

Preliminary Plat of BUNKER LAKE CROSSING

**CITY OF RAMSEY
ANOKA COUNTY, MN**

Certificate of Title 156181:

Outlot D, WATERFRONT VILLAGE, Anoka County, Minnesota

Tarrens

SURVEYOR'S NOTES:

- Reference "Anoka County Highway Right of Way Plat No. 33" dated February 24, 1988, and "Anoka County Highway Plat No. 90" dated July 25, 2014.
- Reference Certificate of Title 156181 dated July 25, 2024.
- Wetlands shown per drawing provided by the City of Ramsey. These wetlands were delineated by Kristina Bloomquist, PWS Certified Wetland Delineator No. 1340 for the City of Ramsey "COR Analysis Update" dated February 24, 2023. Wetland mitigation may have been done on site, therefore this depiction of the wetlands may be obsolete and should only be used for reference purposes only. These wetlands shown on this site are subject to change and we reserve the right to update our drawing if any new information becomes available to the surveyor.
- Proposed improvements shown from Updated Civil Plans on May 7, 2025 by Bogart Pederson and Associates and for the Taco Bell site, CAD files provided by Elan Design Lab, received May 7, 2025.
- Reference Document No. 619368.001, City of Ramsey Resolution 24-188 on July 30, 2024 which vacated the specific Drainage and Utility easement per plat of COR TWO and the "Exhibit A" Drainage and Utility Easement of Document No. 447984, Parcel 6PE of Anoka County Highway Right of Way plat 90 and Document No. 527007.004 was NOT vacated by this resolution.
- Zoning report received 3/18/25 from Mary Taylor, representative for Marvin Development VII, LLC, signed by Adam Martin, City Planner for the City of Ramsey dated 3/06/25.
- Reference ALTA survey from WSB Job Number 01973-12 Dated April 10, 2017 shows a water pipe going north from this location. However is not shown on the ALTA Survey by James R. Hill File Number 1-23-039 dated September 9, 2023. Status of this water pipe is unknown at the time of the survey.
- References: Proposed Utility Plan by WSB for CSAH 83-116 improvements July 7, 2011; ALTA survey from WSB Job Number 01973-12 Dated April 10, 2017; ALTA Survey by James R. Hill File Number 1-23-039 dated September 9, 2023; COR Engineering Improvements for City of Ramsey by Bolton and Menk dated July 28, 2023 & September 8, 2023 & February 13, 2024.

GOPHER STATE ONE NOTE:

The underground utilities shown hereon have been located from observed evidence together with evidence from plans and markings by utility companies and other appropriate sources. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities or that all utility companies responded to the locate request in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. Gopher State One Ticket No. 250230596 dated 1/23/2025.

Bearings based on the plat of WATERFRONT VILLAGE. The west line of OUTLOT D, WATERFRONT VILLAGE is assumed to bear N 0°12'14" W.

- Denotes found iron monument
- Denotes found rebar
- Denotes found chiseled "X"
- Denotes found PK nail

REFERENCE BENCHMARK:
Reference Benchmark "HYATT" located 4.0 miles Northwest along Trunk Highway 10/Trunk Highway 169 from the Junction of Trunk Highway 10 and Trunk Highway 47, 0.2 miles Southeast of Co. Rd. 83, 45.7 feet Northeast of the North rail of a railroad, 1.9 feet Southwest of a witness post.
Elevation = 878.97 (NAVD 88)

PLAT BENCHMARK:
Top nut of hydrant located Southeast Quadrant of Bunker Lake Blvd. and Armstrong Blvd., lying 12.6 feet East of Armstrong Blvd., and 5.7 feet Northwest of a bituminous sidewalk.
Elevation = 870.20 (NAVD 88)

OWNER:
City of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303
(763) 427-1410

DEVELOPER:
Capital Real Estate, Inc.
7650 Edinborough Way, Suite 200
Edina, MN 55435
(612) 313-2500

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308-9322
763-262-8822

TOTAL AREA: 7.46% Acres

EXISTING ZONING: COR-2b, Commercial Subdistrict
PROPOSED ZONING: COR-2b, Commercial Subdistrict

CITY OF RAMSEY 2040 COMPREHENSIVE PLAN:
2025 Existing Land Use: COR-2b, Commercial Subdistrict
2040 Future Land Use: Mixed Use

MINIMUMS:
Lot Width: 80 feet
Lot Depth: 100 feet
Lot Size: None

DNOTES BUILDING SETBACKS:
Front:
Arterial Street: 30 feet
Parkway: 30 feet
Rear:
No Requirement
Side:
No Requirement

