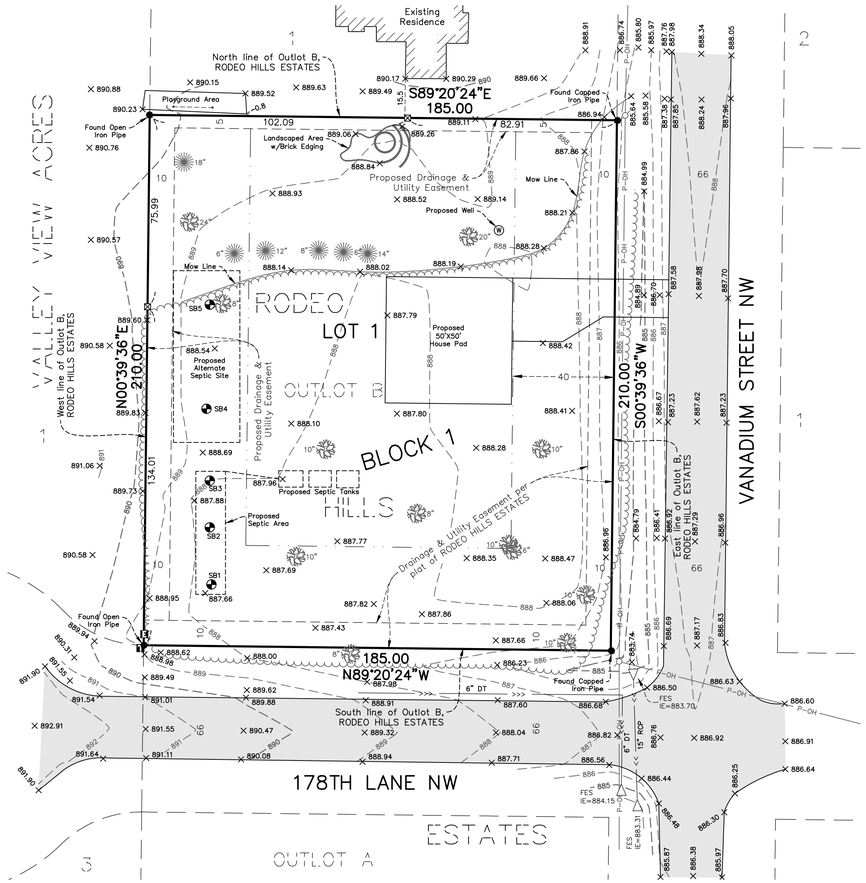
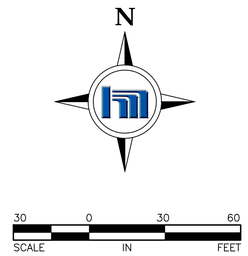




LEGEND

- = FOUND IRON MONUMENT
- = LIGHT POLE
- = UTILITY POLE
- = GUY WIRE
- = SIGN
- = MAILBOX
- = ELECTRIC TRANSFORMER
- = TELEPHONE PEDESTAL
- P-OH — = OVERHEAD ELECTRIC
- >>— = STORM SEWER LINE
- — — = SETBACK LINE
- = EDGE OF WOODS
- = DECIDUOUS TREE (DIAMETER)
- = CONIFEROUS TREE (DIAMETER)
- = BITUMINOUS SURFACE
- = GRAVEL SURFACE
- = SOIL BORING (BY OTHERS)

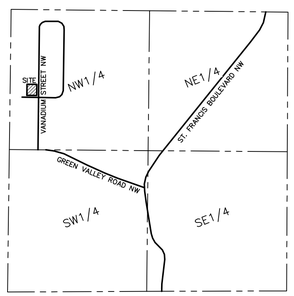
Municipality:	City of Ramsey
Existing Zoning:	RR – Rural Residential
Proposed Zoning:	RR – Rural Residential
Proposed Use:	Single Family Residential
Road Mileage:	0 LF or 0.00 Miles
Street Lighting	as required
Proposed Utilities:	Sewer: Municipal Water: Municipal
Plat Area:	Total Area: 38,850 Sq.Ft. = 0.89 Acres Proposed ROW: 0 Sq.Ft. = 0.00 Acres Park Area: 0 Sq.Ft. = 0.00 Acres
Lot Summary:	1 Single Family Residential Lot

Building Setbacks:	(Rural Residential) Front yard: 40 feet Side Corner: 40 feet Rear yard: 40 feet Side yard: 10 feet
Owner	Greg & Karen Smith 17850 Vanadium Street NW Ramsey, MN 55303 (763) 213-6959
Designer/Surveyor:	Brian Person Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 852-0486 brian@haa-inc.com

VICINITY MAP

SEC.2, T.32, R.25

NO SCALE



EXISTING PROPERTY DESCRIPTION: (PID NO. 02-32-25-23-0021)

Outlot B, RODEO HILLS ESTATES, Anoka County, Minnesota.

NOTES:

1. In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
2. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. Bearings are based on the Anoka County Coordinate System.
4. Approved fill will need to be brought in so that the proposed lowest floor constructed is a minimum of 3' above the highest ground water. (HWST estimated elevation=887.0)

DESIGNED BY		BP
DRAWN BY		MSS
CHECKED BY		BP
BOOK		
PAGE		
SCALE		1"=30'
DATE		10/01/26
FILE NO.		5285.01

DATE	REVISION
10/06/26	Add proposed septic, well and house locations

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 Professional Land Surveyor under the laws of the State of Minnesota.

Brian Person

MN License No. 49138 Date 10/01/26

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Avenue, Anoka, Minnesota 55303
763-427-3860 FAX 763-427-0520
www.haa-inc.com

Outlot B,
RODEO HILLS ESTATES
Anoka COUNTY, MINNESOTA
Subject to easements of record, if any.

Sketch Plan
~ of ~
RODEO HILLS ESTATES
THIRD ADDITION

SHEET NUMBER
1

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