

**PARCEL DESCRIPTION:** (Per Schedule A of Title Commitment File No. 104617, with a commitment date of January 4, 2019 at 8:00 A.M., prepared by All American Commercial Title, Inc., as issuing agent for Old Republic National Title Insurance Company)

**Parcel B:**

Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, Anoka County, Minnesota.

**Parcel C:**

That part of Lots 26 and 27 AUDITOR'S SUBDIVISION NO. 96, Anoka County, Minnesota, lying Easterly and Southeastery of the following described line: Beginning at intersection of Northernly shoreline of the Mississippi River and a line 75.00 feet Southeastery of and parallel with the Southeastery line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE, said Anoka County, as measured along Southeastery extension of the Northeastery line of said Lot 7; thence Northeastery along said parallel line 235 feet, more or less, to its intersection with the Southeastery extension of Northeastery line of said Lot 7; thence Northwestery along said Southeastery extension 75 feet to the Northeast corner of said Lot 7; thence Northeastery along Northeastery extension of said Southeastery line 66 feet to Northeastery right-of-way line of Ryvlin Avenue; thence Southeastery along said right-of-way line to a point 500 feet Southeastery (as measured along said right-of-way line) of the intersection of said right-of-way line with Southeastery right-of-way line of Poplar Drive (now known as Tungsten Street N.W.) as shown on the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Northeastery parallel with said Southeastery right-of-way line to its intersection with the Southernly line of the plat of ANOKA INDEPENDENT GRAIN AND FEED; thence Southeastery and Northeastery along the Southernly and Easterly line of said plat of ANOKA INDEPENDENT GRAIN AND FEED to the North line of said Lot 26 and there terminating.

And lying Westerly of the following described line: Beginning at the most Northernly corner of Lot 14, said AUDITOR'S SUBDIVISION NO. 96; thence Southernly along Northwestery line of said Lot 14 to the most Westerly corner thereof; thence Southernly along Southwestery line of said Lot 14 to its intersection with a line parallel and 150 feet Northwestery (as measured at right angle) of the Southwestery extension of Southeastery line of said Lot 14; thence Southwestery along said parallel line a distance of 500 feet; thence Southwestery deflecting to right 45 degrees 00 minutes 00 seconds a distance of 900 feet, more or less, to the centerline of the Mississippi River and there terminating.

EXCEPT that property dedicated by deed of dedication dated December 9, 1949 to the Township of Ramsey for public road purposes, recorded as Document No. 132840.

ALSO EXCEPT that part platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION.

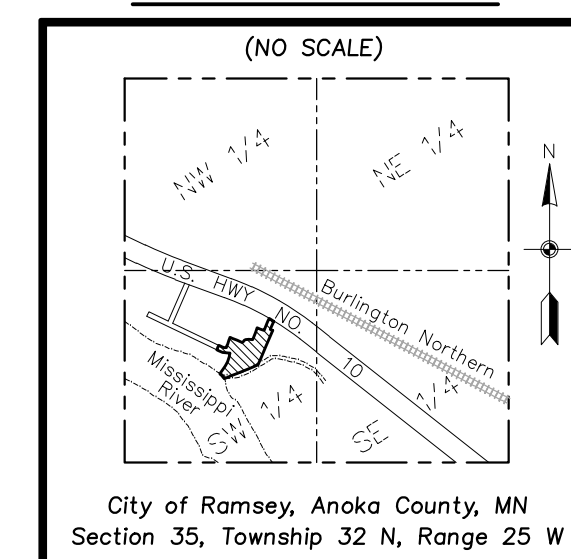
**PARCEL D (proposed public roadway to be vacated):**

That part of vacated Ryvlin Avenue accruing thereto by reason of street vacation.

**GENERAL NOTES:**

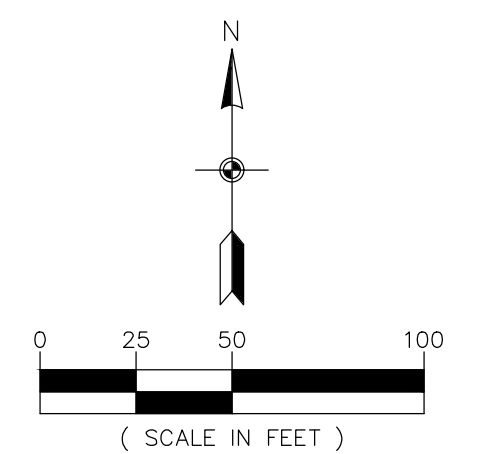
- 1) The field work for this survey was completed on January 18, 2019.
- 2) Bearings shown are based on the East-West Quarter line of Section 35, Township 32, Range 25, Anoka County, Minnesota, which is assumed to bear N89°32'30"E.
- 3) Surveyed property address:  
Parcel B - unassigned situs, Ramsey, MN.  
Parcel C - 6080 Highway 10 NW, Ramsey, MN
- 4) Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
- 5) Due to snow and other winter conditions, additional improvements may not have been visible at the time of the survey.

**VICINITY MAP**



**LEGEND**

- - Denotes Anoka County Section Monument, as noted
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- ⊙ - Denotes Light Pole
- ⊕ - Denotes Miscellaneous Sign
- ⊖ - Denotes Sanitary Manhole
- ⊗ - Denotes Catch Basin
- ⊘ - Denotes Cleanout
- ⊙ - Denotes Existing Well
- ⊙ - Denotes Guy Wire
- ⊙ - Denotes Utility Pole
- ⊙ - Denotes Telephone Box
- ⊙ - Denotes Electric Transformer
- ⊙ - Denotes Curb Stop
- ⊙ - Denotes Television Box
- ⊙ - Denotes Soil Boring/Test Hole
- ⊙ - Denotes Guard Post
- ⊙ - Denotes Underground Gas
- ⊙ - Denotes Overhead Electric
- ⊙ - Denotes Watermain
- ⊙ - Denotes Sanitary Sewer
- ⊙ - Denotes Existing Fence as noted
- ⊙ - Denotes Concrete Surface
- ⊙ - Denotes Bituminous Surface
- ⊙ - Denotes Wet Land
- ⊙ - Denotes Existing Contour



BENCHMARK	
1. MNDOT GSID Station #833, Named "Lumber MNDT RM 1"	Elev. = 859.11
2. MNDOT GSID Station #775, Named "E 257"	Elev. = 863.67

**Carlson McCain**  
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 • surveying  
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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 Land Surveyor under the laws of the State of Minnesota  
 Print Name: Thomas R. Balluff, L.S.  
 Signature: *Thomas R. Balluff*  
 Date: 01/25/19 License #: 40361

DRAWN BY: KCM  
 ISSUE DATE: 1/25/19  
 FILE NO: 1825

Revisions:  
 1. Per City Comments - 4/04/19

**VILLAGE BANK**  
 9298 Central Avenue NE  
 Blaine, MN, 55434

**RIVER WALK VILLAGE**  
 Ramsey, Minnesota

**EXISTING CONDITIONS**

Save Date: 04/04/19 | F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad\3d\survey\preliminary\7802\_excon.dwg