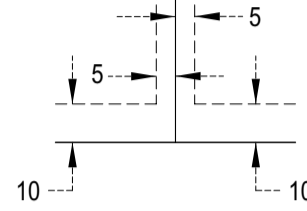


LEGEND

	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 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 Residential Zone (RR)  
Current Land Use: Rural Developing

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

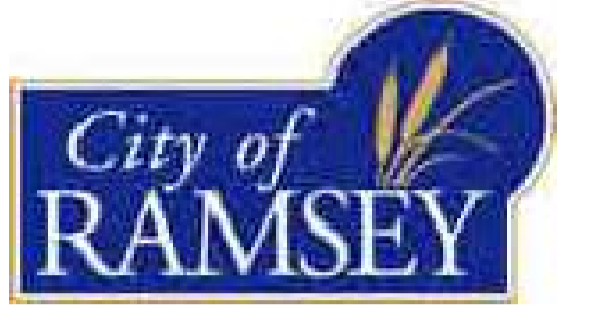
Lot Coverage Information is as follows:  
Lot Area Minimum = 108,900 s.f. = 2.5 ac.  
Lot Width Minimum = 200 ft.

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 Residential	ETL
03 Dec 2024	As-Built Landscape Plan Sheets	ETL
31 Dec 2024	Pre Plat Residential	ETL
18 Feb 2025	Pre Plat Residential	ETL
20 Feb 2025	Pre Plat Residential	ETL

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MINNESOTA.

*Eric T. Luth*  
Eric T. Luth, PE  
License No: 59475  
Date: 02/20/2025

Signature shown is a digital reproduction of original. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

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.

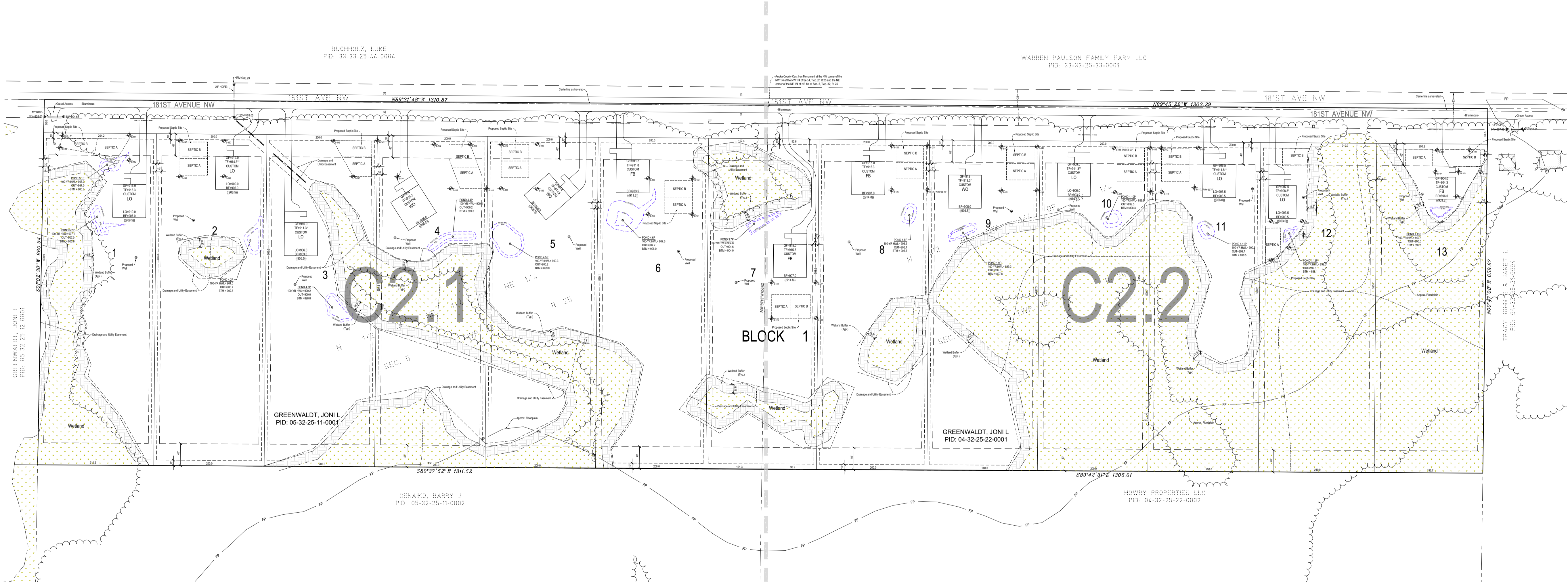
PRELIMINARY PLAT  
FEBRUARY 20, 2025



105 South Fifth Avenue  
Suite 513  
Minneapolis, MN 55401

Tel: 612-252-9070  
Fax: 612-252-9077  
Web: landform.net

FILE NAME: C2002ZZ2725.DWG  
PROJECT NO.: ZZZ24725



**NOT FOR CONSTRUCTION**