DATE: 01/31/25
FIELD DATE: January 31th, 2025
BK/PG: 2.11/ Pg. 14
DRAWN BY: RT
CHECKED BY: CEG
DWG FILE: 25-0038 Prelim
FILE NO: 25-0038.00

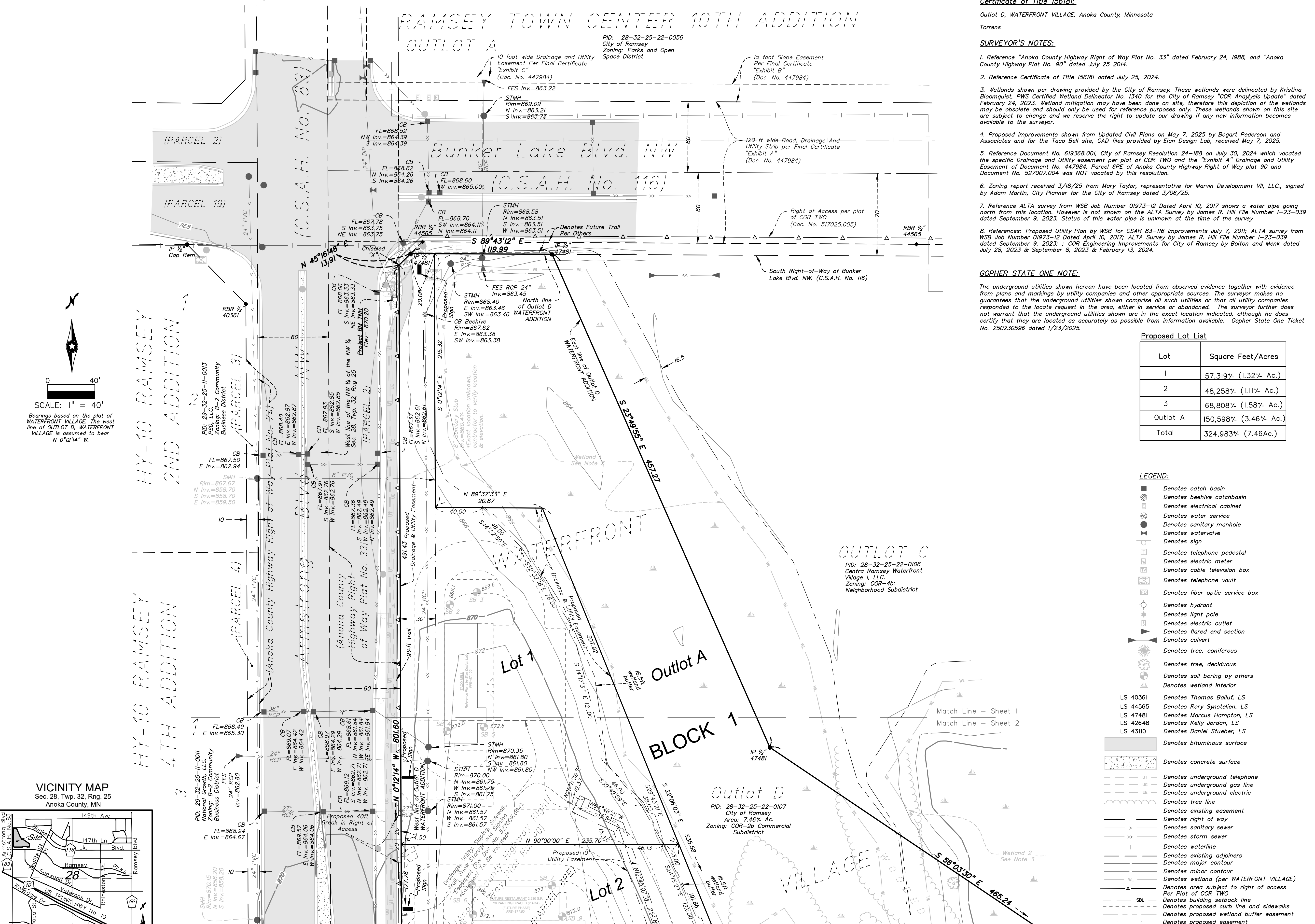
REVISIONS:
1 - 5/07/25: Edits per City and County And Client

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 Land Surveyor under the laws of the State of Minnesota.

