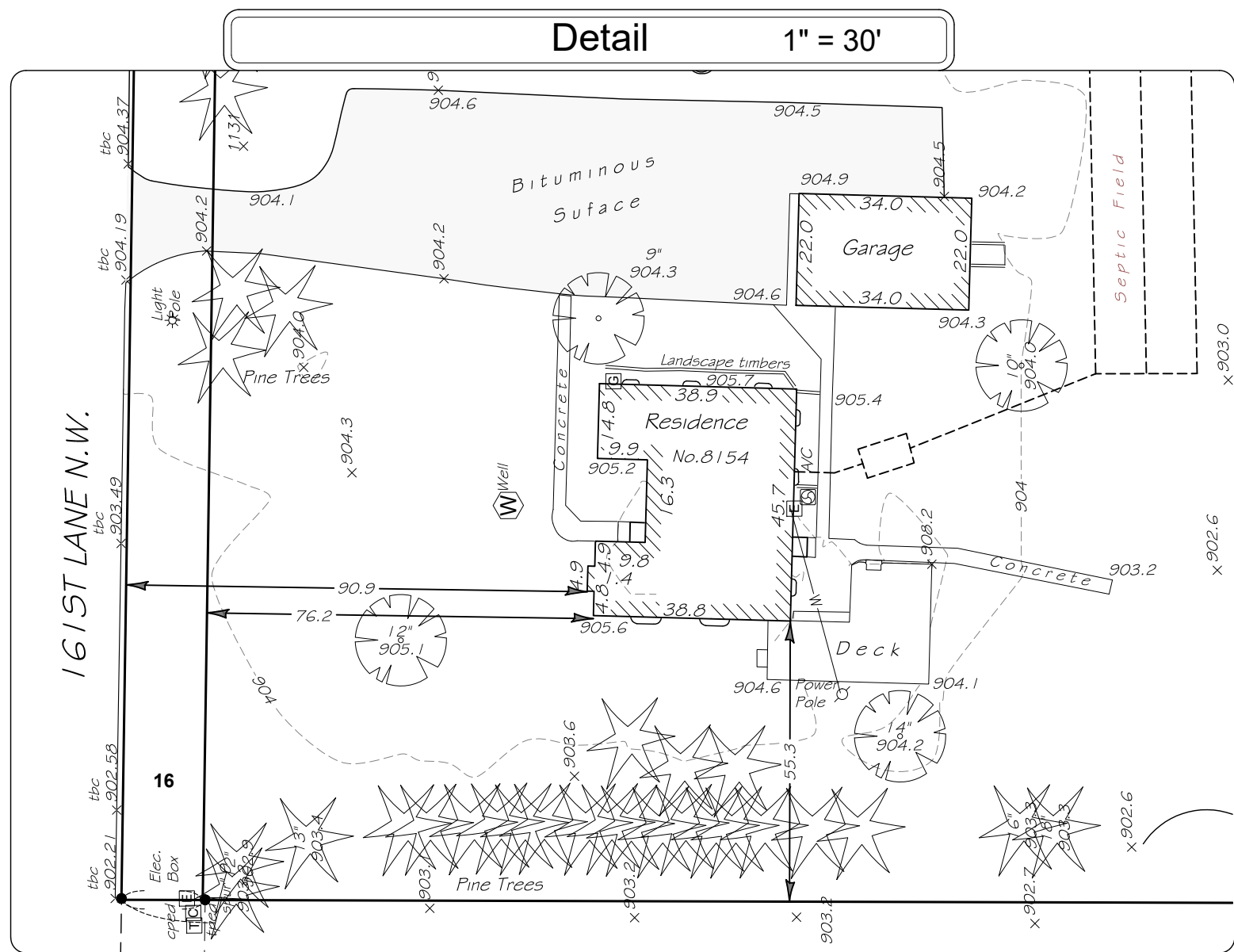
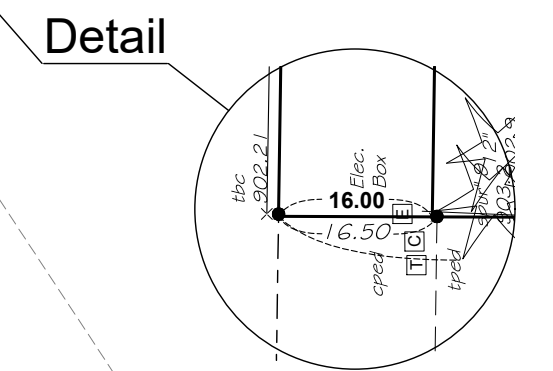
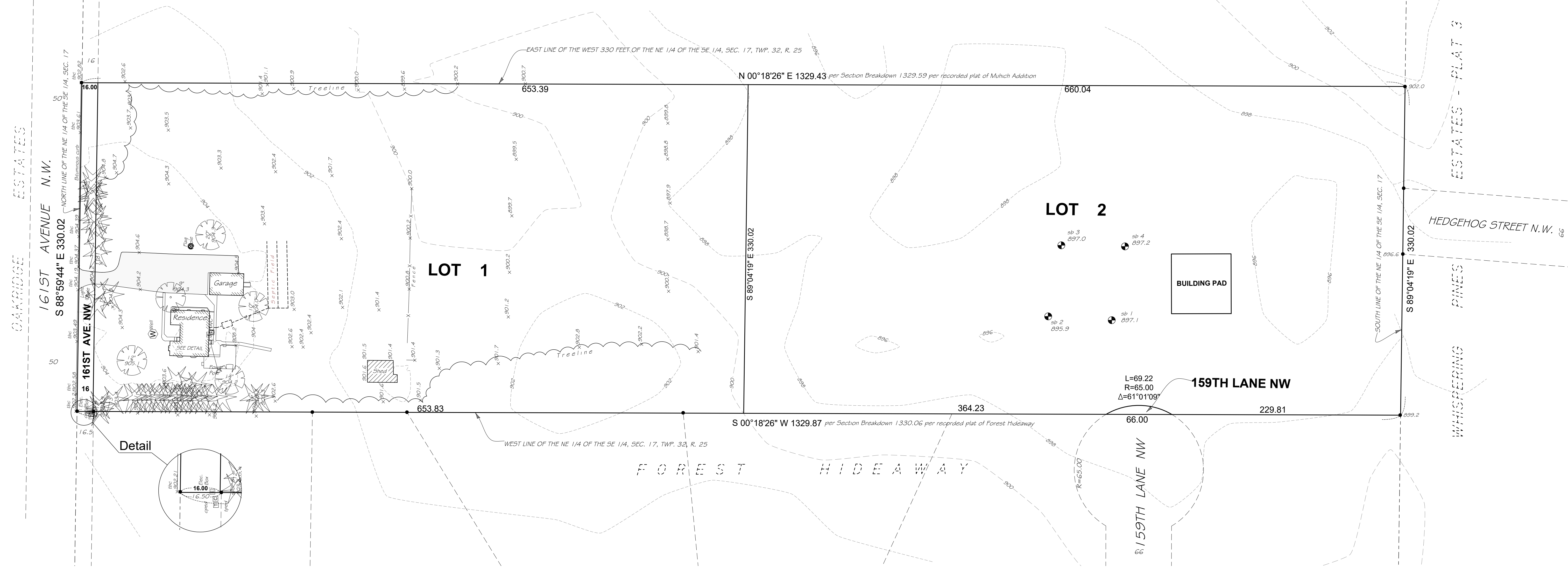


