

DESCRIPTION OF PROPERTY SURVEYED
The South 325 feet of the East Half (E 1/2) of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) (as measured along the East and West lines of said East Half of the Northeast Quarter of the Southeast Quarter), Section 20, Township 32, Range 25, Anoka County, Minnesota.

ALTA/NSPS OPTIONAL TABLE A NOTES
(The following items reference Table A optional survey responsibilities and specifications)

- Site Address: 15060 Armstrong Boulevard Northwest, Ramsey, MN 55303
- Flood Zone Information: This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C016E, effective date of December 16th, 2015.
- Parcel Area Information: Gross Area: 195,620 s.f. - 4.49 acres
- Benchmark: Elevations are based on Anoka County Benchmark No. 3076 which has an elevation of 890.186 feet (NAVD88). Contours derived from field observations.
- Zoning Information: The current Zoning for the subject property is R-1 (Rural Developing) per the City of Ramsey's zoning map dated January, 2020. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 40 feet (Armstrong Blvd NW)
Side: 10 feet
Rear: 40 feet
Height: 35 feet
Hardcover: 35 percent of lot area

Accessory Structure Setbacks - Front: 25 feet
Side: 5 feet
Rear: 5 feet

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification and building setback requirements from the insurer.

- Utilities: We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 221515347 for a list of utility operators in this area.

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: CHARLES WIEMERSLAGE, P.E. EMAIL: CWIEMERSLAGE@SATHRE.COM	DEVELOPER DEHN DEVELOPMENT 17401 139TH AVE N, DAYTON, MN 55327 CONTACT: TOM DEHN PHONE: (612) 328-2215 EMAIL: TOM.DEHN@POWERLODGE.COM

DEVELOPMENT DATA
ZONING - R1 RURAL DEVELOPMENT
LARGE SINGLE FAMILY LOTS
2.5 AC MIN

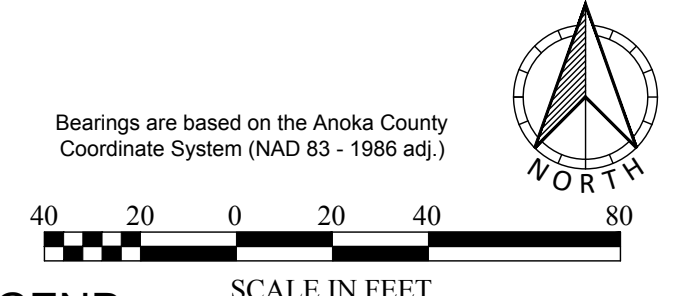
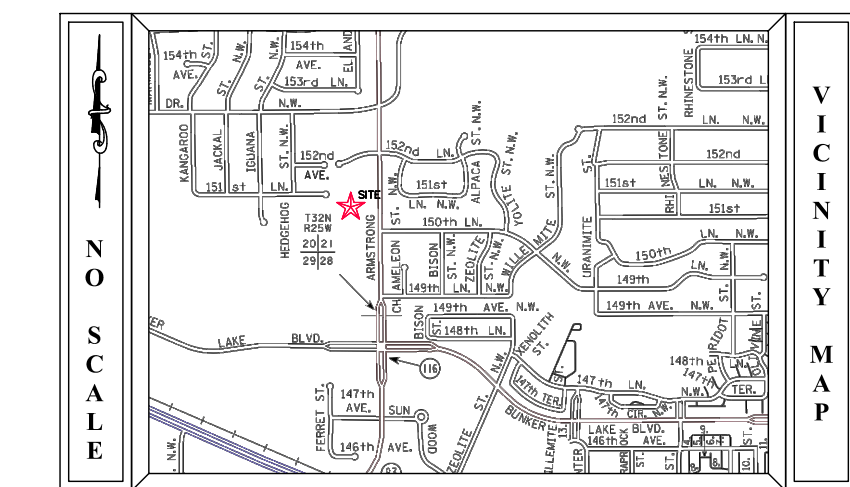
MUSA - 65FT LOTS
 MIN LOT WIDTH - 65FT
 MIN DENSITY - 2.5 UNITS/AC
 MAX DENSIT - 3 UNITS/AC - 4 WITH PUD

