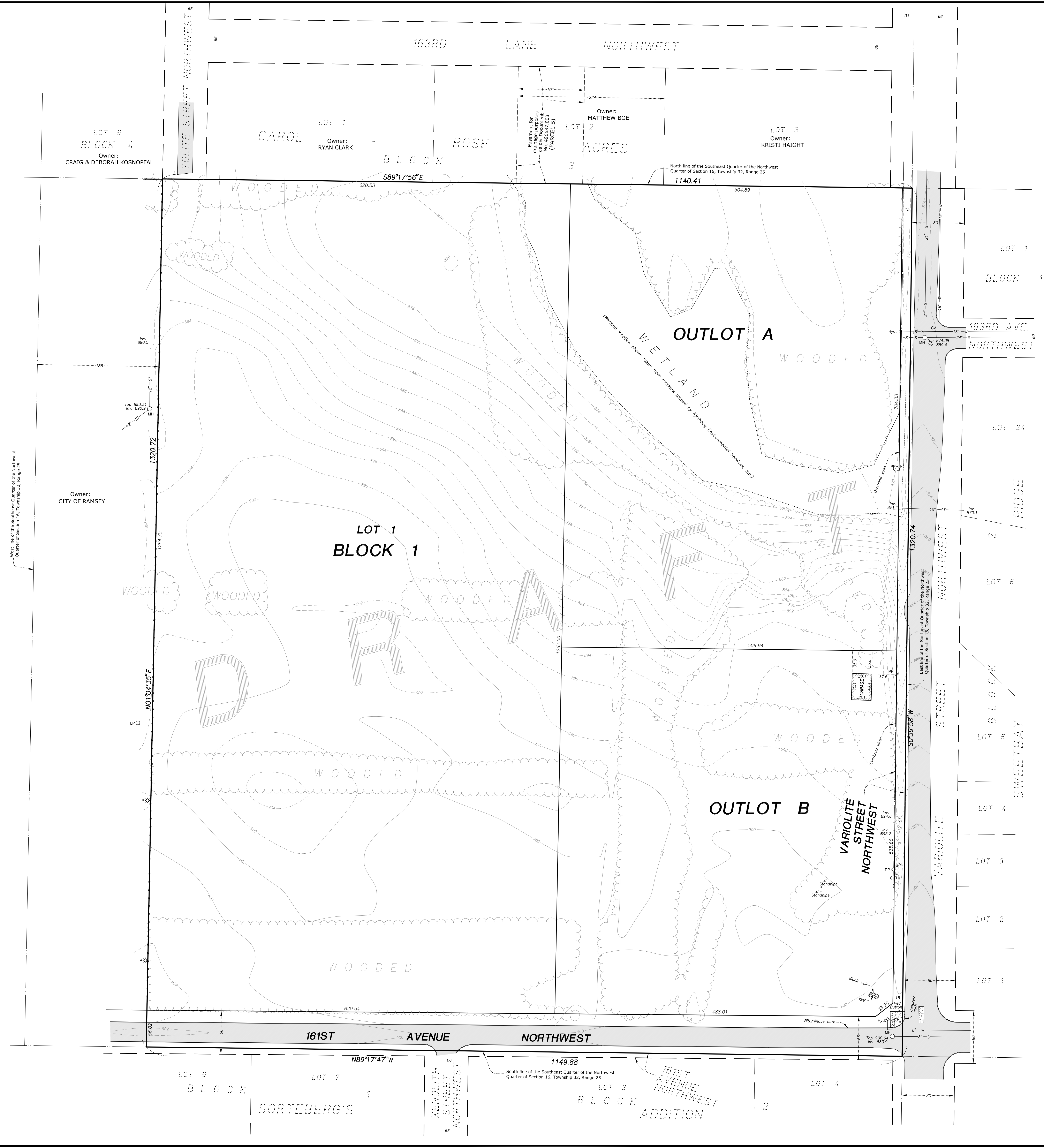


Preliminary Plat of: PACT ADDITION

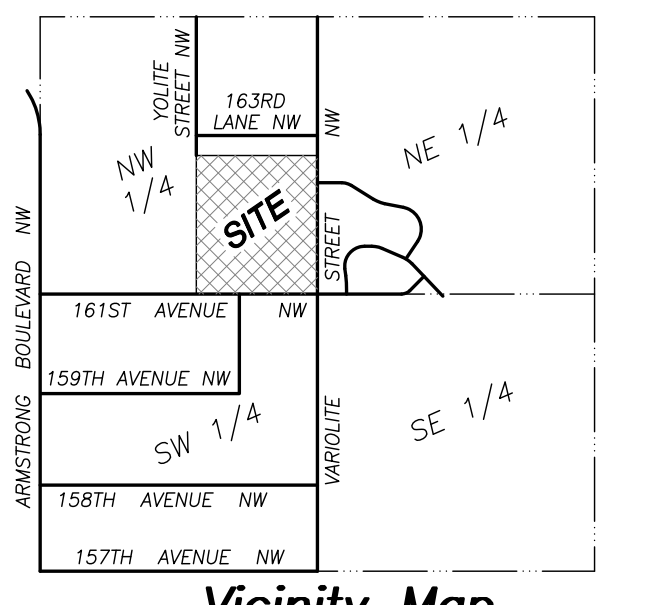


NOTES

- * Bearings shown are based on the Anoka County Coordinate System.
- * Utilities shown are from information furnished by the City of Ramsey and respective utility companies in response to Gopher State One Call Ticket No. 220030507 and are verified where possible.
- * Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
- * Area = 1,445,639 square feet (33.19 acres).
- * Existing Zoning: R-1 MUSA.
- * Proposed Zoning for Lot 1, Block 1: Public/Quasi-Public.
- * This property is located in Flood Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map Number 27003C0165E dated December 16, 2015.

AREAS

Total: 1,512,412 square feet (34.72 acres)
 Lot 1, Block 1: 784,080 square feet (18.00 acres)
 Outlot A: 357,464 square feet (8.21 acres)
 Outlot B: 284,918 square feet (6.54 acres)



Vicinity Map
 Section 16, Township 32, Range 25
 No Scale

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.

LEGEND

- S — Sanitary Sewer
- ST — Storm Sewer
- W — Watermain
- Hyd. — Hydrant
- GV — Gate Valve
- Manhole
- Inv. — Invert Elevation
- PP — Power Pole
- LP — Light Pole
- E — Electrical Transformer
- CP — Communications Pedestal
- EM — Electric Meter
- Concrete Surface
- Bituminous Surface
- Cable Fence



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 Suite 110
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 Attention: Greg Gentz
 Phone: 651-337-6726
 Email: ggentz@rehder.com

PROPERTY DESCRIPTION

Parcel A:
 That part of the Southeast Quarter of the Northwest Quarter lying East of the West 185 feet of said Southeast Quarter of the Northwest Quarter, Section 16, Township 32, Range 25, Anoka County, Minnesota.

Parcel B:
 Appurtenant easement for drainage purposes as contained in Drainage Easement Agreement dated July 17, 2006, filed November 18, 2008 as Document Number 496687.003.

Torrens Property

I hereby certify that this preliminary plat was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 11th day of February, 2022

REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor
 Minnesota License No. 22036