MUHICH ADDITION



Legal Description

The West 330 feet of the Northeast Quarter of the Southeast Quarter of Section 17, Township 32, Range 25, Anoka County, Minnesota.

Personnel

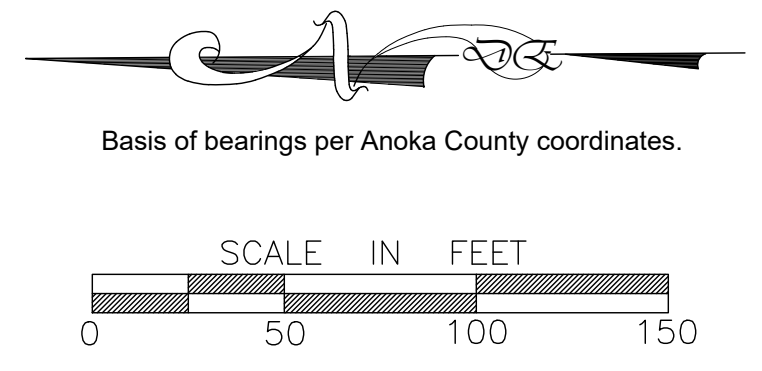
Property Owner: Loren & Sandra Wetterlind, 8154 161st Ave. NW, Anoka, MN 55303. Surveyor: Demarc Surveying and Engineering, 7601 73rd Avenue N., Brooklyn Park, MN 55428. Developer: Mark Roe, 15490 101st Ave. N., Suite 150, Maple Grove, MN 55369.

Zoning & Development Information

Property Currently Zoned: R-1, Rural Developing. Zoning Ordinance Requirements for Large Single Family Lots: Building Setbacks (Front - 40 feet, Side Yard - 10 feet, Rear Yard - 40 feet), Minimum lot size - 2.5 acres, Minimum Lot Frontage - 200 feet/100' on cul-de-sac, Maximum impervious Surface Coverage - 35%, Maximum building height - 35 feet.

Legend

- Denotes Found Iron Monument, Denotes Iron Monument Set, Light, Power Pole, Hydrant, Sanitary Manhole, Storm Manhole, Water Manhole, Catch Basin, Telephone Pedestal Riser, Cable Pedestal Riser, Electric Box or Transformer, Denotes Existing Elevation, Denotes Existing Contours.



Miscellaneous Notes

- 1 Property Address: 8154 161st Ave. NW, Ramsey, Minnesota PID No.: 17-32-25-41-0002. 2 Area of Parcel = 438783 sq.ft (10.07 acres). 3 Property is in Flood Zone "X" (area of minimal flood hazard) per FEMA panel map number 27003C0165E dated 12/16/2015. 4 Title insurance commitment showing property description and encumbrances of record, if any, per commitment from Stewart Title Guaranty Co., File No. 480721, dated May 18, 2020. 5 Delineated wetlands, if any, has not been determined. 6 Benchmark: MNDOT: 0202C, Aluminum rod Elevation = 889.88 feet. 7 Per the National Wetland Inventory website there are no wetlands on site.

Table with columns for Field By, Drawn By, Checked By, and Revisions. Includes signature of Gregory R. Frasch and registration number 24992.

Table with columns for Revisions, listing dates and descriptions of changes to the plan.

Logo for DEMARC LAND SURVEYING & ENGINEERING, 7601 73rd Avenue North, Minneapolis, Minnesota 55428.

Text for MARK ROE, 8154 161st Ave. N.W., Ramsey, MN 55303.

Text for WETTERLIND ACRES.

Text for PRELIMINARY PLAT, City of Ramsey, Anoka County.

Table with columns for Project, FB No., Sheet No., and Page (1 OF 1).