Signed:
Richard M. Thompson
Date: 04/11/25 Lic. No. 62953

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

PRELIMINARY PLAT
for
Capital Real Estate, Inc.
BUNKER LAKE CROSSING
City of Ramsey
Anoka County, MN



Proposed Lot List

Lot	Square Feet/Acres
1	57,319% (1.32% Ac.)
2	48,258% (1.11% Ac.)
3	68,808% (1.58% Ac.)
Outlot A	150,598% (3.46% Ac.)
Total	324,983% (7.46Ac.)

LEGEND:

- Denotes catch basin
- Denotes beehive catchbasin
- Denotes electrical cabinet
- Denotes water service
- Denotes sanitary manhole
- Denotes water valve
- Denotes sign
- Denotes telephone pedestal
- Denotes electric meter
- Denotes cable television box
- Denotes telephone vault
- Denotes fiber optic service box
- Denotes hydrant
- Denotes light pole
- Denotes electric outlet
- Denotes flared end section
- Denotes culvert
- Denotes tree, coniferous
- Denotes tree, deciduous
- Denotes soil boring by others
- Denotes wetland interior
- LS 40361 Denotes Thomas Balluf, LS
- LS 44565 Denotes Rory Synstelen, LS
- LS 47481 Denotes Marcus Hampton, LS
- LS 42648 Denotes Kelly Jordan, LS
- LS 43110 Denotes Daniel Stueber, LS
- Denotes bituminous surface
- Denotes concrete surface
- UT Denotes underground telephone
- UG Denotes underground gas line
- UE Denotes underground electric
- Denotes tree line
- Denotes existing easement
- Denotes right of way
- Denotes sanitary sewer
- Denotes storm sewer
- Denotes waterline
- Denotes existing adjoiners
- Denotes major contour
- Denotes minor contour
- Denotes wetland (per WATERFRONT VILLAGE)
- Denotes area subject to right of access Per Plat of COR TWO
- SBL Denotes building setback line
- Denotes proposed curb line and sidewalks
- Denotes proposed wetland buffer easement
- Denotes proposed easement

BOGART, PEDERSON & ASSOCIATES, INC.

RAMSEY TOWN CENTER 10TH ADDITION
OUTLOT A

PID: 28-32-25-22-0056
City of Ramsey
Zoning: Parks and Open Space District

10 foot wide Drainage and Utility Easement Per Final Certificate "Exhibit B" (Doc. No. 447984)
FES Inv.=863.22
STMH Rim=869.09
N Inv.=863.21
S Inv.=863.73

15 foot Slope Easement Per Final Certificate "Exhibit B" (Doc. No. 447984)

120-ft wide Road, Drainage and Utility Strip per Final Certificate "Exhibit A" (Doc. No. 447984)

Right of Access per plat of COR TWO (Doc. No. 517025.005)

South Right-of-Way of Bunker Lake Blvd. NW. (C.S.A.H. No. 116)

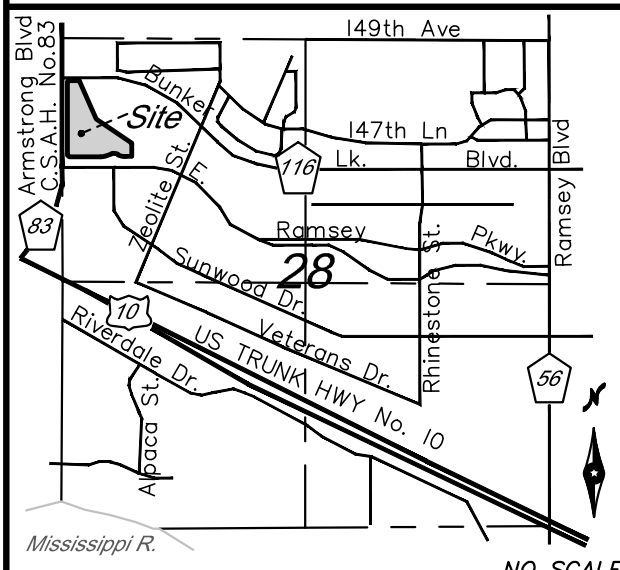
OUTLOT C
PID: 28-32-25-22-0106
Centra Ramsey Waterfront Village I, LLC.
Zoning: COR-4b: Neighborhood Subdistrict

OUTLOT D
PID: 28-32-25-22-0107
City of Ramsey
Area: 7.46% Ac.
Zoning: COR-2b Commercial Subdistrict

SCALE: 1" = 40'

Bearings based on the plat of WATERFRONT VILLAGE. The west line of OUTLOT D, WATERFRONT VILLAGE is assumed to bear N 0°12'14" W.

VICINITY MAP
Sec. 28, Twp. 32, Rng. 25
Anoka County, MN



NO SCALE

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