

PROPOSED PROPERTY DESCRIPTION

Lot 2, Block 1, RAMSEY STORAGE CENTER, Anoka County, Minnesota.

LOT INFORMATION

PID 27-32-25-22-0085
 Existing Zoning: B2 - Business District
 Address: 14725 Ramsey Blvd. NW
 Area = 1.74 acres
 Watershed District = Lower Rum River WMO
 School District 11

PROPERTY OWNER

Ramsey Storage Center LLC
 86 Diamond Dr.
 Henniker, NH 03242

LIL X DEVELOPER

Jeremy Spaude
 21830 S. Diamond Lake Dr.
 Rogers, MN 55374
 612-501-1493

ENGINEER

Sisu Land Surveying LLC
 2580 Christian Dr.
 Chaska, MN 55318
 Contact: Curt Kallio, PE, LS
 612-418-6828

TREE SURVEY

Existing tree inventory is shown on Sheet C3 and C4.

WETLANDS

No wetland delineation has been performed. There are no anticipated wetlands on site.

FLOODPLAIN

This property is not located in a floodplain

SOILS

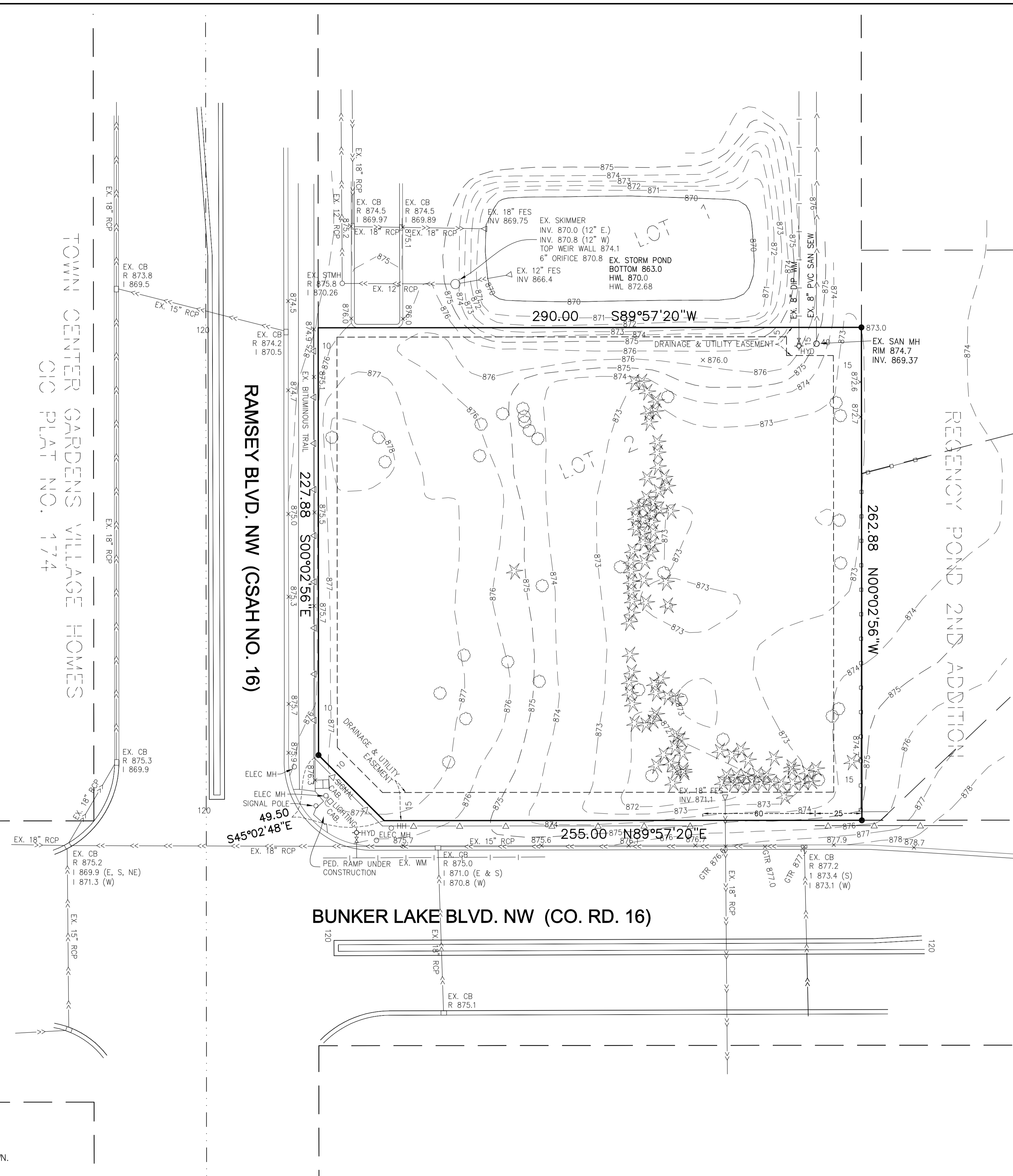
Existing soils are mapped as Hubbard loamy sands. No soil boring data is available.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- SETBACK
- EASEMENT
- EX. CONTOUR
- PROP. CONTOUR
- DRAINAGE ARROW
- EX. CATCH BASIN
- EX. STORM SEWER
- EX. EX. STORM MH
- EX. FES
- EX. SAN. SEWER
- EX. SAN. SEWER MH
- EX. WATERMAIN
- EX. HYDRANT
- EX. GATE VALVE
- POWER POLE
- LIGHT POLE
- ACCESS CONTROL



- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2 INCH BY 14 INCH MONUMENT SET AND MARKED BY LICENSE NO. 26909, UNLESS OTHERWISE SHOWN.



2580 Christian Dr.
 Chaska, MN 55318
 612-418-6828

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Engineer under the laws of the State of Minnesota.

Curt Kallio
 Curtiss J. Kallio, Lic. No. 26909 7/28/2022 Date

| BY | REVISION | DATE |
|----|----------|------|
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| | | |

PREPARED FOR:
 Jeremy Spaude
 21830 S. Diamond Lake Dr.
 Rogers, MN 55374
 612-501-1493

SHEET TITLE & PROJECT:
Certificate of Survey and Existing Conditions
 LIL Explorers Childcare Center
 Ramsey, MN

PROJECT NO:
 202253
 SHEET
C2