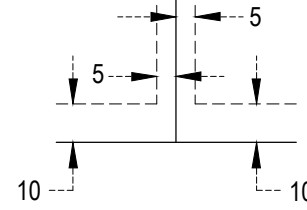


LEGEND

- Property Line
- Interior Lot Line
- Underlying Parcel Line
- Existing Easement
- Proposed Easement
- Proposed Setback

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:
(Not to Scale)



Being 5 feet in width and adjoining lot lines, unless otherwise shown and 10 feet in width and adjoining right of way lines as shown on the plat.

AREA SUMMARY

Existing:					
Pervious	1,565,018	s.f.	35.93	ac.	96.8%
Impervious	50,266	s.f.	1.15	ac.	3.2%
Total	1,565,018	s.f.	35.93	ac.	100.0%
Proposed:					
Pervious	1,440,183	s.f.	33.06	ac.	92.0%
Impervious	124,835	s.f.	2.87	ac.	8.0%
Total	1,565,018	s.f.	35.93	ac.	100.0%

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.

BENCHMARK

Anoka County Benchmark No. 2085
Elevation = 918.258 (NAVD88)
Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.

LOT DATA TABLE

Parcel	Area (SF)	Area (Acres)
R.O.W. Dedication 181st Ave NW	159,810	3.67
Block1, Lot1	124,453	2.86
Block1, Lot2	120,073	2.76
Block1, Lot3	120,002	2.75
Block1, Lot4	119,931	2.75
Block1, Lot5	119,861	2.75
Block1, Lot6	119,790	2.75
Block1, Lot7	119,788	2.75
Block1, Lot8	119,613	2.75
Block1, Lot9	119,507	2.74
Block1, Lot10	119,401	2.74
Block1, Lot11	119,295	2.74
Block1, Lot12	125,145	2.87
Block1, Lot13	118,161	2.71

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.
- Obtain all necessary permits for construction within, or use of, public right-of-way.
- The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.

ZONING AND SETBACK SUMMARY

The Property is currently Zoned Rural Developing Zone (RD)
Current Land Use: Rural Undeveloped

Building Setback Information is as follows:
Front Yard = 40 ft.
Rear = 40 ft.
Side (Interior) = 10 ft.
Side (Street) = 40 ft.

Adjacent Properties Zoning:
North: Bordered by 181st Avenue NW
South: Public / Quasi-Public District
East: Rural Developing
West: Rural Developing

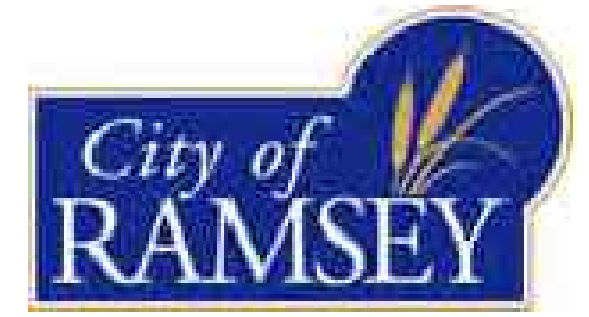
Lot Coverage Information is as follows:
Lot Area Minimum = 108,900 s.f. = 2.5 ac.
Lot Width Minimum = 200 ft.

Total Site Area = 1,565,018 s.f. = 35.93 ac.
Wetland and Wetland Buffer Area = 662,634 s.f. = 15.21 ac.
Net Developable Area = 902,384 s.f. = 20.72 ac.

OWNER

ALAN & JONI GREENWALDT
4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Title Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
NOVEMBER 14, 2024