Street: 66'
 ROW - 32' B-B
 CDS - 50' R
 CDS ROW 65' R

SETBACKS

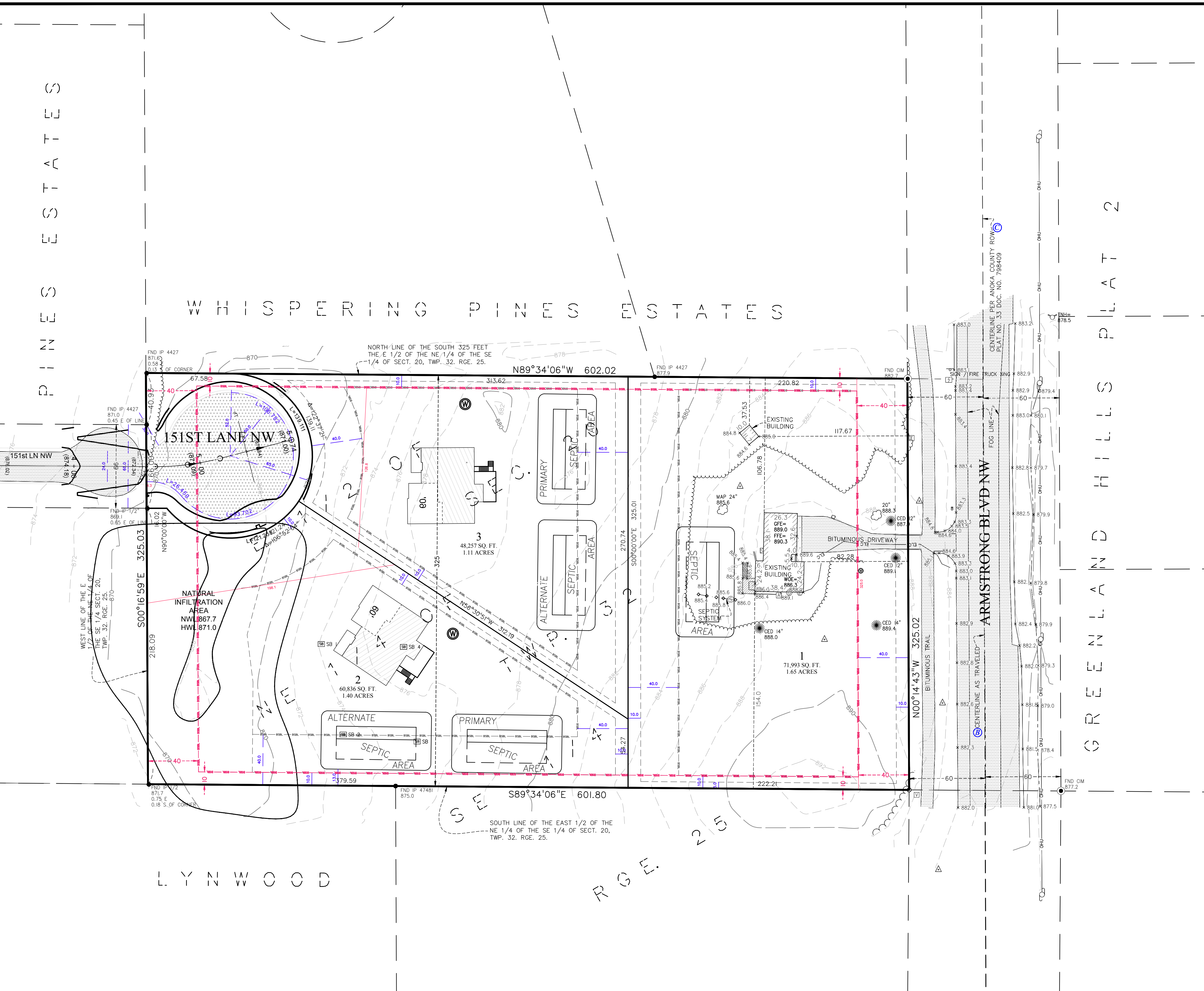
Frontyard Setback: 40'
 Corner Setback: 40'
 Sideyard Setback: 10/10'
 Rearyard Setback: 40'
 Setback at Major/Minor arterial: 60'

