

# Preliminary Plat of RAMSEY VILLAS NORTH

**CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC.25, TWP.32, RNG.25**

For the purposes of this plat, the west line of Outlot E, RIVER'S BEND 3RD ADDITION is assumed to be N 0°16'54" W.

- Denotes 1/2 inch x 14 inch iron monument set with a plastic plug stamped R.L.S. 47466.
- Denotes 1/2 inch x 14 inch iron monument with a plastic plug stamped R.L.S. 47466 to be set within one year of platting date.
- Denotes iron monument found (IP # 18420, unless otherwise indicated).

**REFERENCE BENCHMARK:**  
MNDOT Geodetic Monument "0206 AK" at Trunk Hwy 47 milepost 22.95, 47.2 feet W. of a southbound Trunk Hwy 47 fog line and 0.25 miles North along Trunk Hwy 47 from the intersection of Trunk Hwy 47 and County Rd 5.  
Elevation = 862.11 feet (NAVD 88)

**PROJECT BENCHMARK:**  
Top nut hydrant in the NE quadrant at the intersection of Xkimo Street NW and Trunk Hwy 47.  
Elevation = 867.47 feet (NAVD 88)

**OWNER/DEVELOPER:**  
River's Bend Holdings, LLC  
Richard Foster  
19230 Evans Street NW  
Elk River, MN 55330  
763-241-1801

**SURVEYORS & ENGINEERS:**  
Bogart, Pederson & Associates, Inc.  
13076 First Street  
Becker, MN 55308-9322  
763-262-8822

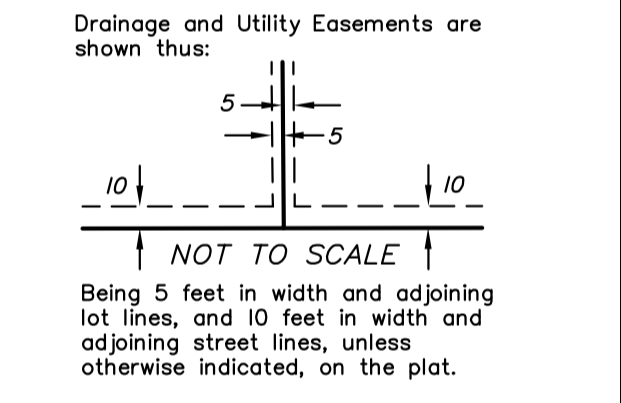
**TOTAL AREA:** 59,887± S.F. (1.37± Ac.)

**EXISTING ZONING:** Medium-Density Residential (R-2)

**PROPOSED ZONING:** Medium-Density Residential (R-2)

**MINIMUMS:**  
50 feet Lot Width  
0.15 Acres

**DENOTES BUILDING SETBACKS:**  
25' exterior boundary  
25' front yard  
25' side yard corner lot  
20' rear  
16.5' wetland  
5' side



DATE: August 6, 2020  
FIELD DATE: July 28, 2020  
BK/PG: xxx/xxx  
DRAWN BY: CJR  
CHECKED BY: RMB,CAW  
DWG FILE: 20-0234 Prelim Plat  
FILE NO: 20-0234.00

**REVISIONS:**


I hereby certify that this survey, plan, 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.

Signed: *Craig Wensmann*  
Craig A. Wensmann  
Date: 8/6/20 Lic. No. 47466

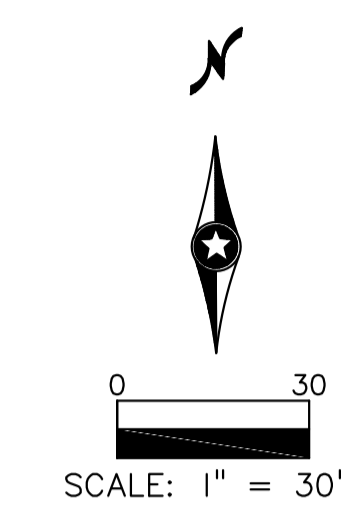
**BOGART, PEDERSON & ASSOCIATES, INC.**  
LAND SURVEYING  
CIVIL ENGINEERING  
MAPPING  
13076 FIRST STREET, BECKER, MN 55308-9322  
TEL: 763-262-8822 FAX: 763-262-8844

**PRELIMINARY PLAT**  
for  
River's Bend Holdings, LLC  
RAMSEY VILLAS NORTH  
City of Ramsey  
Anoka County, MN

**Property Description (Title Commitment No. 12007-17):**  
Outlot E, RIVER'S BEND 3RD ADDITION, Anoka County, Minnesota.