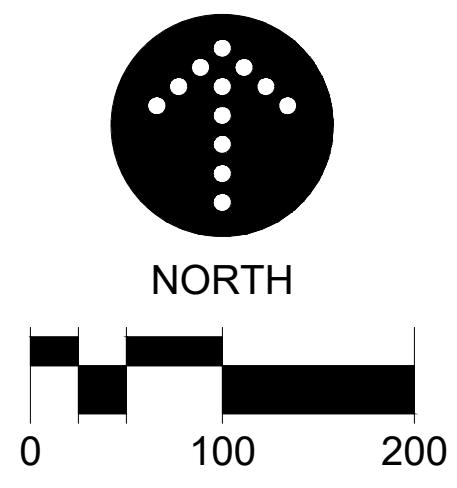
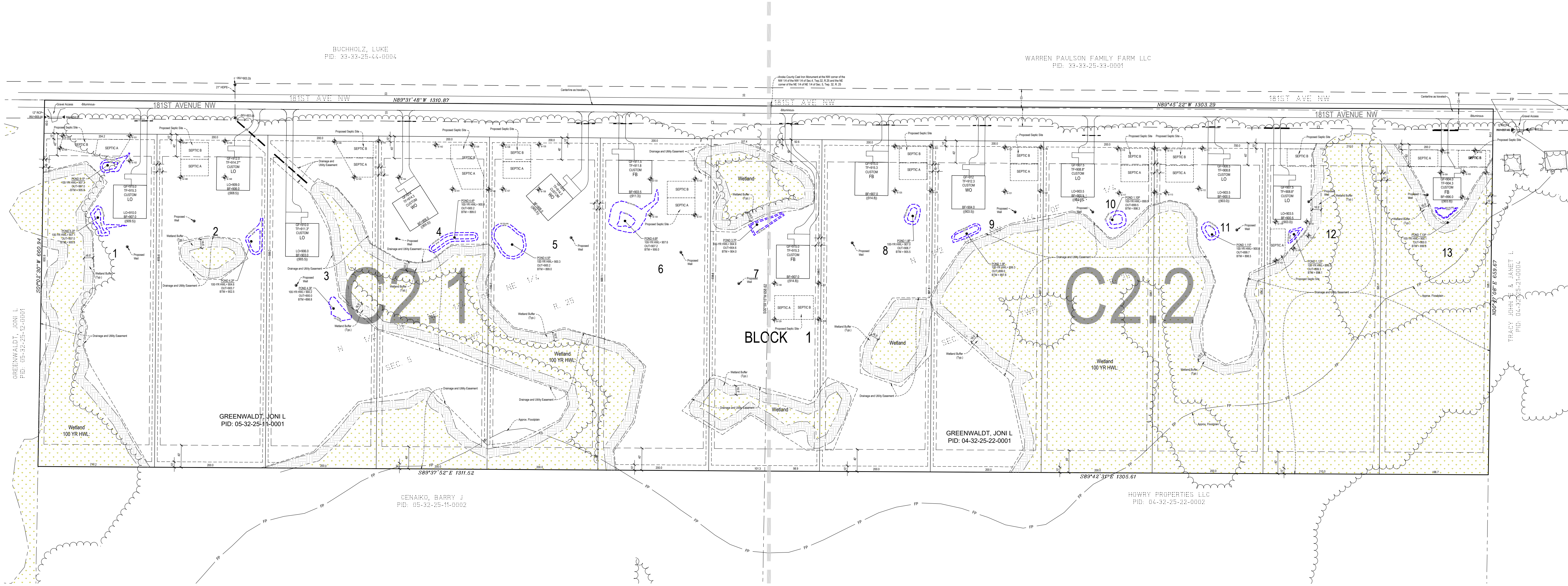


105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C2002ZZ725.DWG
PROJECT NO. ZZZZ4725

PRE PLAT INDEX

C2.0



BUCHHOLZ, LUKE
PID: 33-33-25-44-0004

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

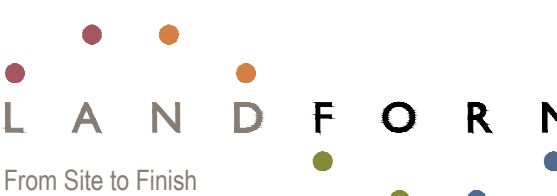
DATE	ISSUE / REVISION	REVIEW
18 Oct 2024	Final Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY
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NOVEMBER 14, 2024



