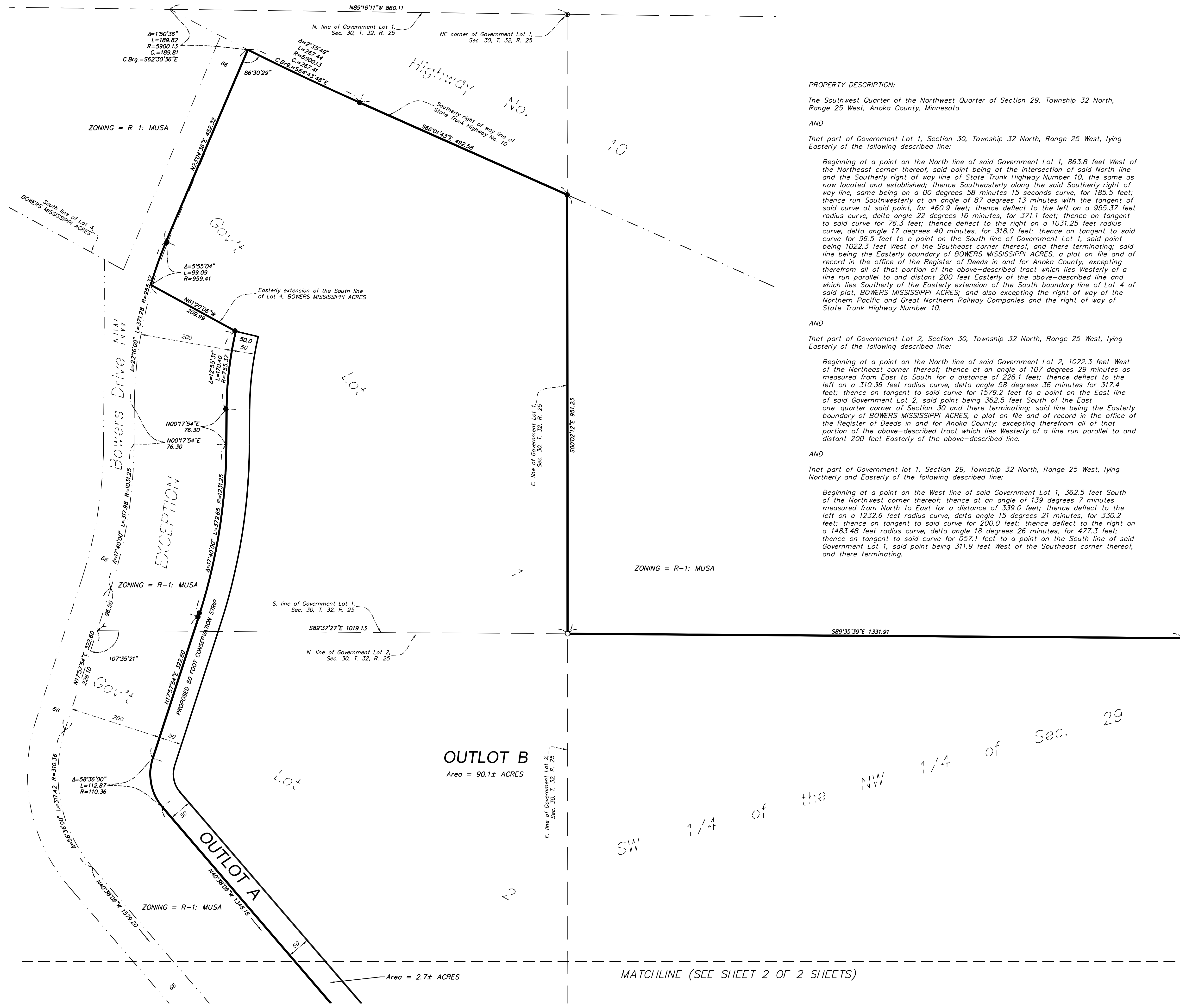


Preliminary Plat of PEARSON PLACE



PROPERTY DESCRIPTION:

The Southwest Quarter of the Northwest Quarter of Section 29, Township 32 North, Range 25 West, Anoka County, Minnesota.