**Surveyor's Note(s):**

1. Subject property is not within a flood plain district as mapped by FEMA or shoreland district.
2. A wetland delineation was performed by Matthew Blesi, BWSR Cert. No. 5092 of Bogart, Pederson & Associates, Inc. on July 24th, 2020.
3. Plat contains three (3) lots.



**LEGEND:**

- Denotes mailbox
- Denotes sanitary manhole
- Denotes water valve
- Denotes sign
- Denotes power pole
- Denotes electric vault
- Denotes hydrant
- Denotes soil boring
- Denotes light pole
- Denotes gas meter
- Denotes delineated wetland interior
- Denotes James M. Winter, LS
- Denotes Charles R. Christopherson, LS
- Denotes bituminous surface
- Denotes concrete surface
- Denotes underground telephone
- Denotes overhead electric
- Denotes underground gas line
- Denotes tree line
- Denotes easement
- Denotes major contour
- Denotes minor contour
- Denotes sanitary sewer
- Denotes waterline
- Denotes existing adjoiners
- Denotes delineated wetland edge
- Denotes retaining wall
- Denotes setback line

**SOILS CHART**

Map symbol & soil name	Hydrologic group	Water table depth (in)
Mc: Marsh	A/D	0
C73C: Nymore loamy sand, 6 to 12 percent slopes	A	>80

\* Data from USDA Web Soil Survey

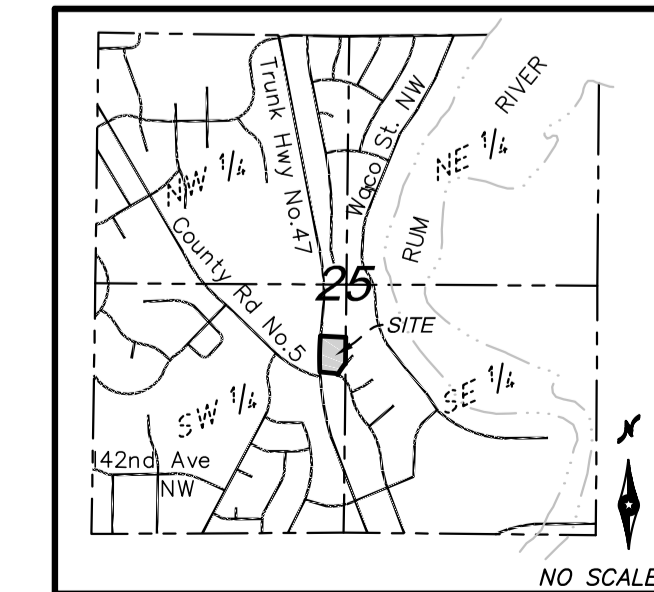
**TYPICAL HOUSE PAD**

946.0	MINIMUM LOWEST FLOOR ELEVATION
FB	SUGGESTED BUILDING TYPE
950.0	SUGGESTED GARAGE FLOOR ELEVATION
FB	DENOTES FULL BASEMENT
FBLO	DENOTES FULL BASEMENT LOOKOUT
SWO	DENOTES SPLIT WALKOUT
FBWO	DENOTE FULL BASEMENT WALKOUT

I hereby certify that a boundary survey has been completed for the preliminary plat of RAMSEY VILLAS NORTH, Anoka County, Minnesota.

Signed: *Craig Wensmann*  
Craig A. Wensmann  
Date: 8/6/20 Lic. No. 47466

**VICINITY MAP**  
Sec. 25, Twp. 32, Rng. 25  
Anoka County, MN



**BOGART, PEDERSON & ASSOCIATES, INC.**