

FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	MAV	07/31/26	CHG Comments - 07/21/26
DRAWN				
RSM				
CHECKED				
DLS				
DATE				
XX-XX-XX				

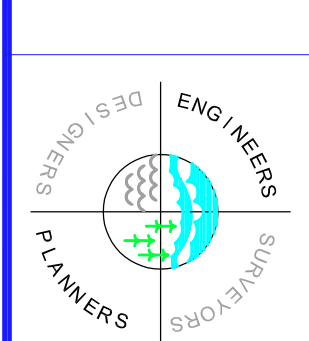
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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 13th day of July, 2026.

Colin M. Trece, PLS
cmt@satbco.com

Minnesota License No. 62269

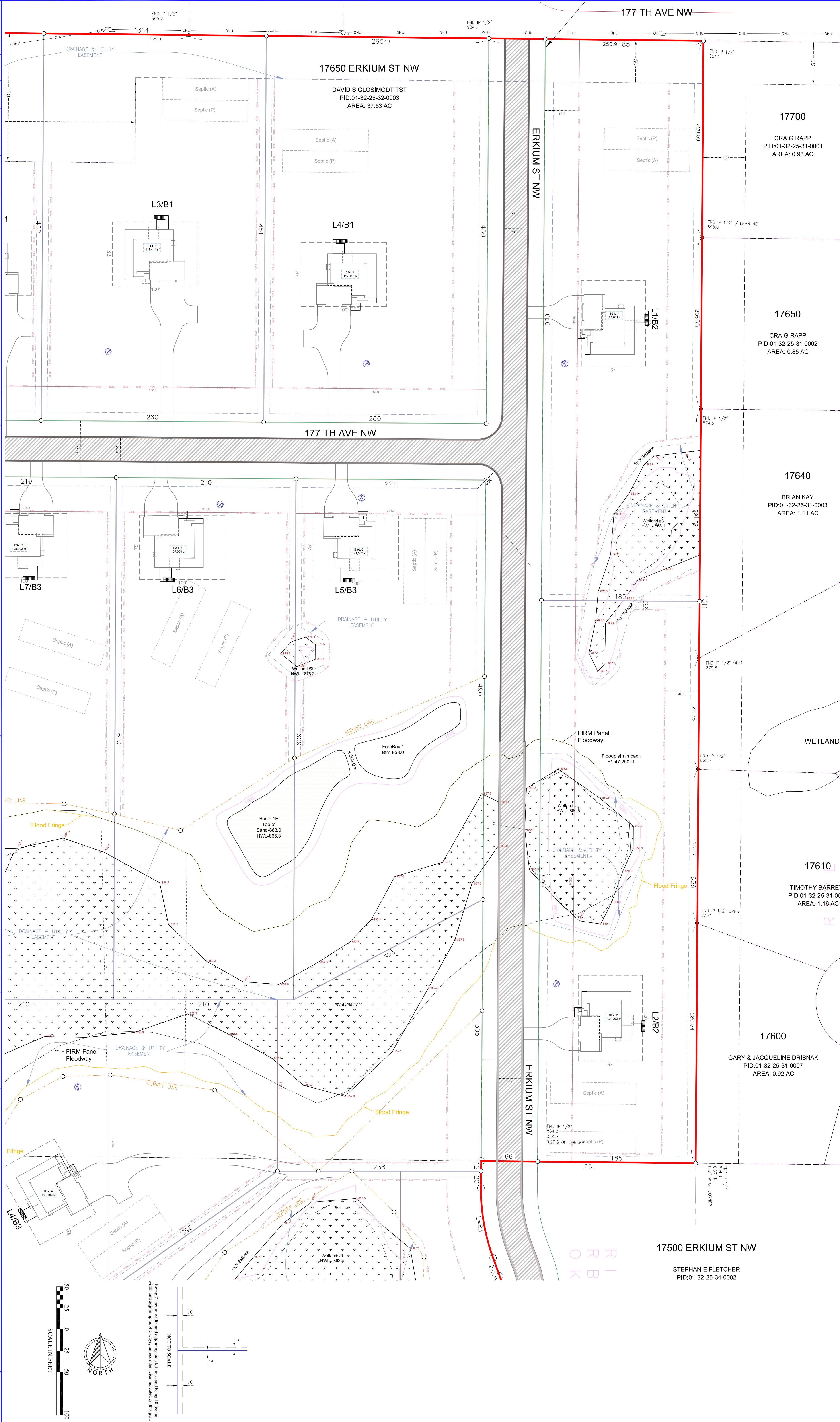


SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

RAMSEY, MINNESOTA
TW-25-AGE-22-SEC-01
Anoka County

PRELIMINARY PLAT
RUM RIVER RETREAT
PREPARED FOR:
SUNDANCE WOODS, LLC

FILE NO.
19214-020
PP2
PP6



					Rum River Retreat					
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Ramsey, Minnesota

