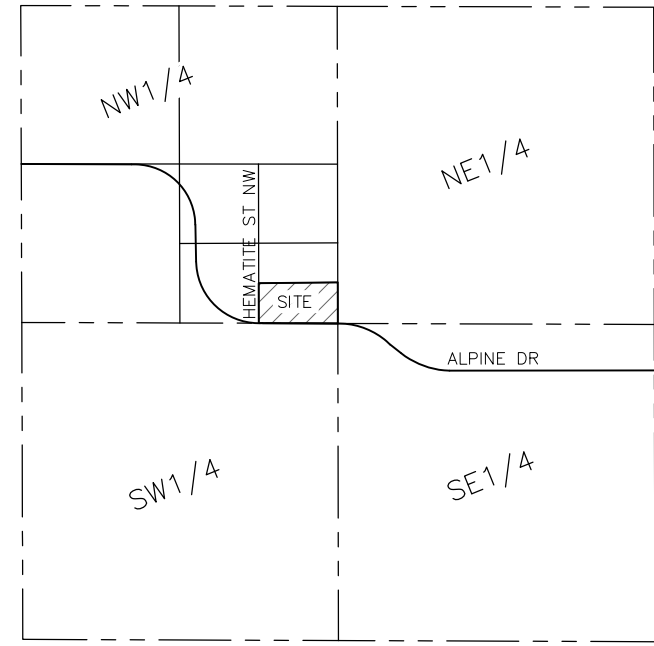


VICINITY MAP

SEC.22, T.32, R.25
NO SCALE



EXISTING PROPERTY DESCRIPTION: (PID NO. 22-32-25-24-0001) (Per Doc. Nos. 335766)

The South 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 32, Range 25.

Reserving an easement for road and utility purposes over the West 33 feet and over the South 66 feet thereof.

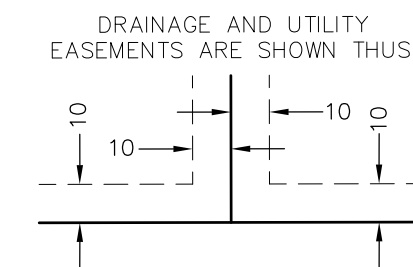
Together with an easement for roadway purposes over the West 33 feet of the E 1/2 of the S 1/2 of the NE 1/4 of the NW 1/4 of Section 22, Township 32, Range 25.

Also together with an easement for roadway purposes over the following described tract: That part of the NW 1/4 of Section 22, Township 32, Range 25 described as follows: A strip of land 66 feet in width being 33 feet on each side of the following described centerline: Beginning at the intersection of the East line of the NE 1/4 of the NW 1/4 with the South line of the N 1/2 of the NE 1/4 of the NW 1/4; thence West along the South line of the N 1/2 of the NE 1/4 of the NW 1/4 to a point 160 feet East of the West line of the NE 1/4 of the NW 1/4; thence deflecting left to the point of intersection of the East line of the NW 1/4 of the NW 1/4 with the South line of the N 1/2 of the S 1/2 of the N 3/4ths of the NW 1/4 of the NW 1/4; thence West along last described South line to the Easterly line of County Road No. 56 and there terminating. The Southerly line of said easement to be extended a sufficient distance West to intersect the East line of said County Road.

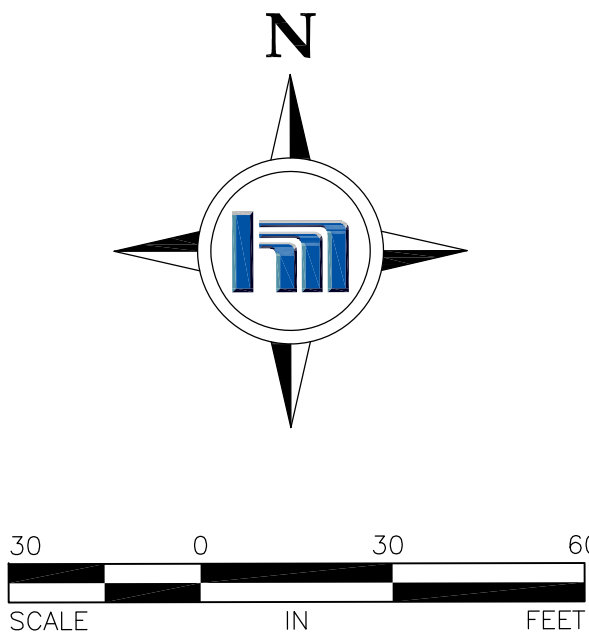
Also together with an easement for road purposes over the following tract: The West Thirty-three (33) feet of the East Half (E 1/2) and the East Thirty-three (33) feet of the West Half of the Southeast Quarter of the Northwest Quarter (W 1/2 of SE 1/4 of NW 1/4) of Section Twenty-two (22), Township Thirty-two (32), Range Twenty-five (25), Anoka County.

NOTES:

- In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Bearings are based on the Anoka County Coordinate System.
- The address of this property is 15321 Hematite Street NW Ramsey, Minnesota 55303.
- No Access to Parcel B from Alpine Drive, access will be from 153rd Lane.