CUL-DE-SAC
 Min Frontage - 100ft
 MAX 600FT LENGTH
 PROPOSED 574FT



SURVEY LEGEND

<ul style="list-style-type: none"> ● CAST IRON MONUMENT ○ IRON PIPE MONUMENT SET ● DRILL HOLE FOUND ✕ CHISELED "X" MONUMENT SET ✕ CHISELED "X" MONUMENT FOUND ▲ REBAR MONUMENT FOUND ▲ PK NAIL MONUMENT SET ▲ PK NAIL MONUMENT FOUND ▲ CATCH BASIN ▲ SURVEY CONTROL POINT ▲ A/C UNIT ▲ CABLE TV PEDESTAL ▲ ELECTRIC TRANSFORMER ▲ ELECTRIC MANHOLE ▲ ELECTRIC METER ▲ TELEPHONE OUTLET ▲ YARD LIGHT ▲ LIGHT POLE ▲ FIBER OPTIC MANHOLE ▲ FIRE DEPT. HOOK UP ▲ FLAG POLE ▲ FUEL PUMP ▲ FUEL TANK ▲ PROPANE TANK ▲ GAS METER ▲ GAS VALVE ▲ GAS MANHOLE ▲ GENERATOR ▲ GUARD POST ▲ HAND HOLE ▲ MAIL BOX 	<ul style="list-style-type: none"> ○ PIEZOMETER ○ POWER POLE ○ GUY WIRE ○ ROOF DRAIN ○ LIFT STATION ○ SANITARY MANHOLE ○ SANITARY CLEANOUT ○ STORM MANHOLE ○ STORM DRAIN ○ CATCH BASIN ○ FLARED END SECTION ○ TREE CONIFEROUS ○ TREE DECIDUOUS ○ TREE CONIFEROUS REMOVED ○ TREE DECIDUOUS REMOVED ○ TELEPHONE MANHOLE ○ TELEPHONE PEDESTAL ○ UTILITY MANHOLE ○ UTILITY PEDESTAL ○ UTILITY VAULT ○ WATERMAIN MANHOLE ○ WATER METER ○ WATER SPIGOT ○ WELL ○ MONITORING WELL ○ CURB STOP ○ GATE VALVE ○ HYDRANT ○ IRRIGATION VALVE ○ POST INDICATOR VALVE ○ SIGN ○ SOIL BORING 	<ul style="list-style-type: none"> ○ WOE WALKOUT ELEVATION ○ FFE FIRST FLOOR ELEVATION ○ GFE GARAGE FLOOR ELEVATION ○ TOF TOP OF FOUNDATION ELEV. ○ LOE LOWEST OPENING ELEV. ○ CONCRETE ○ BITUMINOUS ○ BUILDING SETBACK LINE ○ CTV CABLE TV ○ CONCRETE CURB ○ CONTOUR EXISTING ○ CONTOUR PROPOSED ○ GUARD RAIL ○ DT DRAIN TILE ○ ELC ELECTRIC UNDERGROUND ○ FENCE ○ FO FIBER OPTIC UNDERGROUND ○ GAS UNDERGROUND ○ OHU OVERHEAD UTILITY ○ TREE LINE ○ SANITARY SEWER ○ STORM SEWER ○ TEL TELEPHONE UNDERGROUND ○ RETAINING WALL ○ UTILITY UNDERGROUND ○ WATERMAIN ○ TRAFFIC SIGNAL ○ RAILROAD TRACKS ○ RAILROAD SIGNAL ○ RAILROAD SWITCH ○ SATELLITE DISH ○ WETLAND BUFFER SIGN
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FIELD CREW	NO.	BY	DATE	REVISION
DRAWN				
EJ / CMT				
CHECKED				
DLS				
DATE				
9/20/2022				

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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 20th day of September, 2022.

Daniel L. Schmidt

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

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
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 (952) 476-6000, WWW.SATHRE.COM

TWP:32-RGE:25-SEC:20
 Anoka County

RAMSEY, MINNESOTA

PRELIMINARY PLAT
CEDAR ACRES
 PREPARED FOR:
5 STAR PROPERTY VENTURES, LLC

FILE NO.
 19214-004

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