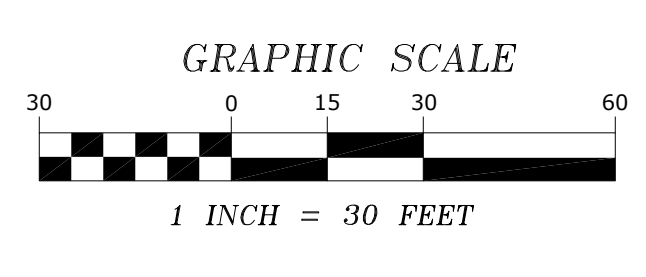


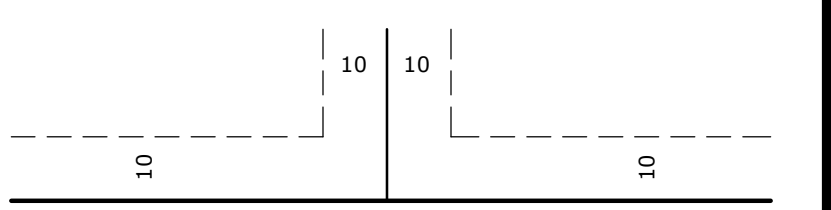
NORTH



LEGEND

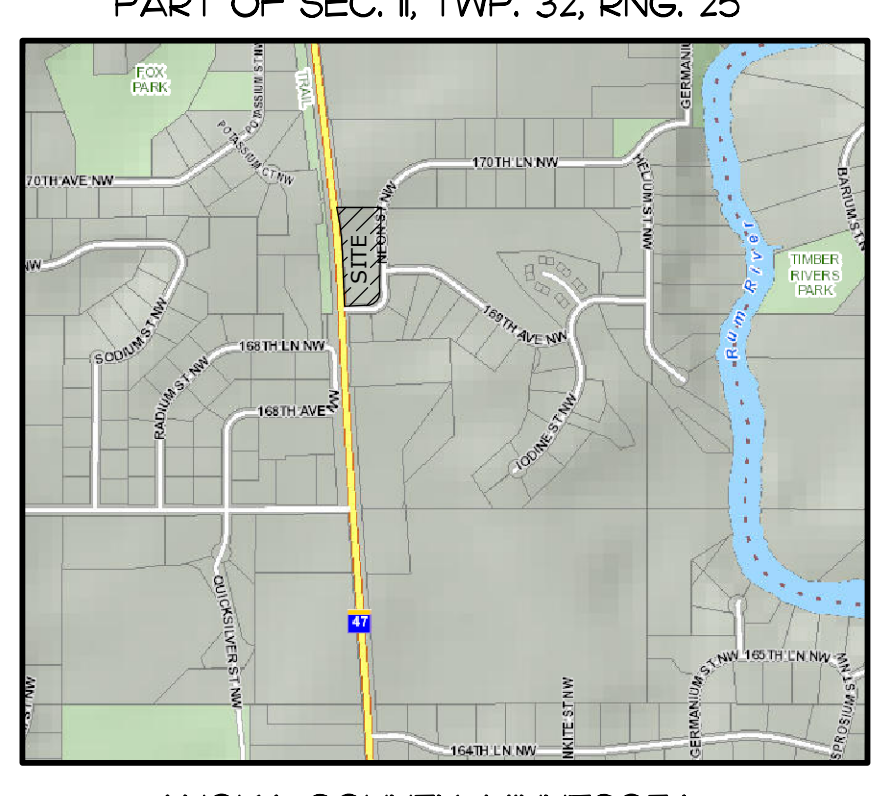
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578 TO BE SET.
- DENOTES CABLE PEDESTAL
- DENOTES ELECTRICAL BOX
- DENOTES EXISTING SPOT ELEVATION
- DENOTES GAS METER
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES STORM SEWER APRON
- DENOTES WELL
- DENOTES FENCE
- 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)
- (PLAT) DENOTES RECORD VALUES PER THE PLAT OF RUM RIVER HILLS
- (DESC.) DENOTES RECORD VALUES PER THE PROPERTY QUIT CLAIM DEED ANOKA COUNTY DOC. NO. 1999495.004

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, SIDE AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

VICINITY MAP



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 Northeastly 154.58 feet along a tangential curve concave to the Northwest having 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 West 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 Southeastly 33 feet thereof, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

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 improvements in addition to those shown that were not visible due to 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.

ZONING AND SETBACKS

CURRENT ZONING: R-1 RURAL DEVELOPING (OUTSIDE MUSA)
 R-1 RESIDENTIAL NON-MUSA SETBACKS & DEVELOPMENTS REQUIREMENTS
 FRONT YARD SETBACK: 40 FEET
 SIDE YARD SETBACK: 10 FEET
 SIDE STREET SETBACK: 40 FEET
 REAR YARD SETBACK: 30 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 GROUND 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.

AREA COMPUTATIONS

TOTAL SITE AREA:	4.07 ACRES
PROPOSED NUMBER OF LOTS:	2 (1 OTS)
PROPOSED & EXISTING RIGHT OF WAY:	0.90 ACRES
UPLAND AREA (EXCLUDES R/W & WETLAND)	3.16 ACRES
GROSS DENSITY:	0.49 UNITS/ACRE
NET UPLAND DENSITY:	0.63 UNITS/ACRE

BENCHMARK

MINDOT STATION NAME 0206 J
 ELEVATION = 880.22 (NAVD88)

SHEET
V.000

**HAUCK ADDITION
 CITY OF RAMSEY, MN
 SKETCH PLAN**

PREPARED FOR: JILL HAUCK

I hereby certify that this survey, plan 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.

JASON E. RUD
 Date: 02-19-19 License No. 25343

DRAWN BY: JEN	JOB NO: 18931PP	DATE: 02-19-19
CHECK BY: JER	SCANNED <input type="checkbox"/>	
1		
2		
3		
4		
5		
NO.	DATE	DESCRIPTION
BY		

E. G. RUD & SONS, INC.
 EST. 1917
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701