

PRELIMINARY PLAT OF:

GILE ADDITION

OWNER/DEVELOPER:
DEBRA GILE
 15710 ST. FRANCIS BLVD
 RAMSEY, MN

PROPERTY DESCRIPTION

Lot 7, Block 3, APPLE RIDGE, Anoka County, Minnesota.
 and
 Outlot C, WILDLIFE SANCTUARY THIRD ADDITION, Anoka County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 5/2/2022.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 23-32-25-11-0071.
- This survey was prepared using a Title Commitment No. T22-09001, issued by Registered Abstracters, Inc., as agent for First American Title Insurance Company. The Title Commitment was dated effective on August 31, 2022.

ZONING/DEVELOPMENT STANDARDS

This parcel is currently zoned: R-1 MUSA
R-1 MUSA DEVELOPMENT STANDARDS:
 Minimum lot size = 0.15 acres
 Minimum density = 2.5 units per acre
 Maximum density = 4 units per acre
 Minimum lot width = 50 feet
 Front yard setback = 25 feet
 Side yard setback = 5 feet
 Rear yard setback for corner lot = 25 feet
 Rear yard setback = 20 feet
 Maximum building height = 35 feet

LANDSCAPING REQUIREMENTS

- Proposed Lot 2 will be required to provide the following:
 -4" of topsoil over all disturbed areas not otherwise improved with impervious surfacing.
 -A minimum of 2 front yard trees. (5 ft. height for evergreens and/or 1 in. caliper for deciduous trees)
 -Yard establishment.

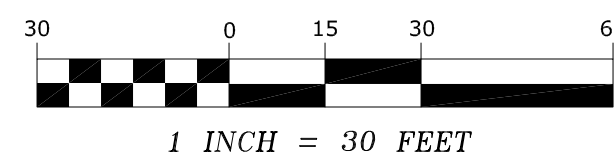
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CLEAN OUT
- ⊙ DENOTES WELL
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES HYDRANT
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES FIBER OPTIC BOX
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES CONCRETE SURFACE
- ⊕ DENOTES BITUMINOUS SURFACE
- ⊕ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

