

DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

The Southeast Quarter of the Southeast Quarter of Section 20, Township 32, Range 25, except the following 3 Exception Parcels, to wit:

EXCEPTION PARCEL 1: The East 466 feet of the North 466 feet thereof;

EXCEPTION PARCEL 2: That part thereof lying within Anoka County Highway Right of Way Plat Number 33, according to the map or plat thereof of record in the office of the Anoka County Recorder;

EXCEPTION PARCEL 3: That part thereof lying within Parcel 1 of Anoka County Highway Right-of-Way Plat No. 74, according to the map or plat thereof of record in the office of the Anoka County Recorder.

(Abstract Property)

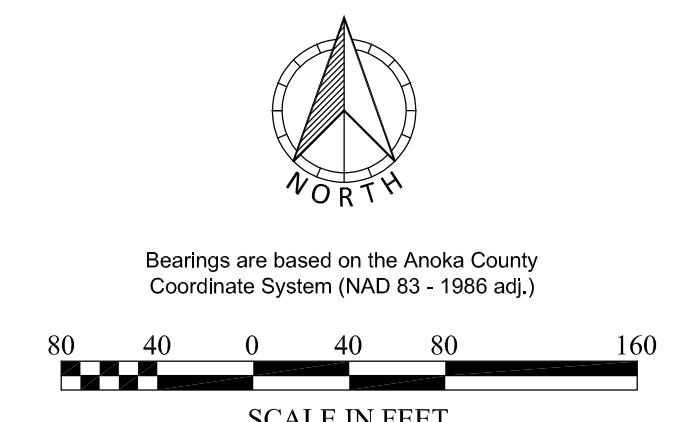
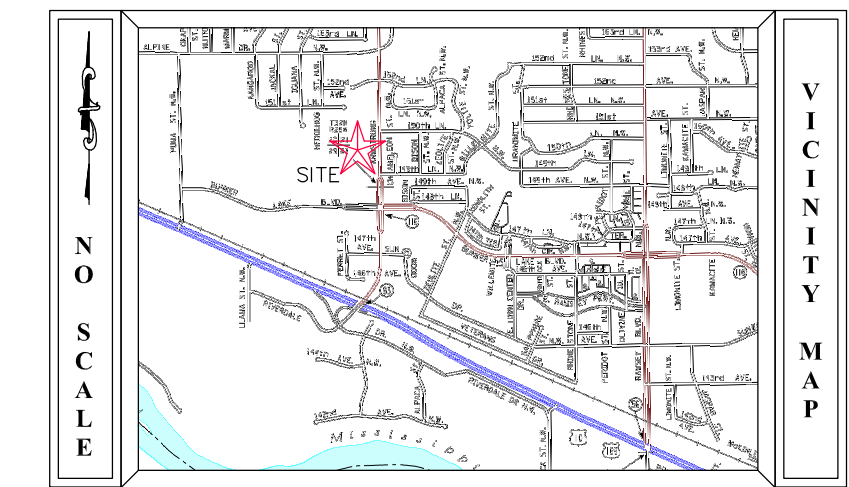
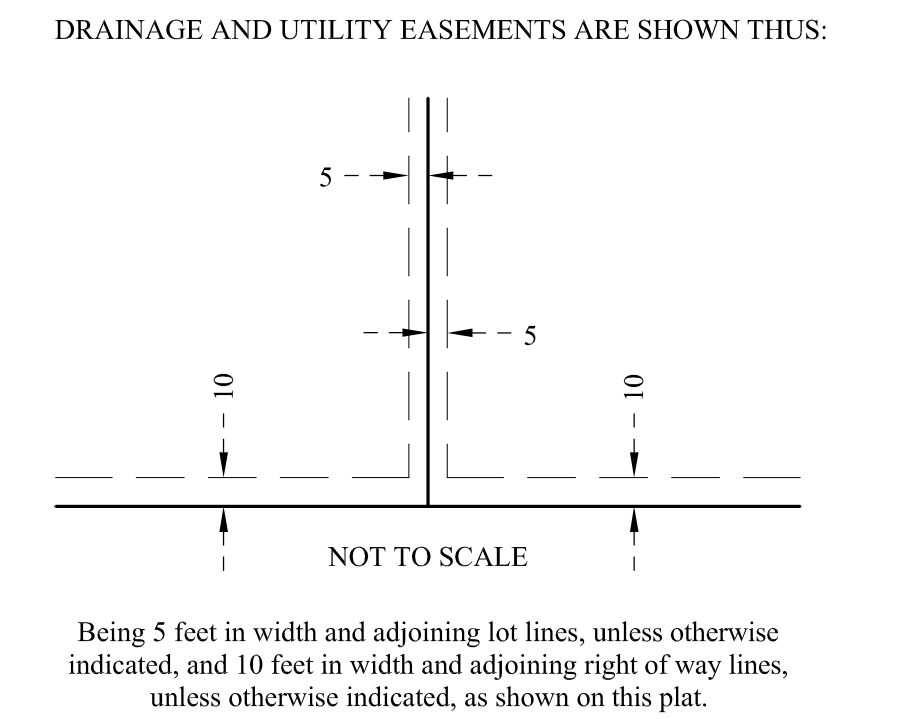
ALTA/NSPS OPTIONAL TABLE A NOTES
(The following items reference Table A optional survey responsibilities and specifications)

