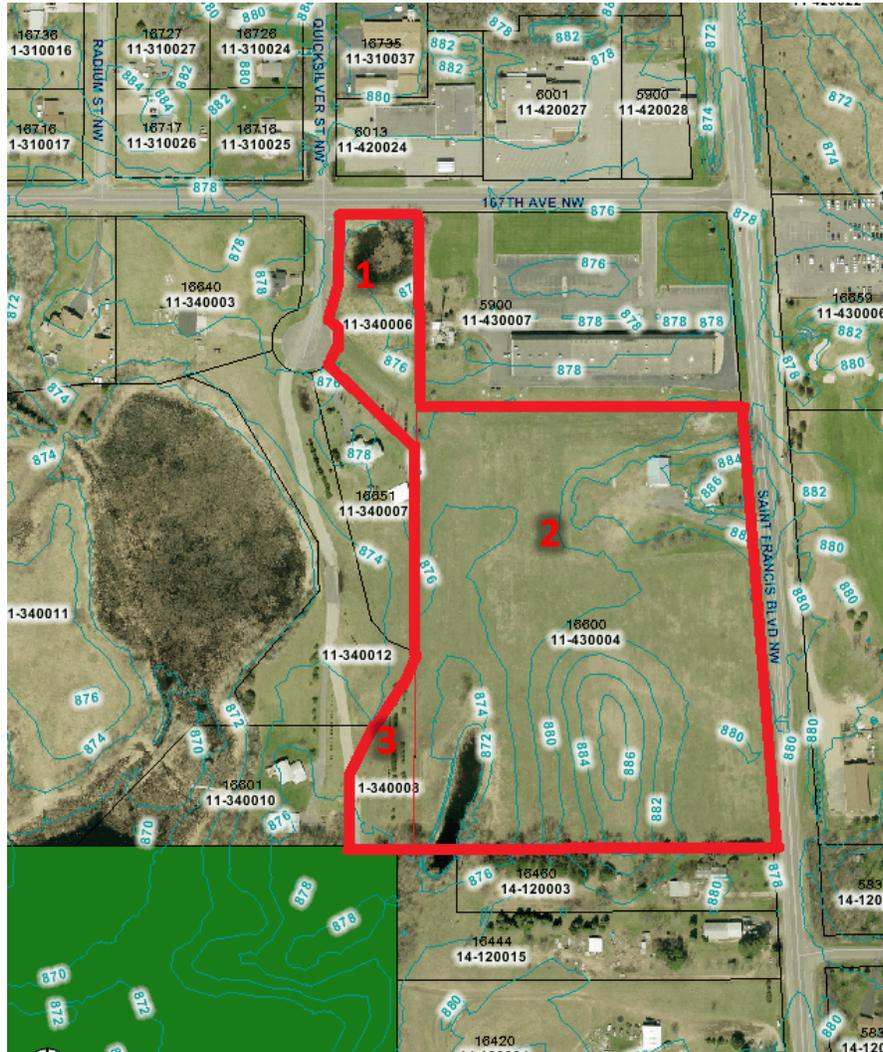


PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 11
ADDRESS: NA, 16600 SAINT FRANCIS BLVD, NA
PID: 113225340006, 113225430004, 113225340008 (Three separate parcels—listed from the top down).
ACRES: 16.52
VALUATION: \$142,400
ZONING: R1-Rural Developing
MUSA: No
GIS IMAGE:



DESCRIPTION:

The subject property is located on the west side of Saint Francis Boulevard and on the south side of 167th Avenue. This property is zoned Rural Development District. It is home to water tower, wetland and open space. The subject property is made up of three separate parcels. There is wetland in the northern parcel (#1) and two wetlands in the southern portion of the large parcel (#2). There is a gas line that bisects the larger parcel (#2), horizontally.

It is important to note, there is a temporary road that connects Elmcrest Park and 167th Avenue just west of the subject property. The road is planned to be moved east onto city owned property—which was the rationale for purchasing the two smaller parcels (#1 and #3).

Replatting the subject property has been postponed until a willing developer steps forward for two reasons. One, direction was given to staff for the developer to pay for

replatting costs. Two, replatting or redevelopment of the subject property terminates the temporary easement for the road that connects 167th to Emlcrest Park.

NOTE: The city is in the process of developing a master plan with the parcels located off 167th (to the north of the subject property).

WETLAND:

There are no issues with wetlands that would make this property unusable; or, effect adjacent properties. NOTE 1: The owner of the property to the west is considering the use of their property for wetland banking. NOTE 2: There is a wetland in the northern portion of lot #1 and in both the southeast and southwest corners of lot #2. The southern portion of lot #2 could be used for banking in the northern portion if desired.

Below is a mock plat of the subject property:

