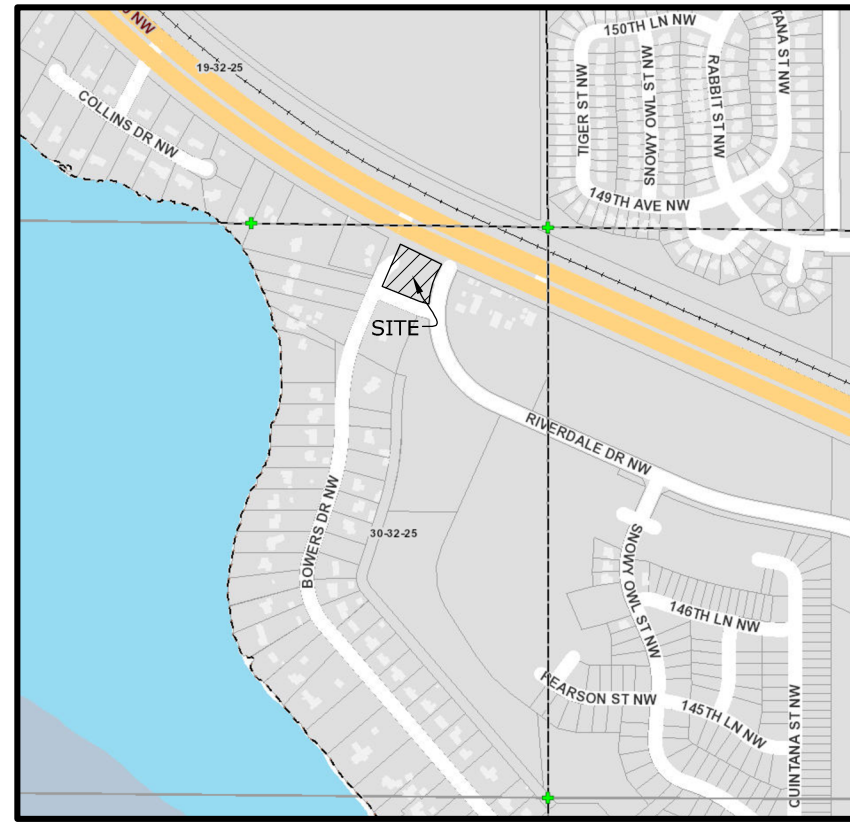
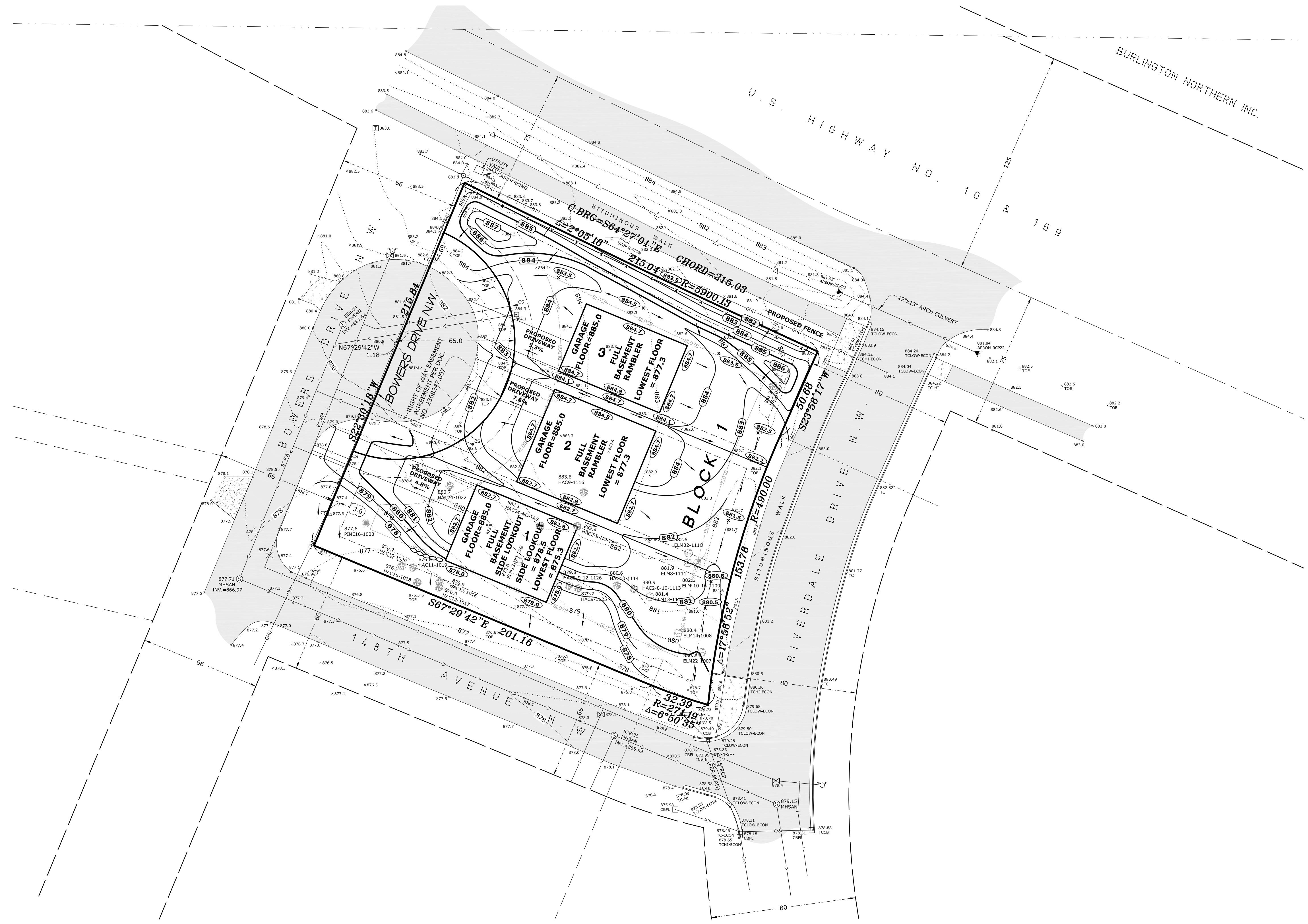