- Site Address:** Unassigned Armstrong Boulevard, Ramsey, Minnesota 55303
- Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0280E effective date of December 16, 2015.
- Parcel Area Information:** Gross Area: 1,486,411 s.f. ~ 34.123 acres
*We do not affirmatively insure the quantity of acreage set forth in the description
- Benchmark:** Elevations are based on Anoka County Benchmark No. 3076 which has an elevation of: 890.186 feet (NAVD83).
- Zoning Information:** The current Zoning for the subject property is R-3 (High Density Residential) per the City of Ramsey's zoning map dated January, 2020. The setback, height, and floor space area restrictions for said zoning designation are as follows:
Principal Structure Setbacks - Street(s): 25 feet (Armstrong Boulevard)
Side: 30 feet
Rear: 30 feet
Height: 35 feet
Maximum Lot Coverage: 35 percent of lot area

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification and building setback requirements from the insurer.

- Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.
- Wetland Delineation:** The wetland delineation was not performed at the time of this certification.



SURVEY LEGEND

● CAST IRON MONUMENT	⊕ PIEZOMETER	⊖ WOE WALKOUT ELEVATION
○ IRON PIPE MONUMENT SET	⊖ POWER POLE	FFE FIRST FLOOR ELEVATION
● IRON PIPE MONUMENT FOUND	⊖ GUY WIRE	GFE GARAGE FLOOR ELEVATION
✕ DRILL HOLE FOUND	⊖ ROOF DRAIN	TOP TOP OF FOUNDATION ELEV.
✕ CHISELED "X" MONUMENT FOUND	⊖ LIFT STATION	LOE LOWEST OPENING ELEV.
✕ CHISELED "X" MONUMENT FOUND	○ SANITARY MANHOLE	CONCRETE
✕ REBAR MONUMENT FOUND	○ SANITARY CLEANOUT	BITUMINOUS
▲ PK NAIL MONUMENT SET	○ STORM MANHOLE	BUILDING SETBACK LINE
▲ PK NAIL MONUMENT FOUND	○ STORM DRAIN	CABLE TV
○ PK NAIL W/ ALUMINUM DISC	○ CATCH BASIN	CONCRETE CURB
△ SURVEY CONTROL POINT	⊖ FLARED END SECTION	CONTOUR EXISTING
⊖ A/C UNIT	⊖ ELECTRIC TRANSFORMER	CONTOUR PROPOSED
⊖ CABLE TV PEDESTAL	⊖ TREE DECIDUOUS	GUARD RAIL
⊖ ELECTRIC MANHOLE	⊖ TREE CONFEROUS REMOVED	DRAIN TILE
⊖ ELECTRIC METER	⊖ TREE DECIDUOUS REMOVED	ELECTRIC UNDERGROUND
⊖ ELECTRIC OUTLET	⊖ TELEPHONE MANHOLE	FIBER OPTIC UNDERGROUND
⊖ YARD LIGHT	⊖ TELEPHONE PEDESTAL	GAS UNDERGROUND
⊖ LIGHT POLE	⊖ UTILITY MANHOLE	CONTOUR PROPOSED
⊖ FIBER OPTIC MANHOLE	⊖ UTILITY PEDESTAL	OVERHEAD UTILITY
⊖ FIRE DEPT. HOOK UP	⊖ UTILITY VAULT	TREE LINE
⊖ FLAG POLE	⊖ WATERMAIN MANHOLE	SANITARY SEWER
⊖ FUEL PUMP	⊖ WATER METER	STORM SEWER
⊖ FUEL TANK	⊖ WATER SPIGOT	TELEPHONE UNDERGROUND
⊖ PROPANE TANK	⊖ WELL	RETAINING WALL
⊖ GAS METER	⊖ MONITORING WELL	UTILITY UNDERGROUND
⊖ GAS VALVE	⊖ CURB STOP	WATERMAIN
⊖ GAS MANHOLE	⊖ GATE VALVE	TRAFFIC SIGNAL
⊖ GENERATOR	⊖ HYDRANT	RAILROAD TRACKS
⊖ GUARD POST	⊖ IRRIGATION VALVE	RAILROAD SIGNAL
⊖ HAND HOLE	⊖ POST INDICATOR VALVE	RAILROAD SWITCH
⊖ MAIL BOX	⊖ SIGN	SATELLITE DISH
	⊖ SOIL BORING	WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
DM AK AK				
DRAWN				
EMV				
CHECKED				
DLS				
DATE				
6-1-21				

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To: U.S. Homes Corporation, a Delaware corporation, InFaith Community Foundation, a Minnesota nonprofit corporation, and First American Title Insurance Company;
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 8, 11, 13 and 18 of Table A thereof. The field work was completed on June 8th, 2021.
Date of Plat or Map: June 16th, 2021
Daniel L. Schmidt
Daniel L. Schmidt, PLS
Minnesota License No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

TWP:032-RGE-25-SEC-20
Anoka County

RAMSEY, MINNESOTA

PRELIMINARY PLAT ARMSTRONG TOWNHOMES
PREPARED FOR:
U.S. HOMES CORPORATION

FILE NO.
5401-686

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