PIN No. 17-119-22-14-0008
 Owner: City of X
 Address: Unassigned

NORTH

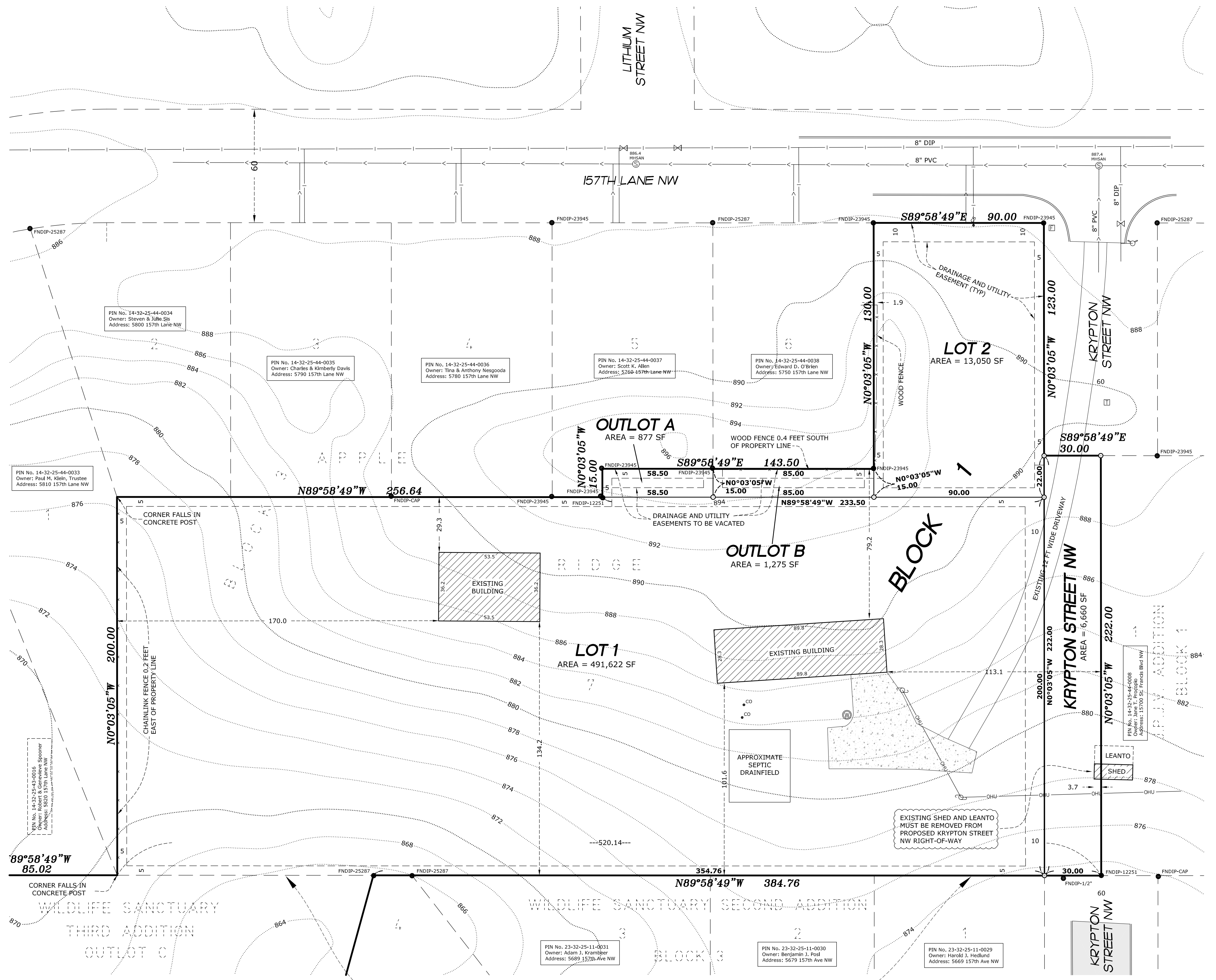
GRAPHIC SCALE



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
 Date: 11/17/2022 License No. 41578

MATCHLINE (SEE SHEET 1 OF 2 SHEETS)

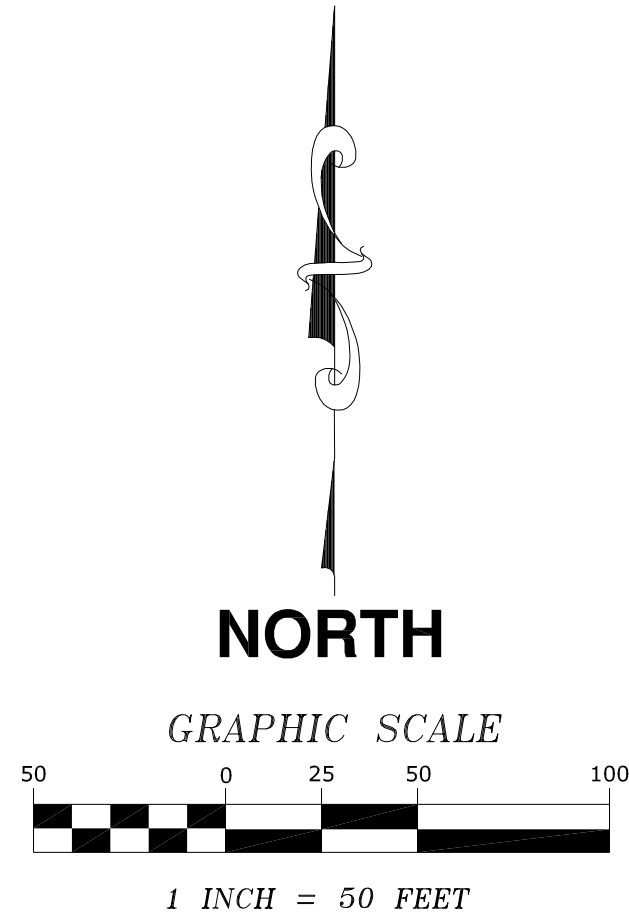


E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

DRAWN BY: BAB	JOB NO: 220445BS	DATE: 10/24/2022
CHECK BY: JER	FIELD CREW: JH/CB	
1	11/17/22	CITY COMMENTS
2		
3		
NO.	DATE	DESCRIPTION
		BY