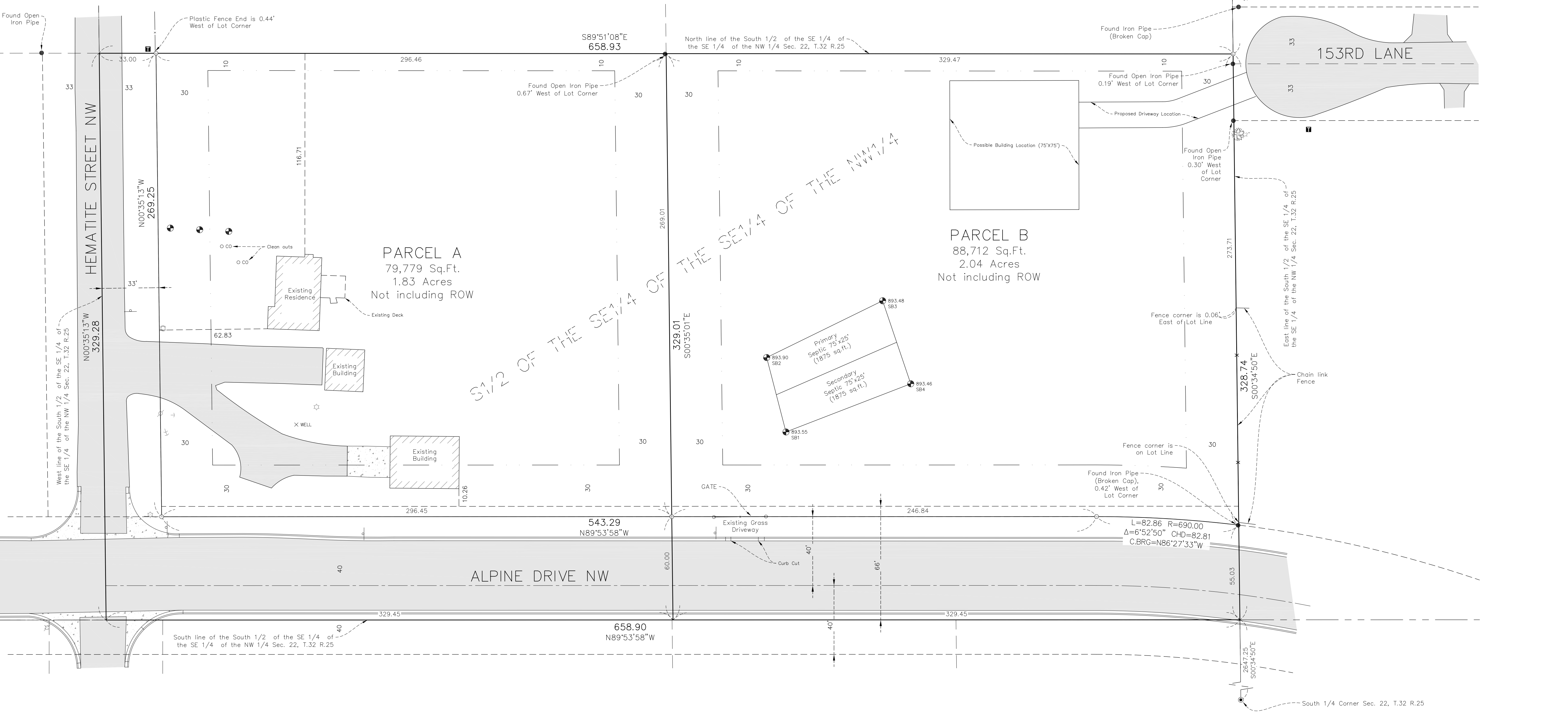
(NOT TO SCALE)
Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plot and being 10.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plot.



Municipality:	City of Ramsey	Building Setbacks:	(Single Family Residential) Front yard: 30 feet Side Corner: 30 feet Rear yard: 30 feet Side yard: 10 feet
Existing Zoning:	RR - Rural Residential	Owner:	Harris Everett Haugtvedt Estate 15321 Hematite Street NW Ramsey, MN 55303
Proposed Zoning:	RR - Rural Residential	Subdivider:	Deeann Deiss 18633 Peridot Street NW Nowthen, MN 55303 (651) 398-2094
Proposed Use:	Single Family Residential	Designer/Surveyor:	Brian Person Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 852-0486 brian@haa-inc.com
Road Mileage:	0 LF or 0.00 Miles	Plat Area:	Total Area: 216,774 Sq.Ft. = 4.98 Acres Proposed ROW: 48,283 Sq.Ft. = 1.11 Acres Park Area: 0 Sq.Ft. = 0.00 Acres
Street Lighting:	as required	Lot Summary:	2 Single Family Residential Lots
Proposed Utilities:	Sewer: Private SSTS Water: Private Well		

LEGEND

- ☆ = LIGHT POLE
- = UTILITY POLE
- = GUY WIRE
- ⊥ = TELEPHONE PEDESTAL
- = POST
- = SIGN
- = SOIL BORING
- = DENOTES FOUND IRON MONUMENT
- = IRON MONUMENT SET AND MARKED WITH LICENCE NO. 49138
- = DENOTES FOUND CAST IRON MONUMENT
- = SETBACK LINE



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 Professional Surveyor under the laws of the State of Minnesota.

Brian Person
MN License No. 49138
Date 12/13/23

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Avenue, Anoka, MN 55303
763-427-5860, FAX 763-427-0520
www.haa-inc.com

S1/2 of the SE1/4 of the SE1/4 of the NW1/4 Section 22, Township 32, Range 25
Anoka County, Minnesota
Subject to easements of record, if any.

Sketch Plan
for ~
Deeann Deiss

SHEET NUMBER
1

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