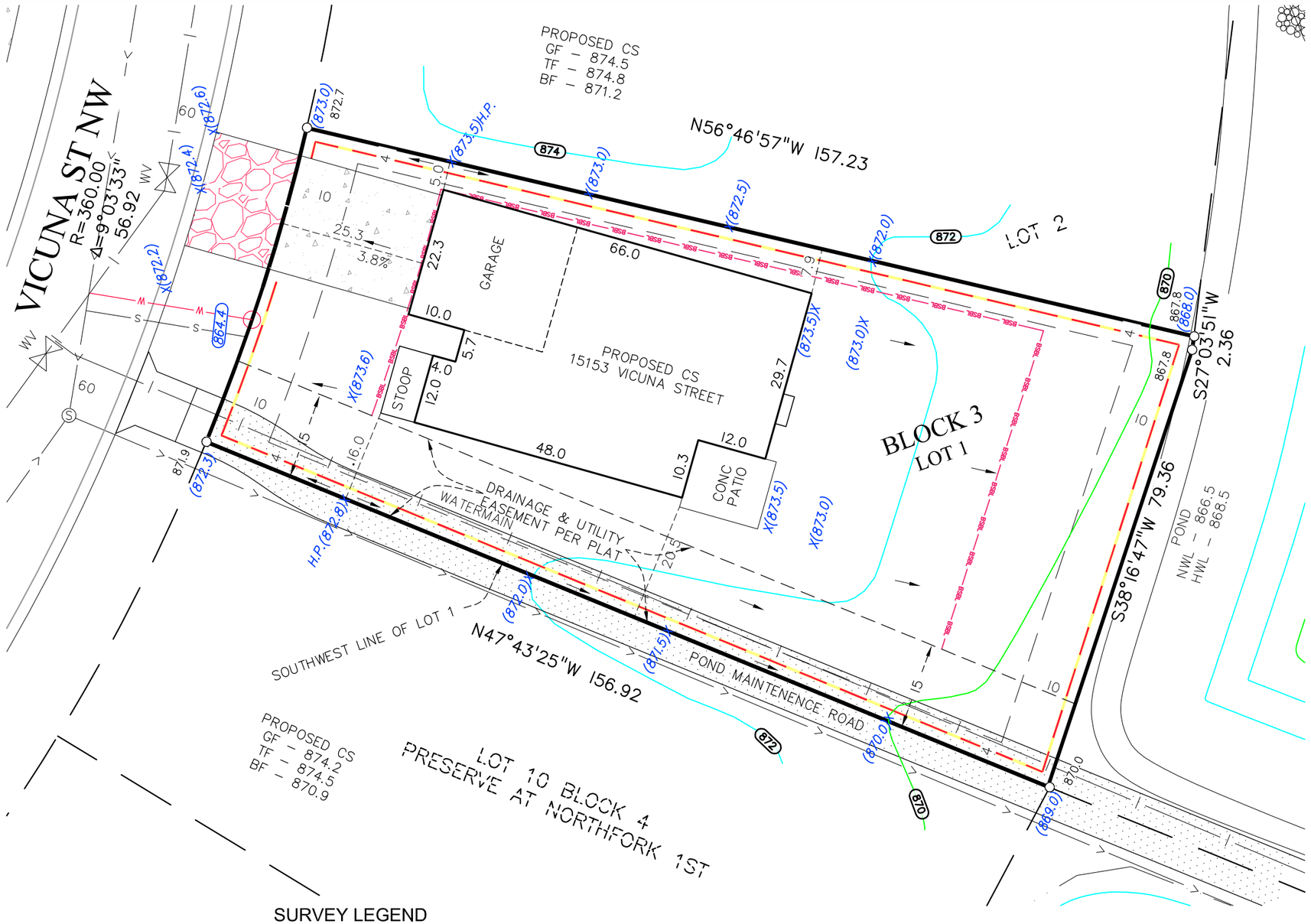

SURVEY LEGEND

STORM DRAIN	972.5 GROUND ELEVATION	EXISITNG TREE	CONCRETE CURB
CATCH BASIN	(972.5) PROPOSED ELEVATION	PROPOSED TREE	SANITARY SEWER
GATE VALVE	WETLAND BUFFER POST	PROPOSED TREE	STORM SEWER
HYDRANT	H HAND HOLE	BITUMINOUS	WATERMAIN
IRON PIPE SET	E ELECTRIC TRANSFORMER	CONCRETE	PROPOSED SILT FENCE
IRON PIPE FOUND	T TELEPHONE PEDESTAL	CONTOUR PROPOSED	DRAIN TILE
SANITARY MANHOLE	U UTILITY PEDESTAL	CONTOUR EXISTING	FENCE
SP DENOTES SUMP PUMP	000.0 SEWER SERVICE ELEVATION	DRAINAGE ARROW	BSBL BUILDING SETBACK LINE

POND MAINTENENCE ROAD

Property Description: Lot 1, Block 3, THE PRESERVE AT NORTHFORK 2ND, according to the recorded plat thereof, Anoka County, Minnesota.

1. Address: 15153 Vicuna Street, Ramsey, Minnesota 55303
2. We have shown the location of utilities on the surveyed property by observed evidence only and by available plans. 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 exercise 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. The contractor shall determine the exact location of any and all existing utilities before commencing work and is responsible for any and all damages arising out of his failure to exactly locate and preserve any and all existing utilities.
3. Must maintain a minimum 2% slope gradient to accommodate positive drainage.
4. All set offset irons are measured to hundredths of a foot and can be used as benchmarks.
5. The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.
6. A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
7. Proposed grades shown adjacent to building foundation refers to top of black dirt.
8. Verify sanitary service invert prior to any concrete work.
9. House not staked at the time of certification. Improvements to the grading are per construction plan.

Development Plan Data - CS

Garage Floor Elevation	= 873.9
Top of Foundation Elevation	= 874.2
Basement Floor Elevation	= 871.0

Proposed Elevations

Proposed Garage Floor Elevation	= 873.9
Proposed Top of Foundation Elevation	= 874.2
Proposed Basement Floor Elevation	= 871.0

Setbacks

Min. Street Setback = 25'
Min. Side Setback = 5'
Min. Rear Setback = 25 '

Hardcover

Lot Area	=	S.F.
House Area	=	S.F.
Driveway Area	=	S.F.
Stoop Area	=	S.F.
Deck Area	=	S.F.
Total Area	=	S.F.
Coverage =	%	

NORTH

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN HEREON FROM RECORDED PLAT AND LABELED AS SHOWN

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.

Dated this 3rd day of March, 2022.

Daniel L. Schmidt, PLS Minnesota License No. 26147
schmidt@sathre.com

JOB #: 50615-095	REVISIONS
FIELD CREW:	
DRAWN BY: WJC	
CHECKED BY: DLS	
DATE: 03/01/2022	

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

CERTIFICATE OF SURVEY
PREPARED FOR
LEWIS CUSTOM HOMES

Section 13 - Township 30 - Range 24

20 10 0 10 20 40
SCALE IN FEET