Project #	19214-020			Date	July 31, 2026
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Prepared for:	Sundance Woods, LLC	Prepared by:	Sathre-Bergquist, Inc.
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	6701 Highway 10 NW, Ramsey,					14000 25th Ave. N. #120
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	MN 55303						Plymouth, MN 55447
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Contact:	Tom Dehn	Contact:	Bob Molstad
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tel:	612-328-2215	tel:	952-476-6000
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BLOCK 1	GROSS AREA			WETLAND AREA		NET AREA		WIDTH @ SETBACK			
Lot 1	129,864	s.f.	2.98 acres	4,696	s.f.	125,168	s.f.	2.87 acres	282.0	+/-	l.f.
Lot 2	117,740	s.f.	2.70 acres	11,940	s.f.	105,800	s.f.	2.43 acres	260.0	+/-	l.f.
Lot 3	117,444	s.f.	2.70 acres	0	s.f.	117,444	s.f.	2.70 acres	260.0	+/-	l.f.
Lot 4	117,149	s.f.	2.69 acres	0	s.f.	117,149	s.f.	2.69 acres	260.0	+/-	l.f.
Total	482,197	s.f.	11.07 acres	16,636	s.f.	465,561	s.f.	10.69 acres			

BLOCK 2	GROSS AREA				WETLAND AREA		NET AREA			WIDTH @ SETBACK			
Lot 1	121,061	s.f.	2.78	acres	13,448	s.f.	107,613	s.f.	2.47	acres	655.5	+/-	l.f.
Lot 2	121,202	s.f.	2.78	acres	15,311	s.f.	105,891	s.f.	2.43	acres	983.7	+/-	l.f.
Total	242,263	s.f.	5.56	acres	28,759	s.f.	213,504	s.f.	4.90	acres			

BLOCK 3	GROSS AREA				WETLAND AREA		NET AREA			WIDTH @ SETBACK			
Lot 1	223,139	s.f.	5.12	acres	58,172	s.f.	164,967	s.f.	3.79	acres	319.1	+/-	1.f.
Lot 2	227,344	s.f.	5.22	acres	81,936	s.f.	145,408	s.f.	3.34	acres	305.0	+/-	1.f.
Lot 3	280,275	s.f.	6.43	acres	117,277	s.f.	162,998	s.f.	3.74	acres	305.0	+/-	1.f.
Lot 4	391,553	s.f.	8.99	acres	243,646	s.f.	147,907	s.f.	3.40	acres	310.0	+/-	1.f.
Lot 5	121,583	s.f.	2.79	acres	13,622	s.f.	107,961	s.f.	2.48	acres	221.7	+/-	1.f.
Lot 6	127,999	s.f.	2.94	acres	15,108	s.f.	112,891	s.f.	2.59	acres	210.0	+/-	1.f.
Lot 7	128,302	s.f.	2.95	acres	37,490	s.f.	90,812	s.f.	2.08	acres	210.0	+/-	1.f.
Lot 8	128,606	s.f.	2.95	acres	43,083	s.f.	85,523	s.f.	1.96	acres	210.0	+/-	1.f.
Lot 9	145,569	s.f.	3.34	acres	22,825	s.f.	122,744	s.f.	2.82	acres	210.0	+/-	1.f.
Total	1,774,370	s.f.	40.73	acres	633,159	s.f.	1,141,211	s.f.	26.20	acres			

R/W	GROSS AREA				WETLAND AREA		NET AREA							
	158,350	s.f.	3.64	acres	2,907	s.f.	155,443	s.f.	3.57	acres				
TOTAL	GROSS AREA				WETLAND AREA		NET AREA							
	2,657,180	s.f.	61.00	acres	681,461	s.f.	1,975,719	s.f.	45.36	acres				

[illegible]

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