

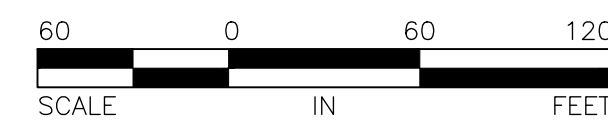
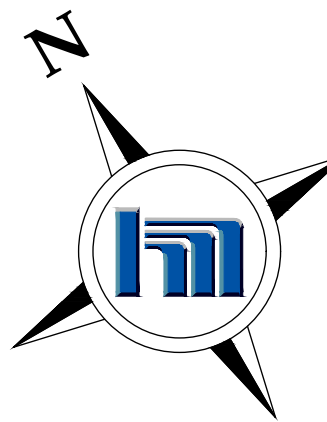
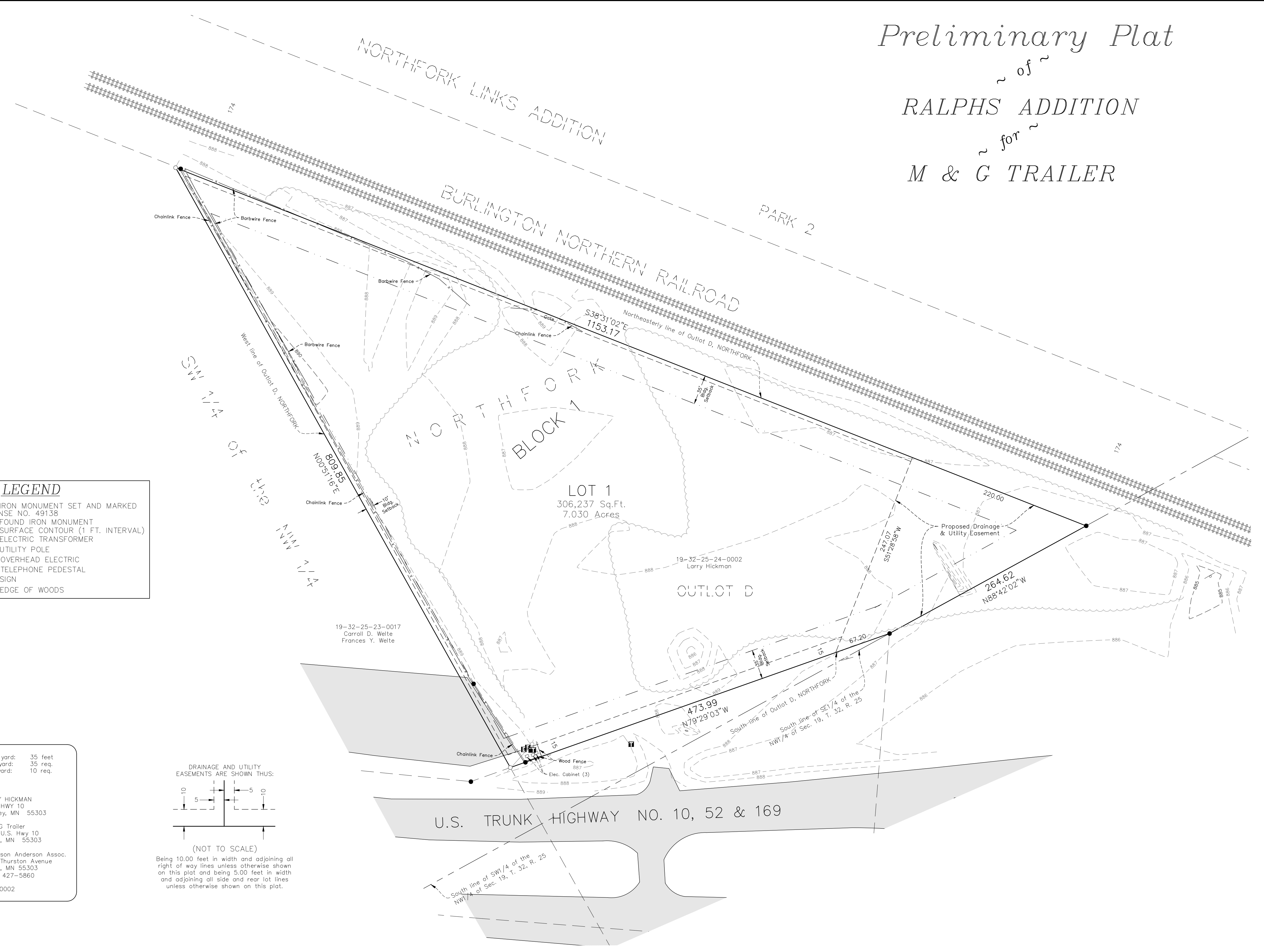
Preliminary Plat
of
RALPHS ADDITION
for
M & G TRAILER

DESCRIPTION OF PROPERTY TO BE PLATTED:

Outlot D, NORTHFORK, Anoka County, Minnesota.

NOTES:

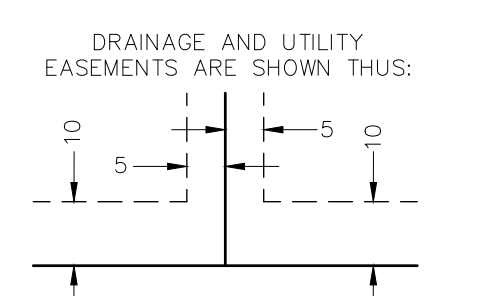
- The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The underground utilities shown have been located from field survey information per Gopher State One Call Ticket No. 190580586 and available records. 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; MnDOT 0202 C, Elevation=889.88 (NAVD 88)



LEGEND

- = DENOTES IRON MONUMENT SET AND MARKED WITH LICENSE NO. 49138
- = DENOTES FOUND IRON MONUMENT
- 920-- = DENOTES SURFACE CONTOUR (1 FT. INTERVAL)
- ⊞ = DENOTES ELECTRIC TRANSFORMER
- ⊞ = DENOTES UTILITY POLE
- P-OH- = DENOTES OVERHEAD ELECTRIC
- ⊞ = DENOTES TELEPHONE PEDESTAL
- ⊞ = DENOTES SIGN
- ~~~~~ = DENOTES EDGE OF WOODS

Municipality:	City of Ramsey	Building Setbacks:	Front yard: 35 feet Rear yard: 35 req. Side yard: 10 req.
Existing Zoning:	B-2: Business District	Lot Summary:	1 Lot
Proposed Zoning:	B-2: Business District	Owner:	LARRY HICKMAN 9349 HWY 10 Ramsey, MN 55303
Proposed Use:	Commercial	Subdivider:	M & G Trailer 7575 U.S. Hwy 10 Anoka, MN 55303
Road Mileage:	0 LF	Designer/Surveyor:	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860
Street Lighting:	as required	PID No.:	19-32-25-24-0002
Proposed Utilities:	Sewer: private Water: private		
Plat Area:	Total Area: 306,237 sq. ft. = 7.030 acres Proposed ROW: 0 sq. ft. = 0.000 acres Park Area: 0 sq. ft. = 0.000 acres		



(NOT TO SCALE)
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.

May 02, 2019 - 9:52am
K:\cad_surr\Land Desktop 2008\3990.03.dwg\3990.03 PRE PLAT.dwg

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
Date 05/02/19 Lic. No. 49138

DESIGNED BY: BP
DRAWN BY: MSS
CHECKED BY: BP



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

RALPHS ADDITION

PRELIMINARY PLAT
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS
3990.03