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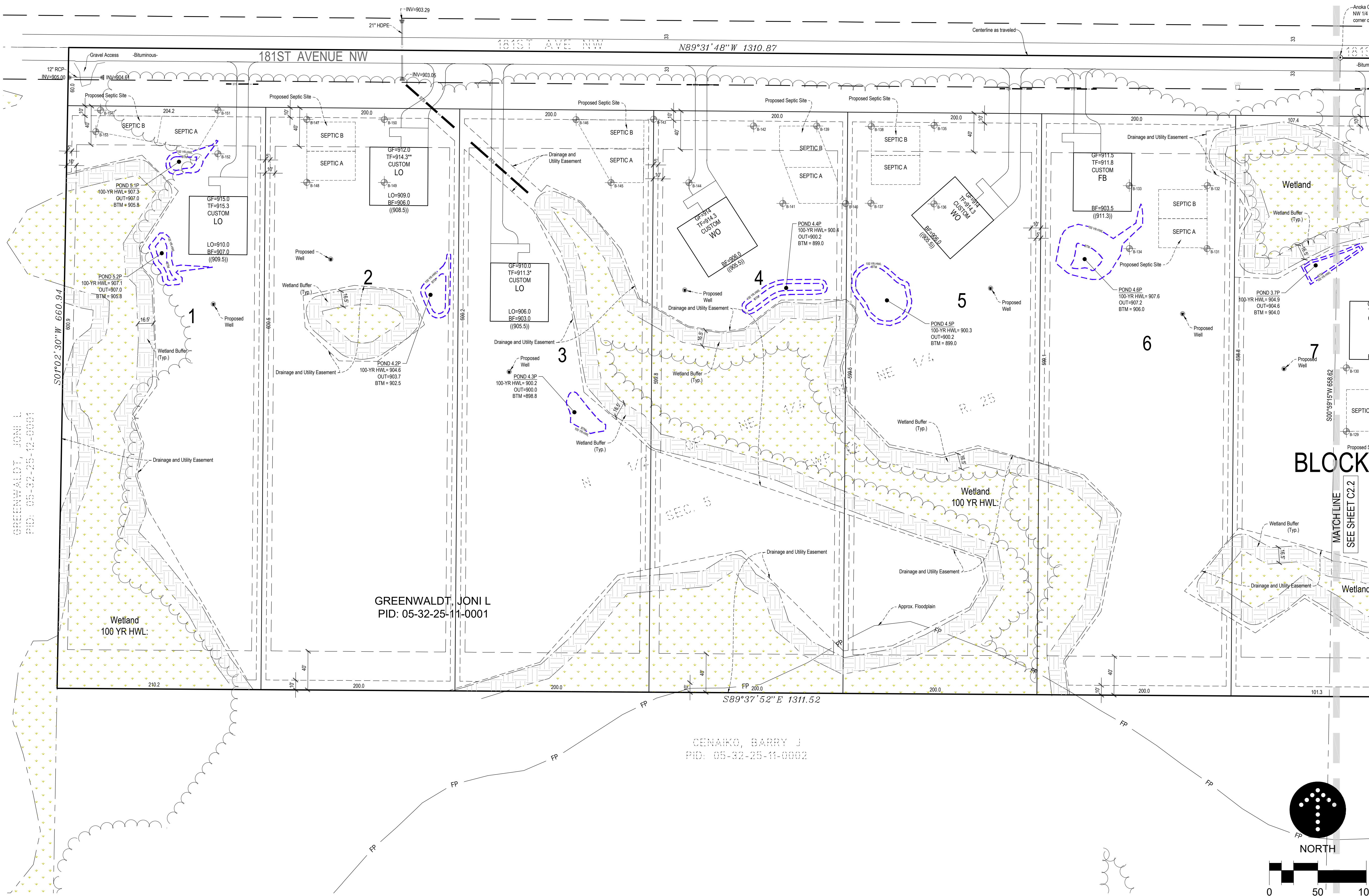
FILE NAME C2002ZZ725.DWG

PROJECT NO. ZZZ24725

PRE PLAT INSET 1

C2.1

Landform and Site to Finish are registered service marks of Landform Professional Services, LLC.



GREENWALDT, JONI L
PID: 05-32-25-42-0001

GREENWALDT, JONI L
PID: 05-32-25-11-0001

CENAICO, BARRY J
PID: 05-32-25-11-0002

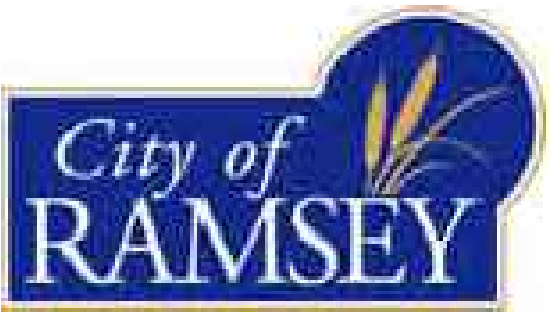
© LANDFORM 2024

OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD ESTATES
RAMSEY, MINNESOTA

