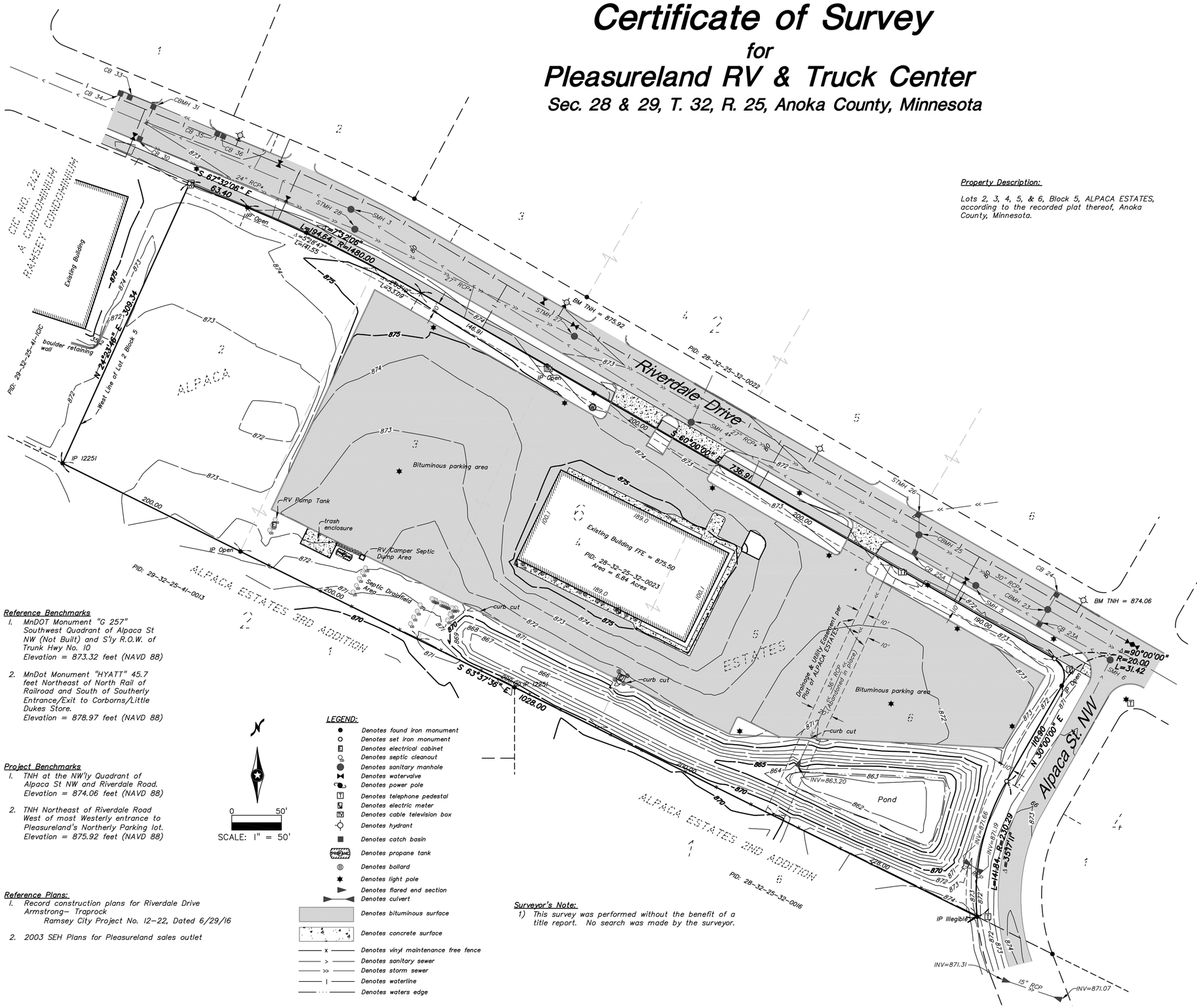
Certificate of Survey
for
Pleasureland RV & Truck Center
Sec. 28 & 29, T. 32, R. 25, Anoka County, Minnesota



Property Description:

Lots 2, 3, 4, 5, & 6, Block 5, ALPACA ESTATES, according to the recorded plat thereof, Anoka County, Minnesota.

