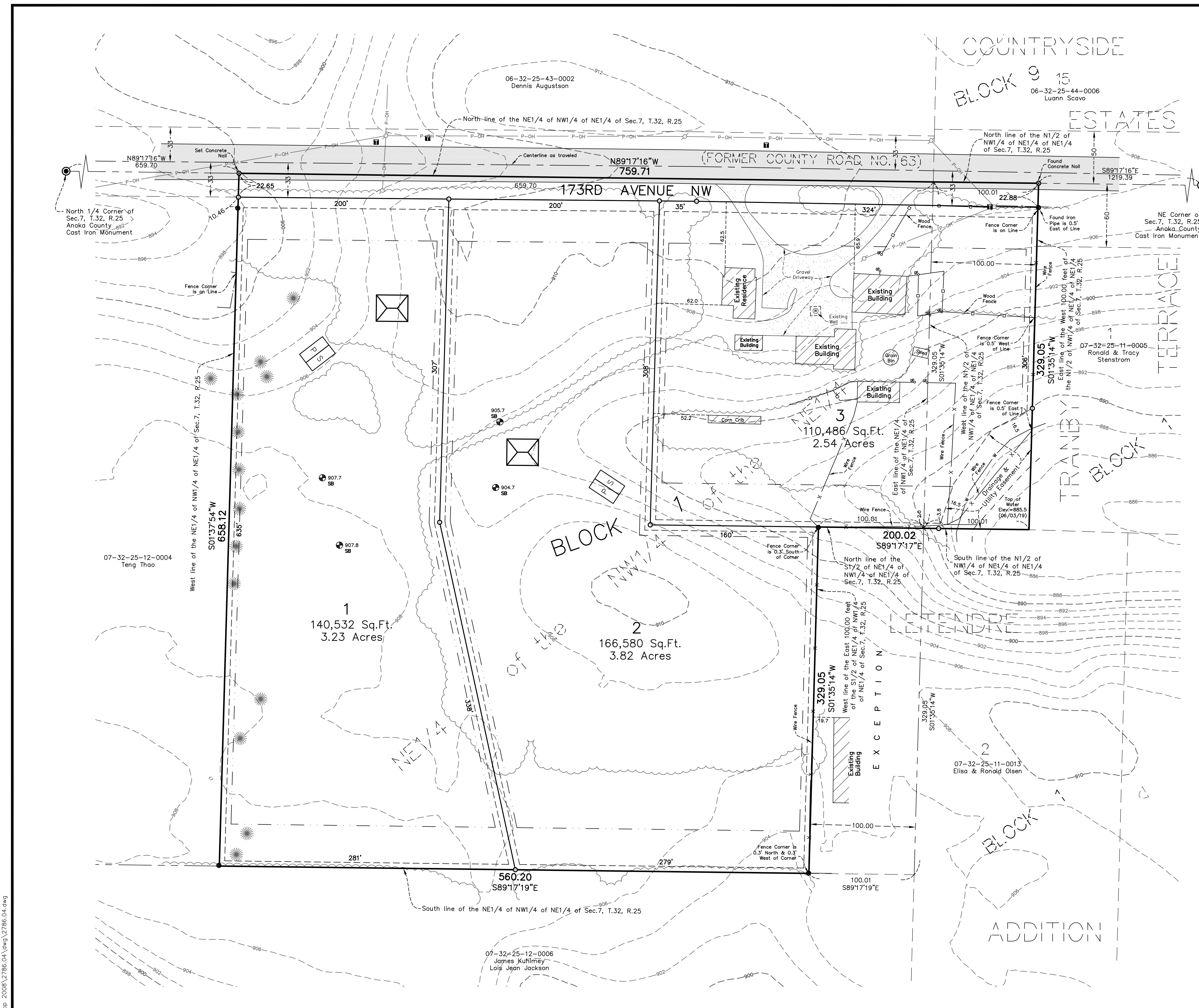
- The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The underground utilities shown have been located from field survey information only. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (651-454-0002). The subsurface utility information on this survey is utility quality level D. This quality level was determined according to the guidelines of CI/ASCE 38-2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."
- Project benchmark: Anoka County Benchmark No. 3079; Railroad spike in the South face of power pole No. 85138 in the Northwest Quadrant of the intersection of 173rd Ave. NW and Puma St. NW. Elevation=907.07 (NAVD 1988)
- Soil Borings for Lots 1 and 2 were completed on May 31, 2019 by Vic Hagenah, MPCA No. 3987 of System Solutions.
- Site Topography depicted per MnGEO LIDAR Contours (2 foot interval)-(NAVD 1988).

