

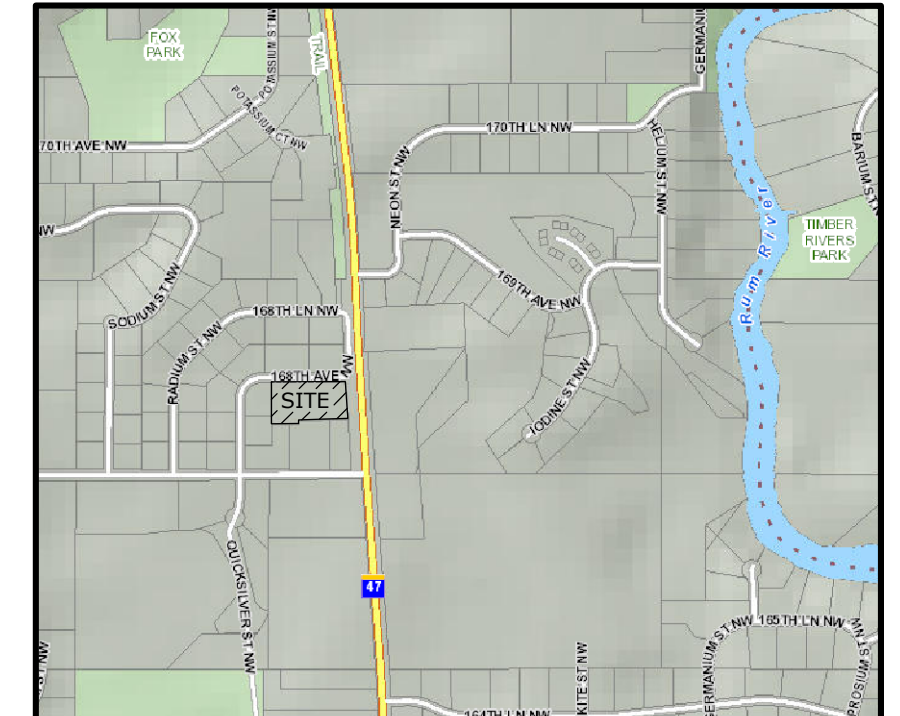
E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701
 www.egrud.com

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
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5			

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.
James E. Napier
 License No. 25343
 Date: 01-06-2021

VICINITY MAP

PART OF SEC. 11, TWP. 32, RNG. 25



ANOKA COUNTY, MINNESOTA (NO SCALE)

PROPERTY DESCRIPTION

Lot 1, Block 1, MULLER ADDITION, Anoka County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 12/30/2020.
- Address of the surveyed premises: 16736 St. Francis Boulevard N.W., Ramsey, MN 55303.
- Bearings shown are on Anoka County Coordinate System.
- Fee ownership is vested in Vladimir Krivov.
- Parcel ID Number: 11-32-25-42-0026.
- This survey is based upon information found in the commitment for title insurance prepared by Home Security Abstract & Title Company, as issuing agents for Chicago Title Insurance Company, File No. 1086697, dated effective December 08th, 2020 at 7:00 A.M..
- 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.

AREA COMPUTATIONS

TOTAL SITE AREA: 3.10 ACRES
 PROPOSED NUMBER OF LOTS: 2 LOTS
 DENSITY: 0.65 UNITS/ACRE

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: 40 FEET
 MAJOR/MINOR ARTERIAL SETBACK: 60 FEET FROM CENTERLINE PLUS APPLICABLE SETBACK.

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.

LEGEND

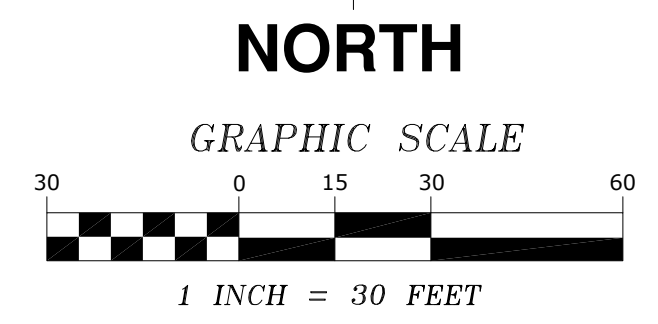
- DENOTES ANOKA COUNTY CONCRETE MONUMENT
- DENOTES IRON MONUMENT
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578 TO BE SET.
- DENOTES CABLE PEDESTAL
- DENOTES ELECTRICAL BOX
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- ▲ DENOTES GUY WIRE
- ▲ DENOTES POWER POLE
- ▲ DENOTES STORM SEWER APRON
- DENOTES TELEPHONE PEDESTAL
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES LIDAR CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES TREE LINE
- DENOTES OVERHEAD WIRE
- DENOTES BUILDING SETBACK LINE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES EXISTING STORM SEWER
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES STORM SEWER (BY ARK SEPTIC TESTING)
- DENOTES RIGHT OF ACCESS TO BE DEDICATED TO THE STATE OF MINNESOTA.
- DENOTES PROPOSED SPOT ELEVATION

BENCHMARK

MNDOT STATION NAME 0206 J
 ELEVATION = 880.22 (NAVD88)

PROPOSED GRADING NOTE

ALL LOTS ARE TO BE CUSTOM BUILT. HOUSE LOCATION, ELEVATIONS AND TYPE ARE SUBJECT TO CHANGE PENDING FINAL HOUSE DESIGN AND SOIL BORINGS.



MULLER SECOND ADDITION
 CITY OF RAMSEY, MN
SKETCH PLAN

SHEET

V.000