

# PRELIMINARY PLAT: JAVA AUTO PARTS

**PRELIMINARY PLAT GENERAL NOTES**

**PROPERTY DESCRIPTION:**

Parcel 1:  
Outlot GG, Ramsey Town Center Addition, except that part described as follows: Beginning at the Northwest corner of said Outlot GG; thence on an assumed bearing of South, along the Westerly line of said Outlot GG for 567.55 feet to a point of curvature in said Westerly line; thence Southerly for 36.04 feet along said Westerly line along a tangential curve concave to the West; radius 540 feet and a central angle 03 degrees 49 minutes 27 seconds to a point of tangency in said Westerly line; thence South 03 degrees 49 minutes 27 seconds West along said Westerly line for 87.95 feet to the most Southerly corner in said Westerly line; thence South 66 degrees 10 minutes 33 seconds East along the Southwesterly line of said Outlot GG for 659.59 feet; thence on a bearing of North for 957.75 feet to the Northerly line of said Outlot GG; thence on a bearing of West along said Northerly line for 596.32 feet to the point of beginning, LESS AND EXCEPT that part plated as Caseys Addition, Anoka County, Minnesota

Abstract Property

**DATE OF PREPARATION:**  
1-25-2021

**APPLICANT:**  
Java Companies  
Mark Krough  
612-384-9646  
879 Scheffer Ave, St. Paul, MN 55102

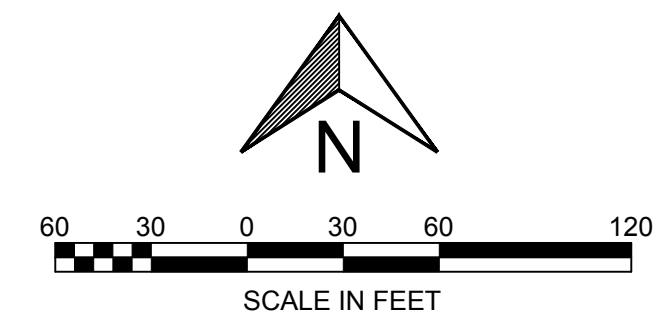
**BENCHMARKS:**  
Elevations are based on the NAVD 88 Datum. Site Benchmark is the top nut of the fire hydrant located on the north side of Sunwood Drive NW, approximately 85 ft northerly of the NE corner of subject property. Elevation= 870.56 feet.

**EXISTING ZONING:**  
COR. The COR (per the City of Ramsey Official Zoning Map dated September, 2011)

**AREAS:**  
Proposed Lot 1 = 32,775 Sq. Ft. +/- or 0.752 Acres +/-  
Proposed Outlot A = 537,827 Sq. Ft. +/- or 12,347 Acres +/-  
Total Property Area = 570,602 Sq. Ft. +/- or 13,099 Acres +/-

**FLOOD ZONE:**  
This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0280E, effective date of December 16, 2015.

Rory L. Synsteliën Minnesota License No. 44565  
rory@civilsitegroup.com



**Linetype & Symbol Legend**

FO	FIBER OPTIC	TS	TRAFFIC SIGNAL
GAS	GASMAIN	CTB	CABLE TV BOX
W	WATERMAIN	EM	ELECTRICAL METER
SS	SANITARY SEWER	GM	GAS METER
SSS	STORM SEWER	FI	FOUND IRON MONUMENT
OHU	OVERHEAD UTILITIES	SI	SET IRON MONUMENT
TEL	TELEPHONE LINE	CI	CAST IRON MONUMENT
ELE	ELECTRIC LINE	AC	AIR CONDITIONER
CTV	CABLE LINE	B	BOLLARD
CL	CHAINLINK FENCELINE	EMH	ELECTRIC MANHOLE
WF	WOODEN FENCELINE	FP	FLAG POLE
G	GUARDRAIL	FES	FLARED END SECTION
CS	CONCRETE SURFACE	GV	GAS VALVE
PS	PAVER SURFACE	HS	HANDICAP SYMBOL
BS	BITUMINOUS SURFACE	H	HYDRANT
GL	GRAVEL/LANDSCAPE SURFACE	WMH	WATER MANHOLE
S	SIGN	WV	WATER VALVE
UM	UTILITY MANHOLE	PP	POWER POLE
SM	SANITARY MANHOLE	GW	GUY WIRE
SMH	STORM MANHOLE	CT	CONIFEROUS TREE
CB	CATCH BASIN	DT	DECIDUOUS TREE
RD	ROOF DRAIN		
TB	TELEPHONE BOX		
TMH	TELEPHONE MANHOLE		
ET	ELECTRIC TRANSFORMER		

**PROJECT**  
O'Reilly Auto Parts  
Sunwood Drive NW, Ramsey, Anoka County, MN 55303

**CLIENT**  
Java Companies  
Mark Krough  
879 Scheffer Avenue, St. Paul, MN 55102

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.

RORY L. SYNSTELIËN  
DATE 1-25-2021 LICENSE NO. 44565

QA/QC

FIELD CREW	
DRAWN BY	JRN
REVIEWED BY	
UPDATED BY	



**REVISION SUMMARY**

DATE	DESCRIPTION

PROJECT NO.: 20386

PRELIMINARY PLAT

V2.0