Municipality:	City of Ramsey	Building Setbacks:	Front yard: 40 feet Rear yard: 40 feet Side yard: 10 feet
Existing Zoning:	R-1 Rural Developing	Lot Summary:	3 Residential Lots
Proposed Zoning:	R-1 Rural Developing	Owner:	Michael Glanz 9020 173rd Ave. NW Ramsey, MN 55303
Proposed Use:	Rural Residential	Subdivider:	Premier Builders Inc. PO Box 165 Dayton, MN 55327 Brad Betke (612) 760-4030
Road Mileage:	0 LF or 0.00 Miles	Designer/Surveyor:	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860
Street Lighting:	as required		
Proposed Utilities:	Sewer: Private (Septic) Water: Private (Well)		
Plat Area:	Total Area: 434,271 Sq.Ft. = 9.969 Acres Proposed ROW: 16,673 Sq.Ft. = 0.383 Acres Park Area: 0 Sq.Ft. = 0.000 Acres		



LEGEND

- = DENOTES IRON MONUMENT FOUND
- = IRON MONUMENT SET AND MARKED WITH LICENSE NO. 49138
- ⊙ = DENOTES CONCRETE NAIL
- - - = DENOTES SURFACE CONTOUR
- ⊕ = DENOTES UTILITY POLE
- ⌋ = DENOTES GUY WIRE
- P-OH = DENOTES OVERHEAD ELECTRIC
- ⊕ = DENOTES TELEPHONE PEDESTAL
- ⊙ = DENOTES GATE POST
- ☼ = DENOTES CONIFEROUS TREE
- ~ = DENOTES EDGE OF WOODS
- w = DENOTES EDGE OF DELINEATED WETLAND
- SB = DENOTES SOIL BORING (BY OTHERS)
- - - = DENOTES BUILDING SETBACK LINE
- ⊞ = DENOTES POSSIBLE HOUSE SITE
- PS = DENOTES POSSIBLE SEPTIC AREA

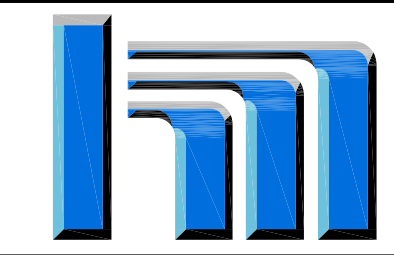


DATE	REVISION

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

Brian Person
BRIAN PERSON, LS
Date 06/06/19 Lic. No. 49138

DESIGNED BY: SMM
DRAWN BY: SMM
CHECKED BY: BRP



Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.haa-inc.com

RAMSEY WOODS
PREMIER BUILDERS INC.

SKETCH PLAN
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 2 SHEETS
2786.04