AND

That part of Government Lot 1, Section 30, Township 32 North, Range 25 West, lying Easterly of the following described line:

Beginning at a point on the North line of said Government Lot 1, 863.8 feet West of the Northeast corner thereof, said point being at the intersection of said North line and the Southerly right of way line of State Trunk Highway Number 10, the same as now located and established; thence Southeasterly along the said Southerly right of way line, same being on a 00 degrees 58 minutes 15 seconds curve, for 185.5 feet; thence run Southwesterly at an angle of 87 degrees 13 minutes with the tangent of said curve at said point, for 460.9 feet; thence deflect to the left on a 955.37 feet radius curve, delta angle 22 degrees 16 minutes, for 371.1 feet; thence on tangent to said curve for 76.3 feet; thence deflect to the right on a 1031.25 feet radius curve, delta angle 17 degrees 40 minutes, for 318.0 feet; thence on tangent to said curve for 96.5 feet to a point on the South line of Government Lot 1, said point being 1022.3 feet West of the Southeast corner thereof, and there terminating; said line being the Easterly boundary of BOWERS MISSISSIPPI ACRES, a plat on file and of record in the office of the Register of Deeds in and for Anoka County, excepting therefrom all of that portion of the above-described tract which lies Westerly of a line run parallel to and distant 200 feet Easterly of the above-described line and which lies Southerly of the Easterly extension of the South boundary line of Lot 4 of said plat, BOWERS MISSISSIPPI ACRES, and also excepting the right of way of the Northern Pacific and Great Northern Railway Companies and the right of way of State Trunk Highway Number 10.

AND

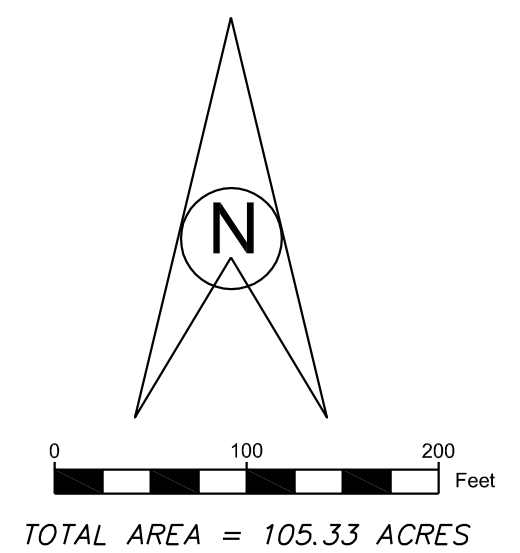
That part of Government Lot 2, Section 30, Township 32 North, Range 25 West, lying Easterly of the following described line:

Beginning at a point on the North line of said Government Lot 2, 1022.3 feet West of the Northeast corner thereof; thence at an angle of 107 degrees 29 minutes as measured from East to South for a distance of 226.1 feet; thence deflect to the left on a 310.36 feet radius curve, delta angle 58 degrees 36 minutes for 317.4 feet; thence on tangent to said curve for 1579.2 feet to a point on the East line of said Government Lot 2, said point being 362.5 feet South of the East one-quarter corner of Section 30 and there terminating; said line being the Easterly boundary of BOWERS MISSISSIPPI ACRES, a plat on file and of record in the office of the Register of Deeds in and for Anoka County; excepting therefrom all of that portion of the above-described tract which lies Westerly of a line run parallel to and distant 200 feet Easterly of the above-described line.