**VICINITY MAP**

PART OF SEC. 30, TWP. 32, RNG. 25



ANOKA COUNTY, MINNESOTA  
(NO SCALE)



**PROPERTY DESCRIPTION**

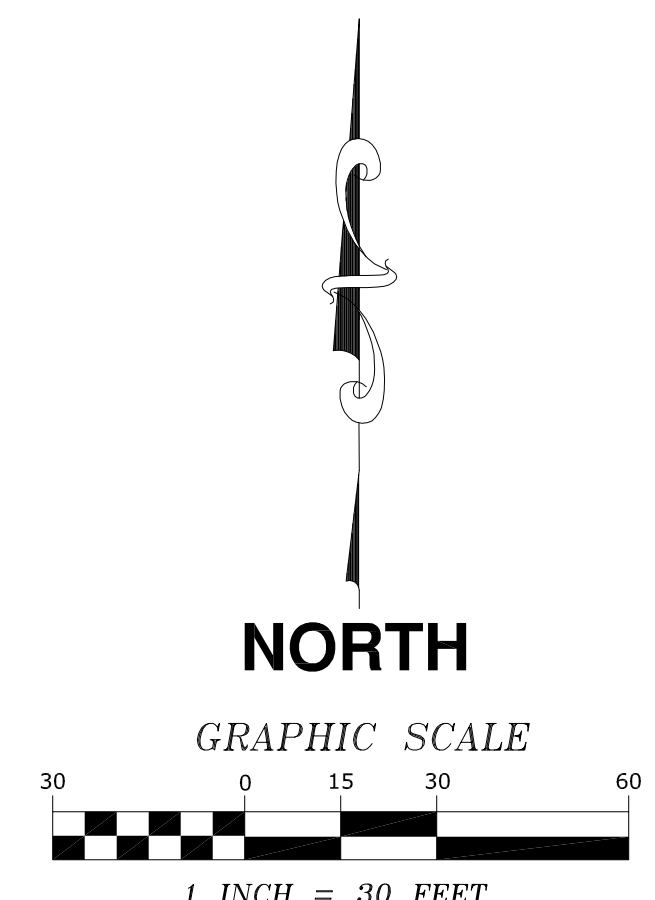
OUTLOT A, RIVERSTONE SOUTH, Anoka County, Minnesota.

**NOTES**

- Field survey was completed by E.G. Rud and Sons, Inc. on 11/08/2023. Additional topography shot on 04/04/2024.
- Address of the surveyed premises: Unassigned.
- Fee ownership is vested in ALAN R. PEARSON TRUSTEE.
- Parcel ID Number: 30-32-25-11-0034.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map No. 27003C0280E Community No. 270681 Panel No. 0280 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.
- This survey is based upon information found in the commitment for title insurance prepared by Land Title, Inc. as issuing agents for First American Title Insurance Company, File No. 686058, dated effective October 17, 2023.
- Iron monuments to be set, once city approval has been obtained.

**BENCHMARK**

MNDOT NAME: 0202 B  
GSID STATION: #93781  
ELEVATION: 865.015 (NAVD88)



**LEGEND**

- DENOTES CATCH BASIN
- DENOTES CURB STOP
- x DENOTES EXISTING SPOT ELEVATION
- ▲ DENOTES STORM SEWER APRON
- DENOTES GUY WIRE
- DENOTES HYDRANT
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES TELEPHONE PEDESTAL
- DENOTES WATER VALVE
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES OVERHEAD WIRE
- DENOTES BUILDING SETBACK LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA PER THE RECORDED PLAT OF RIVERSTONE SOUTH
- DENOTES PROPOSED CONTOURS
- DENOTES PROPOSED FENCE
- DENOTES PROPOSED RETAINING WALL
- DENOTES PROPOSED SPOT ELEVATION

**TREE DETAIL**

- DENOTES ELEVATION
- DENOTES TAG #
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE QUANTITY
- DENOTES TREE TYPE HAC=HACKBERRY

**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  
www.egrud.com

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

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: 04-12-2024 License No. 41578

**PEARSON PLACE SECOND ADDITION**  
CITY OF RAMSEY, MN  
**PRELIMINARY GRADING PLAN**  
PREPARED FOR: DEVELOPMENT CONSULTING SERVICES, LLC

SHEET  
**V.002**