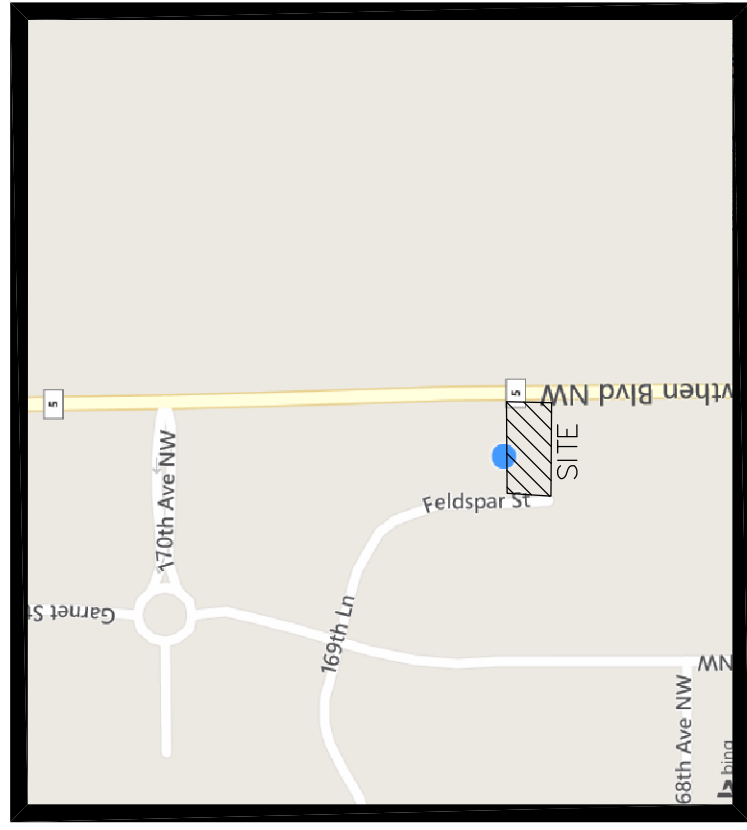


PRELIMINARY PLAT

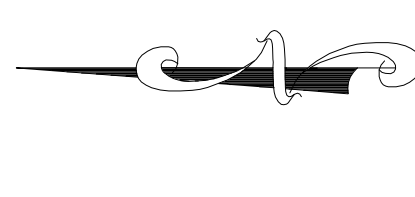
~of~ BROOKFIELD FIFTH ADDITION
 ~for~ 21ST CENTURY BANK
 9380 CENTRAL AVENUE NE
 BLAINE, MN 55434

VICINITY MAP

PART OF SEC. 10, TWP. 32, RNG. 25

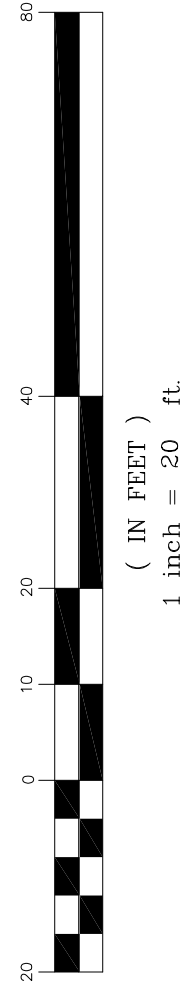


ANOKA COUNTY, MINNESOTA
 (NO SCALE)



