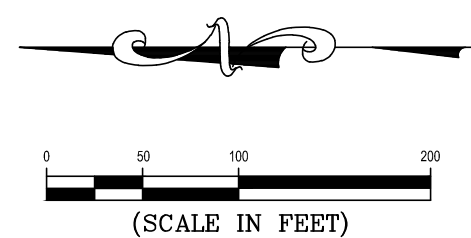
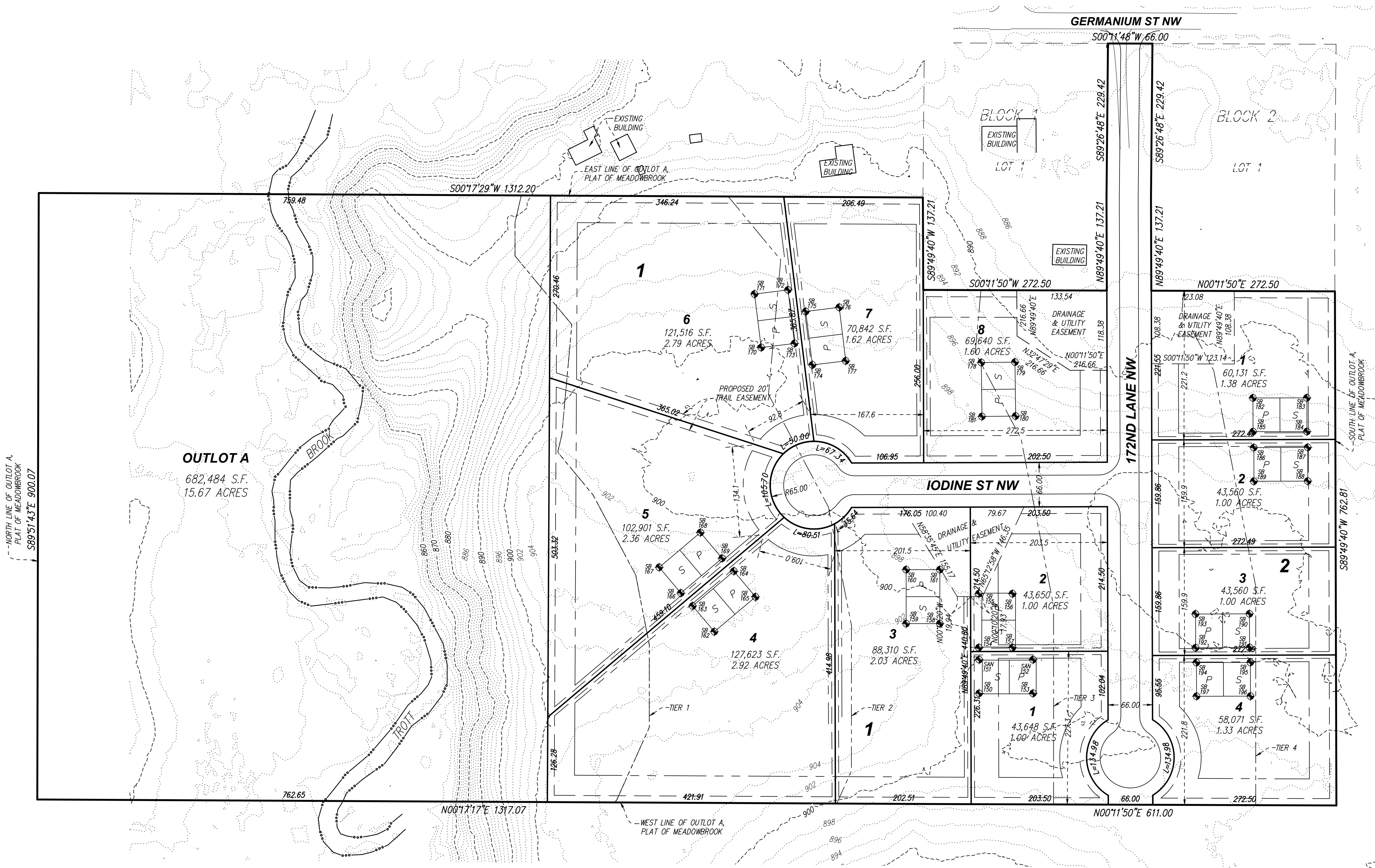


PRELIMINARY PLAT OF: COVENANT MEADOWS



LOT AREA TABULATION

BLOCK 1		
LOT 1	43,648 s.f.	1.00 Acres
LOT 2	43,650 s.f.	1.00 Acres
LOT 3	88,310 s.f.	2.03 Acres
LOT 4	127,623 s.f.	2.92 Acres
LOT 5	102,901 s.f.	2.36 Acres
LOT 6	121,516 s.f.	2.79 Acres
LOT 7	70,842 s.f.	1.62 Acres
LOT 8	69,640 s.f.	1.60 Acres
BLOCK 2		
LOT 1	60,131 s.f.	1.38 Acres
LOT 2	43,560 s.f.	1.00 Acres
LOT 3	43,560 s.f.	1.00 Acres
LOT 4	58,071 s.f.	1.33 Acres
OUTLOT A		
OUTLOT A	682,484 s.f.	15.67 Acres
R.O.W.	117,536 s.f.	2.70 Acres
TOTAL	1,673,472 s.f.	38.42 Acres



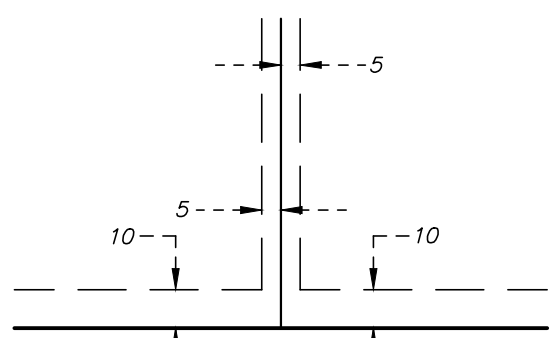
OWNER/DEVELOPER
Brookview Estates, LLC
6210 Green Valley Road
Ramsey, MN 55303

PROPERTY DESCRIPTION
Outlot A, MEADOWBROOK, according to the plat of record thereof, Anoka County, Minnesota.

NOTE
Proposed septic areas shown hereon are approximate and for informational purposes only. It is the responsibility of the landowner to determine a final location for the septic area.

LEGEND
 - - - - - DENOTES BUILDING SETBACK LINE
 - - - - - DENOTES DRAINAGE AND UTILITY EASEMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, ALSO BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

TIERED DENSITY ANALYSIS - ALL TIER DEPTHS - 300', BASE DENSITY = 2.5 ACRES

TIER NO.	GROSS AREA	WETLAND/BLUFF AREA	SUITABLE AREA	MULTIPLIER	ALLOWABLE UNITS	PROPOSED UNITS
1	742,506	664,718	77,788	1.5	1	0
2	291,146	0	291,146	2.0	5	3
3	269,457	0	269,457	3.0	7	2
4	259,122	0	259,122	3.0	7	6
5	111,246	0	111,246	3.0	3	1
	1,673,477	664,718	1,008,759		23	12

I HEREBY CERTIFY THAT THIS SURVEY 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.
 Kyle W. Roddy, MN LIC. NO. 42627 DATED: 2/2/17

