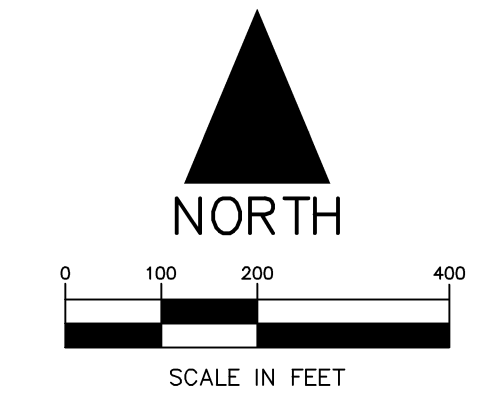


# PRELIMINARY PLAT: ALPHA DEVELOPMENT



**LEGAL DESCRIPTION:**

**PARCEL 1:**  
LOT 1, BLOCK 1, HY-10 RAMSEY 2ND ADDITION, ANOKA COUNTY, MINNESOTA, EXCEPT THAT PART THEREOF DEPICTED AS PARCEL 2 ON ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 74, WHICH WAS CONVEYED TO THE COUNTY OF ANOKA BY WARRANTY DEED DATED JANUARY 25, 2010, JANUARY 28, 2010, AS DOCUMENT NO. 2012921.002.

**PARCEL 2 - TRACT 1:**  
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 20, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA.

**PARCEL 2 - TRACT 2:**  
OUTLOT A, PINE SHADOWS, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR ANOKA COUNTY, MINNESOTA;

**PARCEL 2 - TRACT 3:**  
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 20, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, EXCEPT THAT PART PLATTED AS MENKVELD'S PINE HILLS NORTH.

**PARCEL 2 - TRACT 4:**  
THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER THAT LIES NORTH OF THE BURLINGTON NORTHERN RAILWAY RIGHT-OF-WAY, SECTION 29, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA;

| LOT AREAS:                                | AREA (AC.)     |
|---|----------------|
| LOT 1                                     | 86.436         |
| OUTLOT A                                  | 30.647         |
| OUTLOT B                                  | 45.196         |
| OUTLOT C                                  | 4.175          |
| OUTLOT D                                  | 9.621          |
| 120' ROAD RIGHT-OF-WAY (BUNKER LK. BLVD.) | 8.635          |
| 7' ROAD RIGHT-OF-WAY (PUMA STREET)        | 0.208          |
| <b>TOTAL</b>                              | <b>184.918</b> |

**SETBACKS (B-1)**

**BUILDING:**  
FRONT: 35'  
REAR: 35'  
SIDE: 10'  
MAJOR AND MINOR ARTERIALS AND STATE AND COUNTY ROADS:  
60' + APPLICABLE SETBACK

**PARKING:** 20'

**APPLICANT:**  
LEGACY CHRISTIAN ACADEMY  
OR, COLUMBO LIMITED PARTNERSHIP

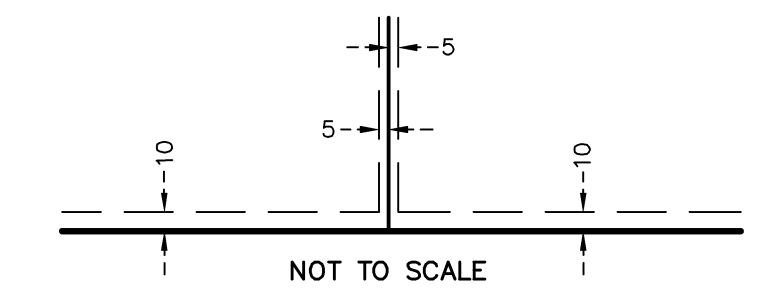
**ARCHITECT:**  
CUNNINGHAM GROUP  
ARCHITECTURE, P.A.  
TEL: 612 379 3400 FAX: 612 379 4400  
ST. ANTHONY MAIN, 201 MAIN  
STREET SE, SUITE 325,  
MINNEAPOLIS, MN 55414

**ENGINEER & SURVEYOR:**  
ANDERSON ENGINEERING OF MINNESOTA, LLC  
13605 1st AVE N, SUITE 100  
PLYMOUTH, MN 55441  
PH. (763) 412-4000 FAX (763) 412-4090