STORM SEWER		
STRUCTURE	RIM	INVERT
CBMH 23	871.58	866.44 (N)* 867.23 (S)* 863.61 (NW)* 863.51 (SE)*
CB 23A	871.06	
CB 24	871.03	
CBMH 25	871.56	866.70 (N)* 866.50 (S)* 864.12 (NW)* 864.02 (SE)*
CB 25A	871.00	866.75*
STMH 26	870.98	
STMH 27	873.22	864.65 (NW)* 864.55 (SE)*
STMH 28	873.66	864.89 (NW)* 864.79 (SE)*
CB 30	872.60	867.19 (N)* 867.62 (SE)*
CBMH 31	872.42	
CB 33	872.38	
CB 34	872.40	
CB 35	872.53	
CB 36	872.56	

SANITARY SEWER		
STRUCTURE	RIM	INVERT
SMH 3	873.79	861.65*
SMH 4	872.31*	862.76*
SMH 5	871.32	864.64*
SMH 6	871.49	865.29*

(*) Indicates elevations obtained or interpolated from City Record Plans on NGVD 29 datum. Elevations above shown on NAVD 88 datum.

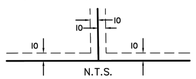
Existing Impervious Conditions
Total lot Area = 298,078± S.F.
Building Area = 18,916± S.F.
Bituminus/Concrete Area = 137,999± S.F.

Total Impervious Area = 156,915± S.F. (52.6%)

Zoning
B-2 Highway Business District

Building Setbacks
Front: 35'
Side: 10'
Corner Side: 20'
Rear: 35'
Setback from Residential Districts: 35'

ALPACA ESTATES
Drainage and Utility Easements shown thus:



Reference Benchmarks

1. MnDOT Monument "G 257" Southwest Quadrant of Alpaca St NW (Not Built) and S'ly R.O.W. of Trunk Hwy No. 10
   Elevation = 873.32 feet (NAVD 88)
2. MnDot Monument "HYATT" 45.7 feet Northeast of North Rail of Railroad and South of Southerly Entrance/Exit to Corborns/Little Dukes Store.
   Elevation = 878.97 feet (NAVD 88)

Project Benchmarks

1. TNH at the NW'ly Quadrant of Alpaca St NW and Riverdale Road.
   Elevation = 874.06 feet (NAVD 88)
2. TNH Northeast of Riverdale Road West of most Westerly entrance to Pleasureland's Northerly Parking lot.
   Elevation = 875.92 feet (NAVD 88)

Reference Plans:

1. Record construction plans for Riverdale Drive Armstrong– Traprock
   Ramsey City Project No. 12–22, Dated 6/29/16
2. 2003 SEH Plans for Pleasureland sales outlet

0 50'
SCALE: 1" = 50'

LEGEND:

- Denotes found iron monument
- Denotes set iron monument
- Denotes electrical cabinet
- Denotes septic cleanout
- Denotes sanitary manhole
- Denotes watervalve
- Denotes power pole
- Denotes telephone pedestal
- Denotes electric meter
- Denotes cable television box
- Denotes hydrant
- Denotes catch basin
- Denotes propane tank
- Denotes bollard
- Denotes light pole
- Denotes flared end section
- Denotes culvert
- Denotes bituminous surface
- Denotes concrete surface
- Denotes vinyl maintenance free fence
- Denotes sanitary sewer
- Denotes storm sewer
- Denotes waterline
- Denotes waters edge

Surveyor's Note:

1) This survey was performed without the benefit of a title report. No search was made by the surveyor.

Basis of Bearings
For the purpose of this survey, the bearings are based upon the recorded plat of ALPACA ESTATES.

REV NO.	DATE	DESCRIPTION

DATE: 02/11/2025
DESIGN BY:
DRAWN BY:
CHECKED BY:
DWG FILE:
FILE NO.: 18-0269.01

I hereby certify that this plan, survey, or report 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.

Signature: Craig Wiersma
Craig Wiersma Reg. No. 47568
Date: 02/12/2026

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
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10076 FIRST STREET BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

Pleasureland RV
Site Improvements
7900 Riverdale Dr NW
City of Ramsey, Anoka County, MN

Certificate of Survey

SHEET NO.
V1.0