AND

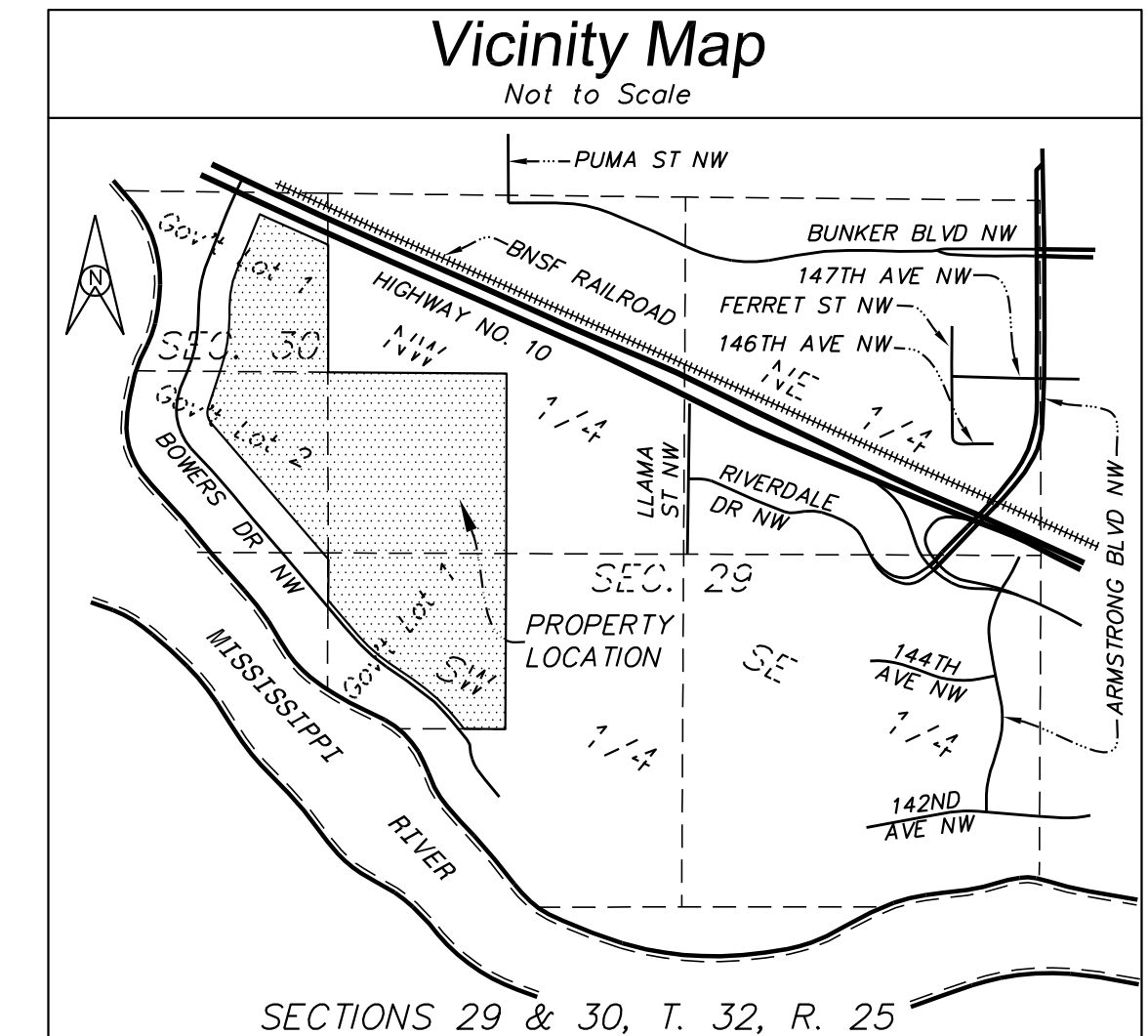
That part of Government Lot 1, Section 29, Township 32 North, Range 25 West, lying Northerly and Easterly of the following described line:

Beginning at a point on the West line of said Government Lot 1, 362.5 feet South of the Northwest corner thereof; thence at an angle of 139 degrees 7 minutes measured from North to East for a distance of 339.0 feet; thence deflect to the left on a 1232.6 feet radius curve, delta angle 15 degrees 21 minutes, for 330.2 feet; thence on tangent to said curve for 200.0 feet; thence deflect to the right on a 1483.48 feet radius curve, delta angle 18 degrees 26 minutes, for 477.3 feet; thence on tangent to said curve for 057.1 feet to a point on the South line of said Government Lot 1, said point being 311.9 feet West of the Southeast corner thereof, and there terminating.



SUBDIVIDER: JOHN DOBBS
 ADDRESS: 604 BIelenBERG DRIVE
 WOODBURY, MN 55125

OWNER: PEARSON PROPERTIES
 ADDRESS: 14821 BOWERS DRIVE NW
 RAMSEY, MN 55303



denotes iron monument found
 denotes 1/2 inch by 1/4 inch iron pipe set and marked by License #40062

www.ottoassociates.com
 9 West Division Street
 Burrito, MN 55313
 (763) 662-4727
 Fax: (763) 662-3522

OTTO ASSOCIATES
 Engineers & Land Surveyors, Inc.