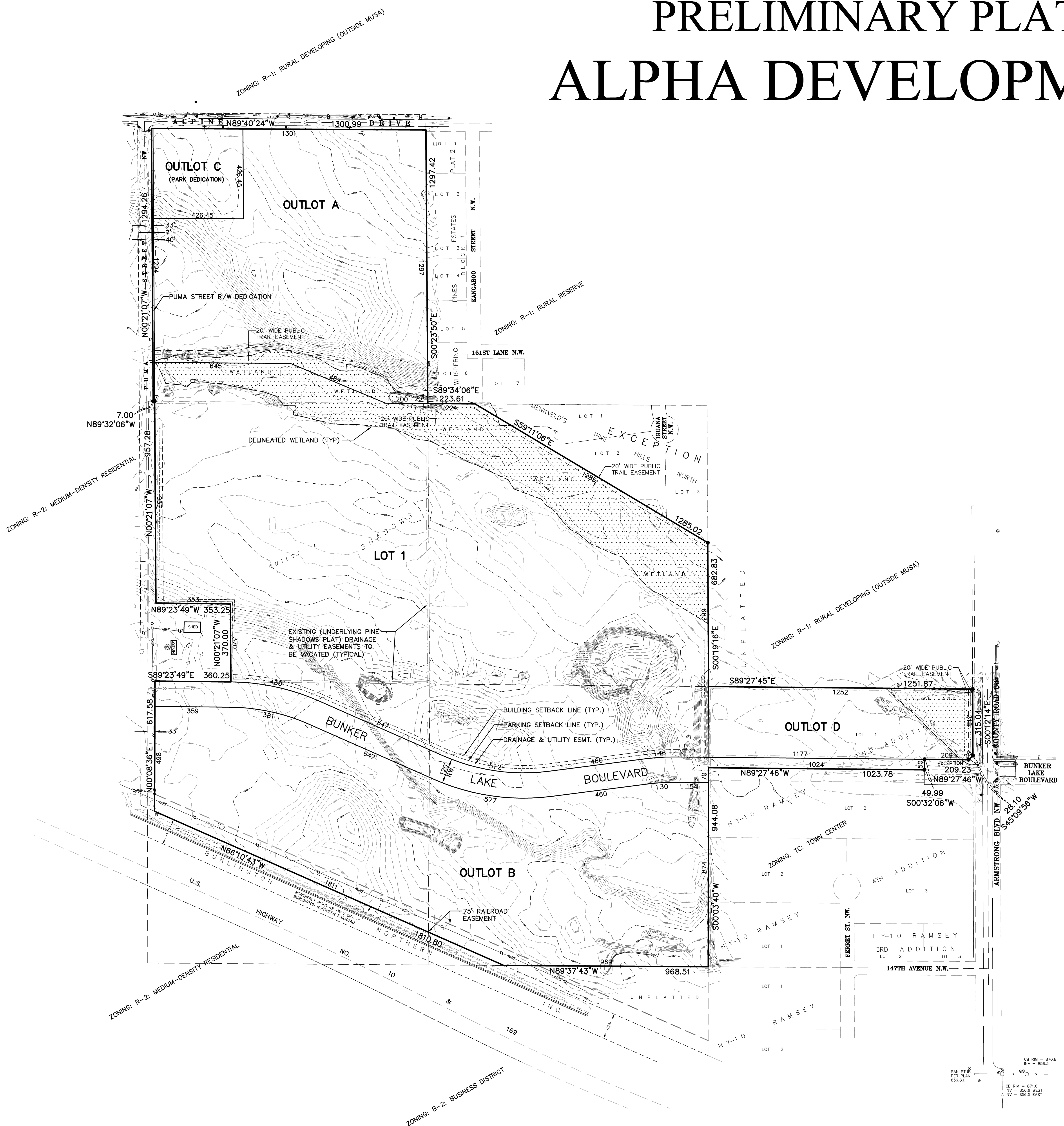
**SHEET INDEX:**

- C-1 PRELIMINARY PLAT
- C-2 PRELIMINARY GRADING PLAN
- C-3 PRELIMINARY UTILITY PLAN
- C-4 PRELIMINARY STREET PLAN
- C-5 SURVEY
- C-6 PRELIMINARY TREE PRESERVATION PLAN
- L-1 PRELIMINARY LANDSCAPE PLAN

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH ADJOINING LOT LINES, UNLESS OTHERWISE INDICATED AND BEING 10 FEET IN WIDTH ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED.



| NO. | DATE    | DESCRIPTION OF REVISIONS                                |
|-----|---------|---|
| 4   | 11-1-10 | FINAL PLAT & SITE PLAN SUBMITTAL                        |
| 3   | 9-28-10 | CORRECTED LOT AREAS                                     |
| 2   | 9-24-10 | REVISED CITY SUBMITTAL PER OWNER CHANGES                |
| 1   | 9-03-10 | CITY SUBMITTAL FOR PRELIMINARY PLAT, SITE PLAN & C.U.P. |

DESIGNED: TJG  
DRAWN: TVH  
CHECKED BY:  
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
PRINT NAME: TROY J. GAMBLE, P.E.  
SIGNATURE:  
DATE SEPTEMBER 3, 2010 LICENSE # 23137

**Anderson Engineering of Minnesota, LLC**  
CIVIL ENGINEERING AND LAND SURVEYING  
13605 1st AVENUE NORTH, SUITE 100, PLYMOUTH, MN 55441  
TEL (763) 412-4000 FAX (763) 412-4090

**LEGACY CHRISTIAN ACADEMY**  
K-12 SCHOOL CAMPUS  
RAMSEY, MINNESOTA  
COLUMBO LIMITED PARTNERSHIP

**PRELIMINARY PLAT**  
DRAWING NO. C-1

COMM. NO. 12912  
PLOTTED: DRAWING NO. C-1