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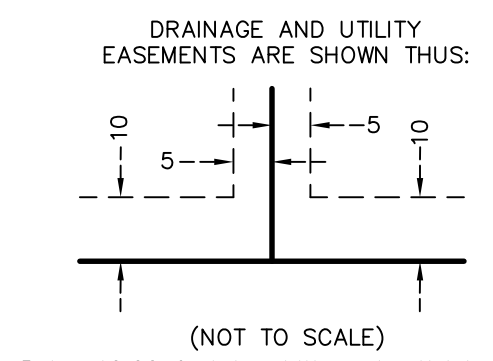
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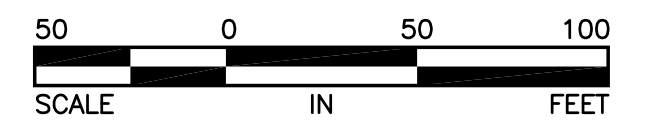
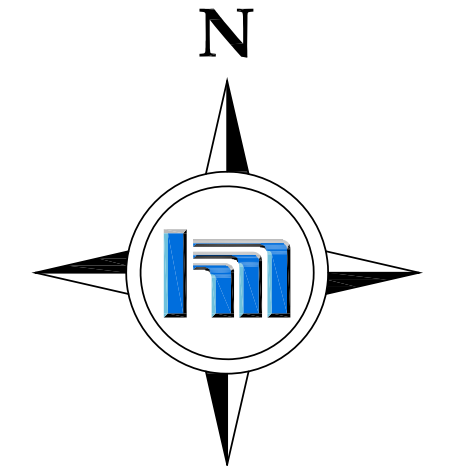
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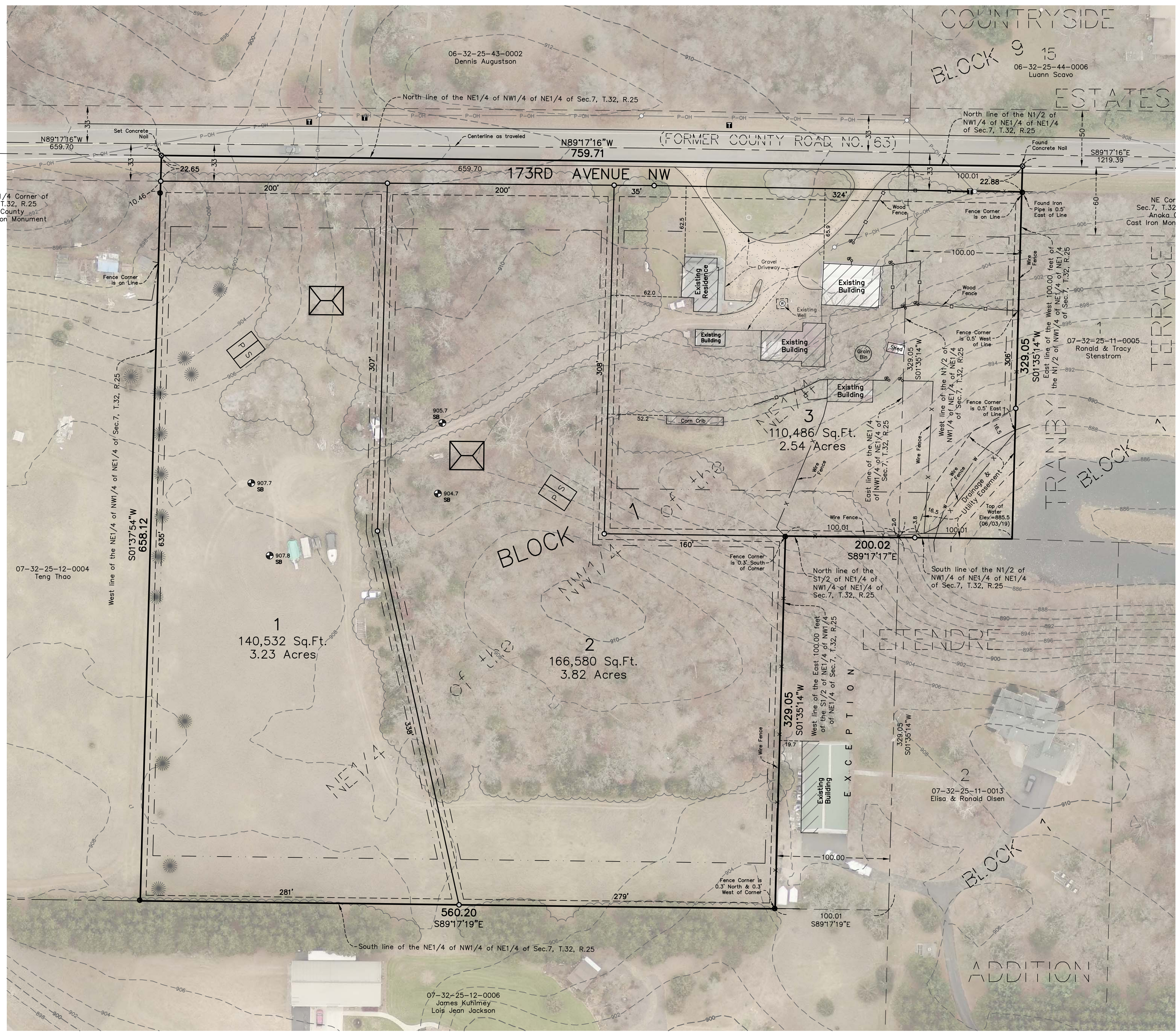


Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plat and being 5.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.



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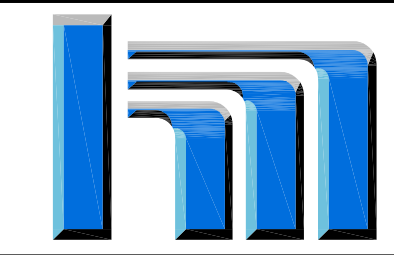
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Brian Person
BRIAN PERSON, LS
Date 06/06/19 Lic. No. 49138

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DRAWN BY:	SMM
CHECKED BY:	BRP



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SKETCH PLAN
CITY OF RAMSEY, MINNESOTA

SHEET	2
OF	2
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