NORTH

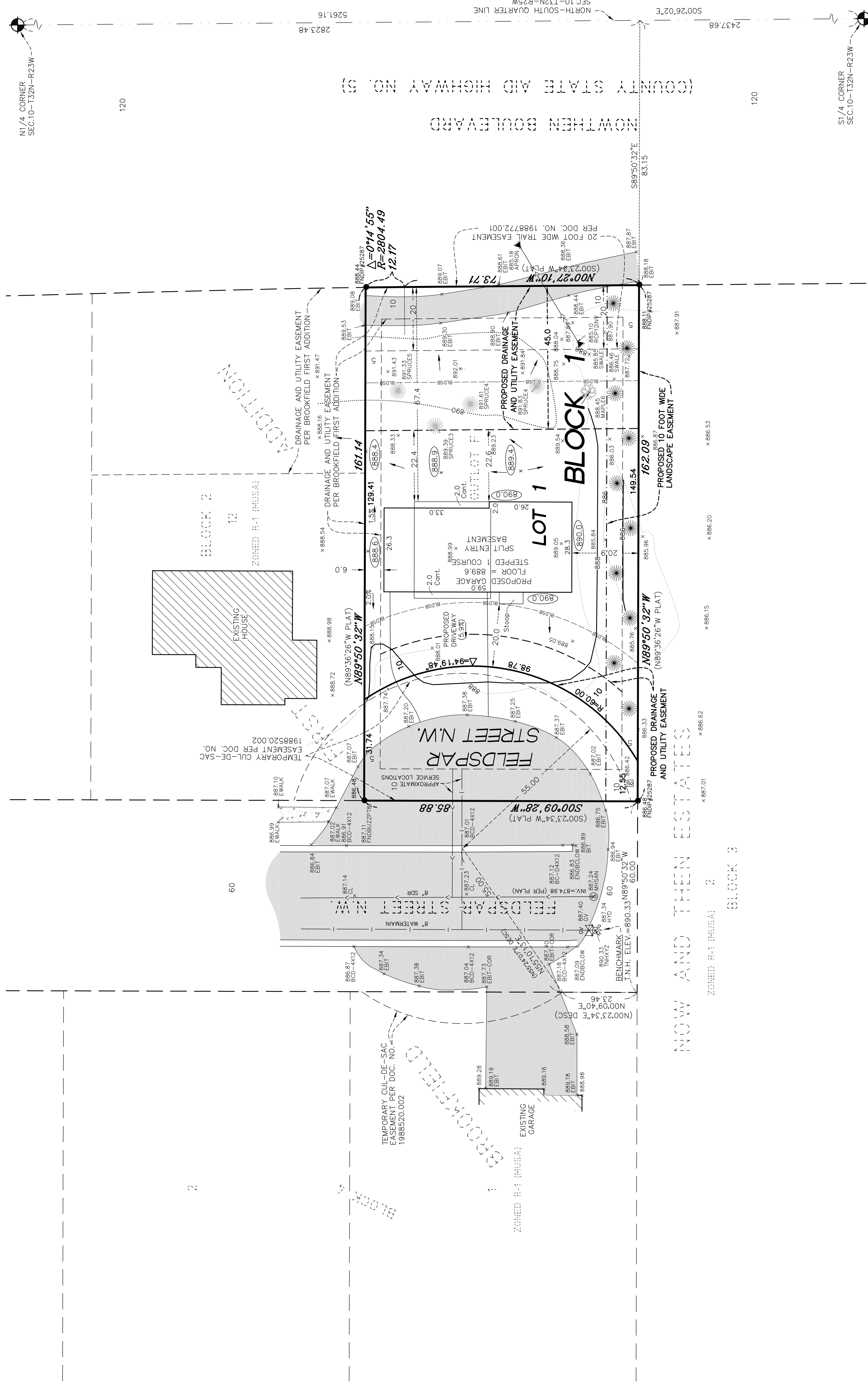
GRAPHIC SCALE



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CABLE PEDESTAL
- DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES STORM SEWER APRON
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES BUILDING SETBACK LINE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES PROPOSED CONTOURS
- DENOTES DIRECTION OF DRAINAGE.
- DENOTES PROPOSED CONIFEROUS TREE PLANTING (SIZE, CALIBER AND SPECIES PER CITY SPECIFICATIONS)

E.G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701
 www.egrud.com



PROPERTY DESCRIPTION

Outlot F, BROOKFIELD FIRST ADDITION, Anoka County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/17/14 and 8-6-14.
- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared based upon Title Commitment File No. 3205-21-2283, prepared by WFC National Title Insurance Company, dated June 25, 2014.

AREA COMPUTATIONS

TOTAL SITE AREA: 13,881± S.F.
 PROPOSED SINGLE FAMILY LOT: 10,870± S.F.
 PROPOSED RIGHT OF WAY: 3,071± S.F.
 1 PROPOSED SINGLE FAMILY LOT
 DENSITY: 3.1 LOTS/ACRE

ZONING AND SETBACKS

CURRENT ZONING IS R-1 RESIDENTIAL (MUSA)
 PROPOSED ZONING IS R-1 RESIDENTIAL (MUSA)

FRONT SETBACK 35 FEET (FROM BITUMINOUS CUL-DE-SAC) [VARIANCE REQUIRED]
 20 FEET (FROM RIGHT-OF-WAY)
 HOUSE SIDE SETBACK (INTERIOR) 10 FEET
 GARAGE SETBACK 6 FEET
 REAR SETBACK 30 FEET

DEVELOPMENT REQUIREMENTS FOR ZONE R-1 RESIDENTIAL (MUSA)
 MINIMUM LOT AREA 10,800 S.F.
 MINIMUM LOT WIDTH 80 FEET AT SETBACK LINE

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

JASON E. RUD
 Date: 1-23-2015 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	08/07/14	Additional Topo	JEN
2	12/05/14	Revision per city meeting	JEN
3	1/05/15	Revision per city staff	JEN
4	1/23/15	Rev. Variance per city staff	JEN