Requested By: _____
 Drawn By: T.J.B.
 Checked By: P.E.O.
 Date: 5-24-17
 Scale: 1"=100'

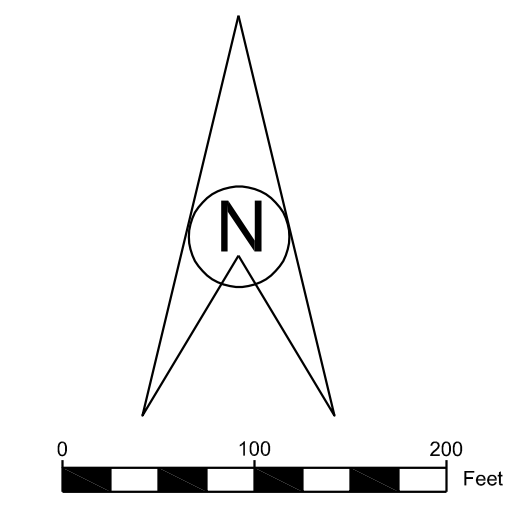
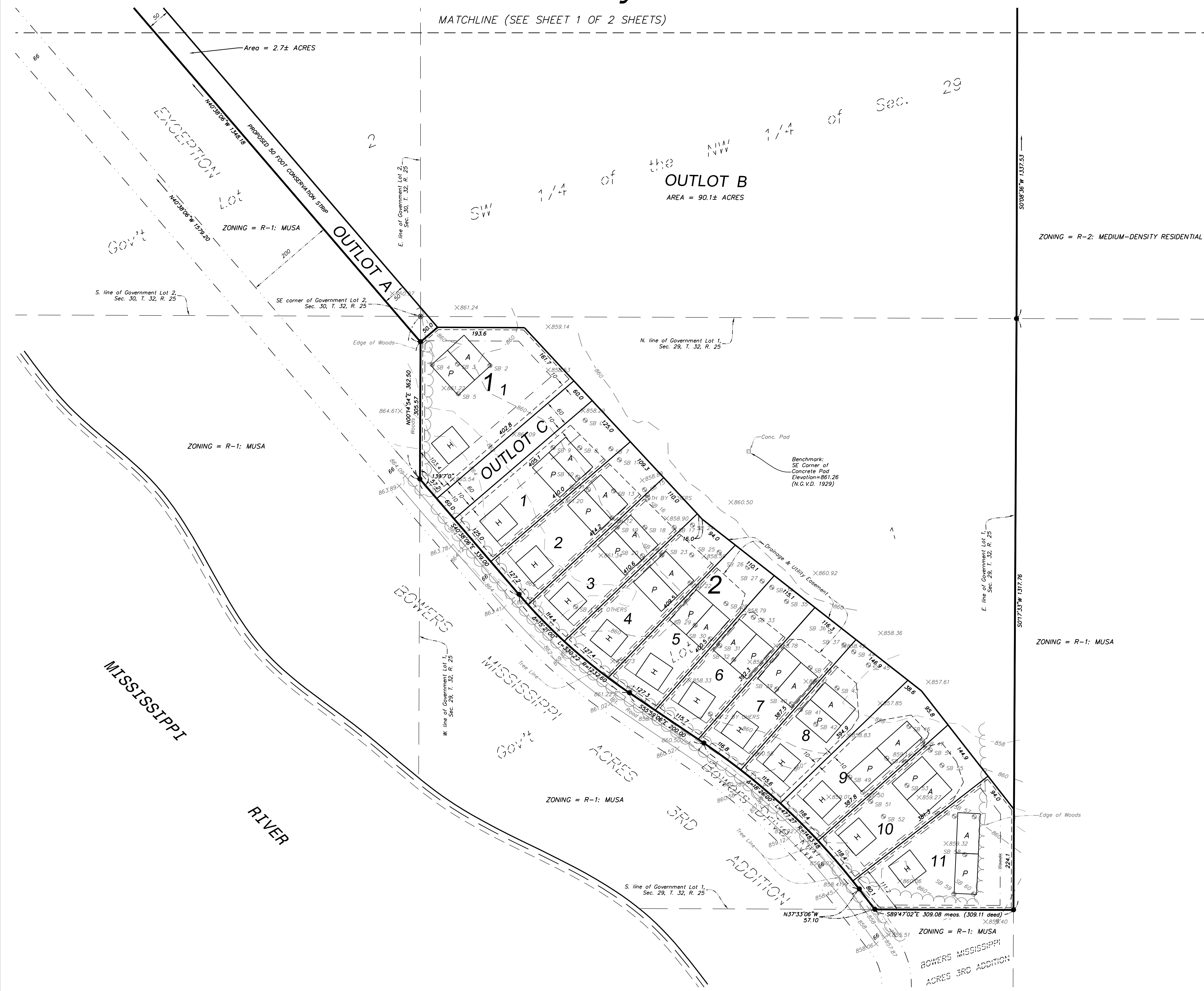
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Paul E. Otto
 License #40062 Date: 5-31-17