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GILE ADDITION

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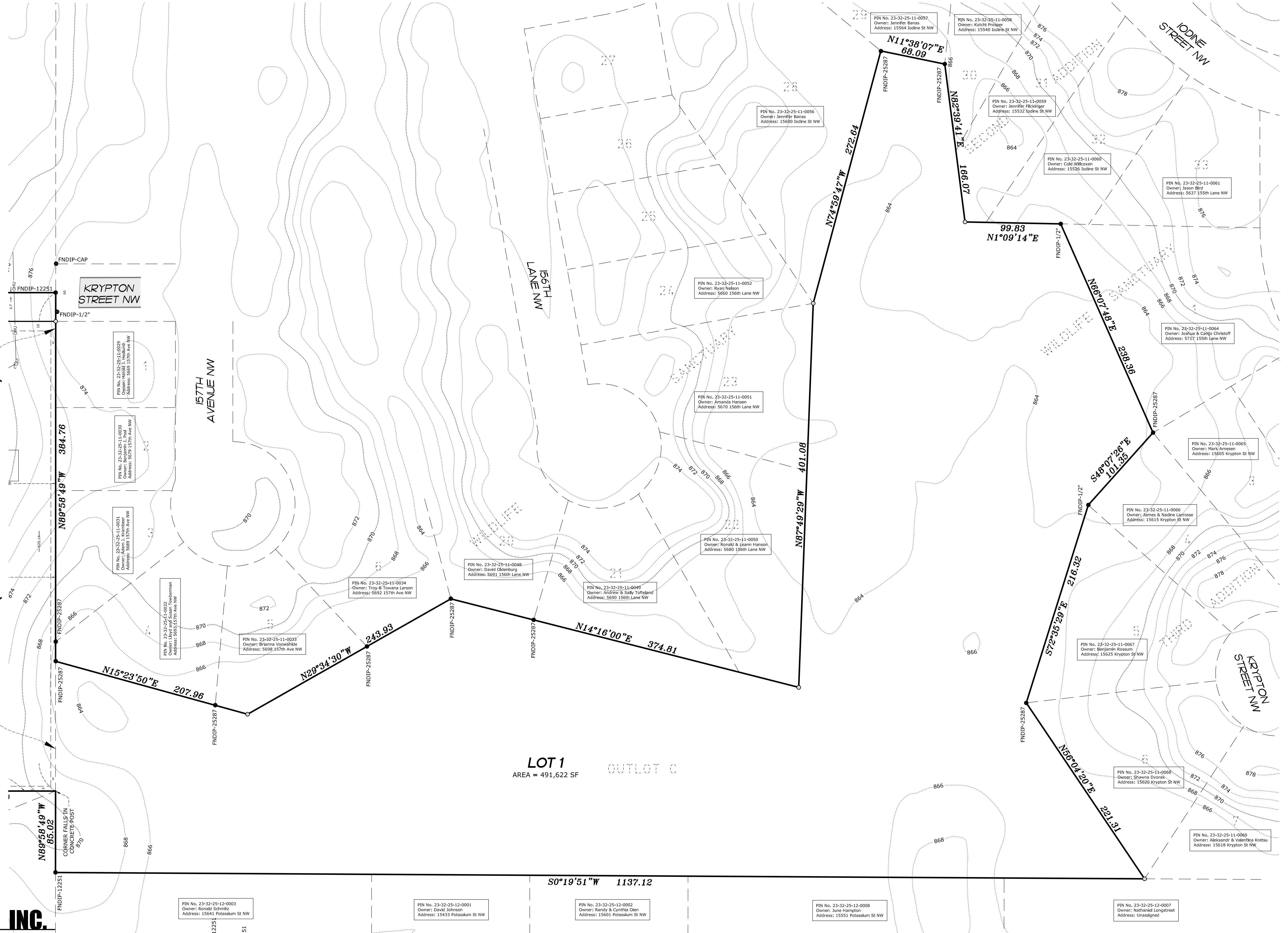


SEE SHEET 1 OF 2 SHEETS FOR PROPERTY DESCRIPTIONS, NOTES, LEGEND, ETC.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
 JASON E. RUD
 Date: 10/17/2022 License No. 41578

MATCHLINE (SEE SHEET 1 OF 2 SHEETS)



LOT 1
 AREA = 491,622 SF
OUTLOT C

E. G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701
 www.egrud.com

DRAWN BY:	BAB	JOB NO.:	220445BS	DATE:	10/24/2022
CHECK BY:	JER	FIELD CREW:	JH/CB		
1	11/17/22		CITY COMMENTS		BAB
2					
3					
NO.	DATE		DESCRIPTION		BY