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NOVEMBER 14, 2024



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FILE NAME C2002ZZ725.DWG

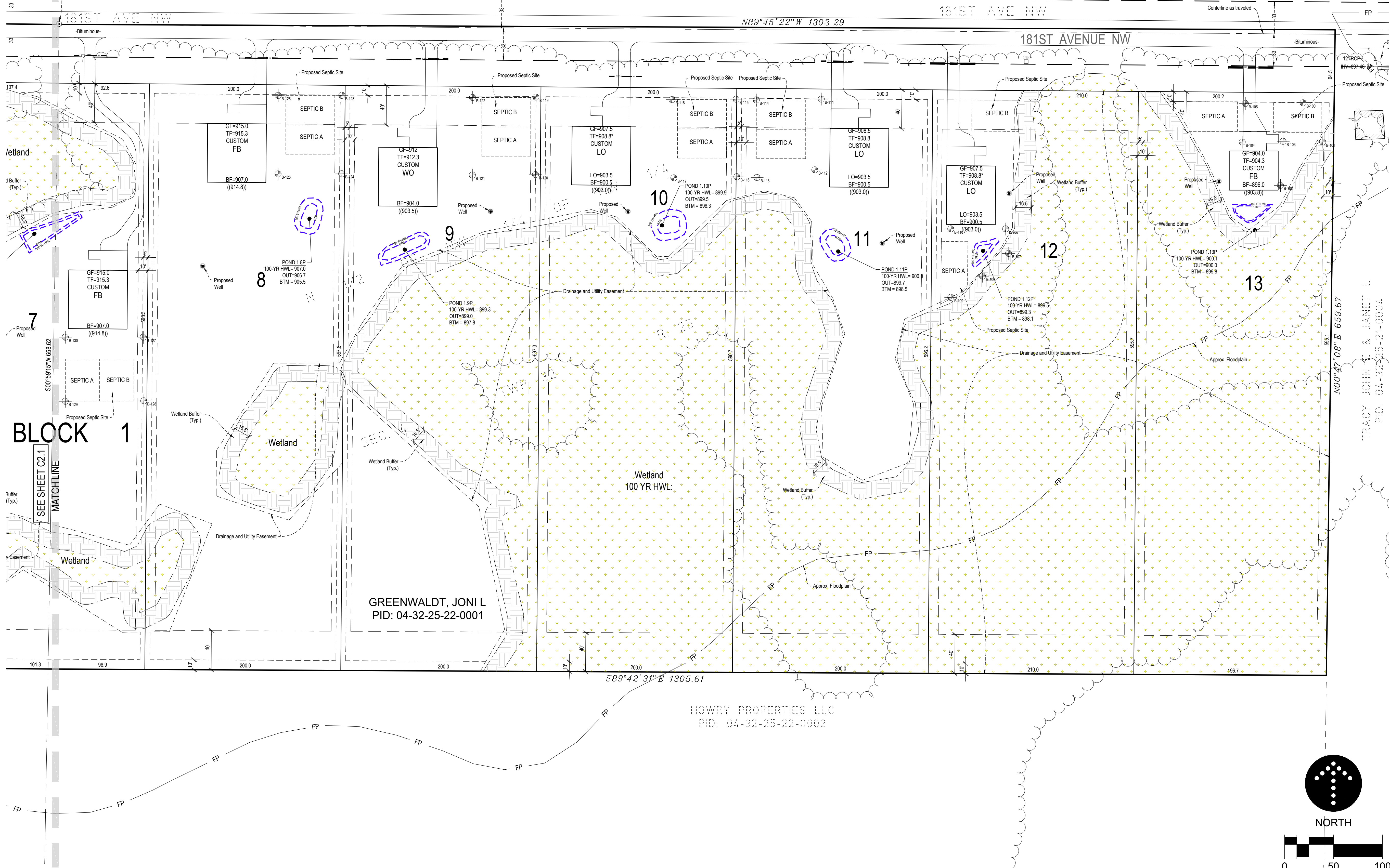
PROJECT NO. ZZZZ4725

PRE PLAT INSET 2

C2.2

WARREN PAULSON FAMILY FARM LLC
PID: 33-33-25-33-0001

Anoka County Cast Iron Monument at the NW corner of the NW 1/4 of the NW 1/4 of Sec. 4, Twp. 32, R. 25 and the NE corner of the NE 1/4 of the NE 1/4 of Sec. 5, Twp. 32, R. 25



TRACY JOHN E & JANET L
PID: 04-32-25-21-0004

HOWRY PROPERTIES LLC
PID: 04-32-25-22-0002

GREENWALDT, JONI L
PID: 04-32-25-22-0001