Preliminary Plat on part of the W. 1/2 of Section 29 and part of Government Lots 1 and 2, Section 30, Township 32, Range 25, Anoka County, Minnesota.

Project No. 17-0145
 SHEET 1 OF 2 SHEETS

Preliminary Plat of PEARSON PLACE

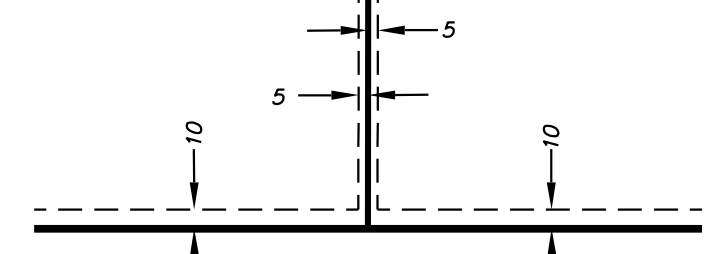
MATCHLINE (SEE SHEET 1 OF 2 SHEETS)



TOTAL AREA = 105.33 ACRES
 EXISTING ZONING = R-1: MUSA
 PROPOSED ZONING = P.U.D.
 MIN. LOT AREA = 1 ACRE
 12 UNITS
 NET DENSITY OF DEVELOPED AREA = 1.3 UNITS/ACRE

- LEGEND**
- 862 — denotes Existing Contour
 - 862.00 X denotes Existing Spot Elevation
 - ⊙ denotes Soil Boring
 - ⊙ denotes Test Hole
 - denotes Building Setback Line
 - Front = 40'
 - Side = 10'
 - Side (Corner Lot) = 40'
 - Rear = 30'
- H** denotes Proposed 60' x 60' House Pad
- P** denotes Proposed 50' x 90' Primary Septic Area
- A** denotes Proposed 50' x 90' Alternate Septic Area

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.

Area Table	
Lot #	Area (S.F.)
LOT 1 BLOCK 1	82,418.3
LOT 1 BLOCK 2	50,921.9
LOT 2 BLOCK 2	48,712.2
LOT 3 BLOCK 2	46,362.3
LOT 4 BLOCK 2	48,407.0
LOT 5 BLOCK 2	47,796.4
LOT 6 BLOCK 2	45,513.4
LOT 7 BLOCK 2	45,194.2
LOT 8 BLOCK 2	51,039.6
LOT 9 BLOCK 2	49,632.2
LOT 10 BLOCK 2	50,472.7
LOT 11 BLOCK 2	67,834.3

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 Fax: (763) 662-3522
OTTO ASSOCIATES
 Engineers & Land Surveyors, Inc.

Project No. 17-0145
 SHEET 2 OF 2 SHEETS

Requested By: _____
 Drawn By: T.J.B.
 Checked By: P.E.O.
 Date: 5-24-17
 Scale: 1"=100'
 Revised: 6-8-17 SEPTIC LOCATIONS: EASEMENTS
 Paul E. Otto
 License #40062 Date: 6-8-17

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 Land Surveyor under the laws of the State of Minnesota.

Preliminary Plat on part of the W. 1/2 of Section 29 and part of Government Lots 1 and 2, Section 30, Township 32, Range 25, Anoka County, Minnesota.

denotes iron monument found denotes 1/2 inch by 1/4 inch iron pipe set and marked by License #40062