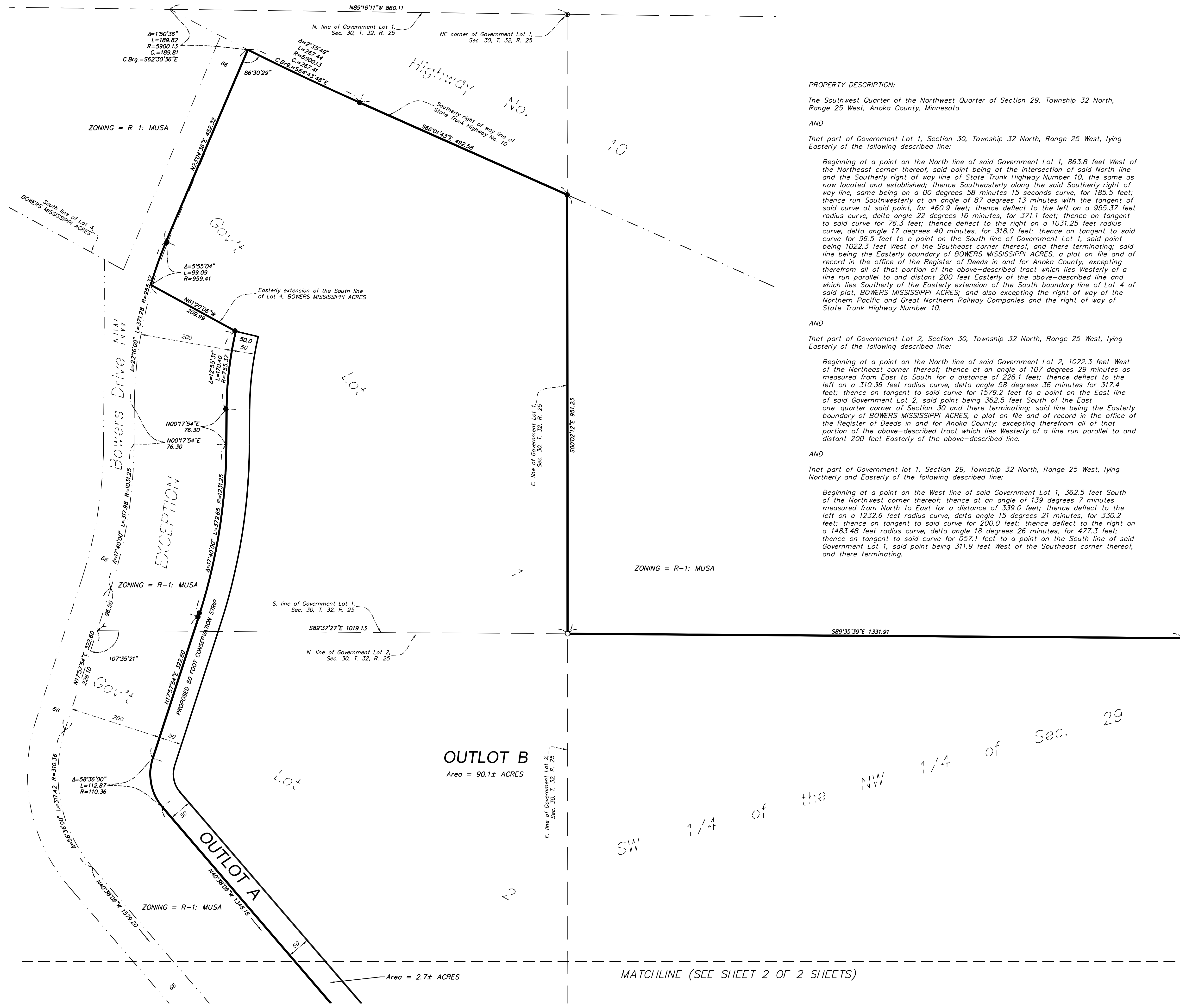


# Preliminary Plat of PEARSON PLACE



**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

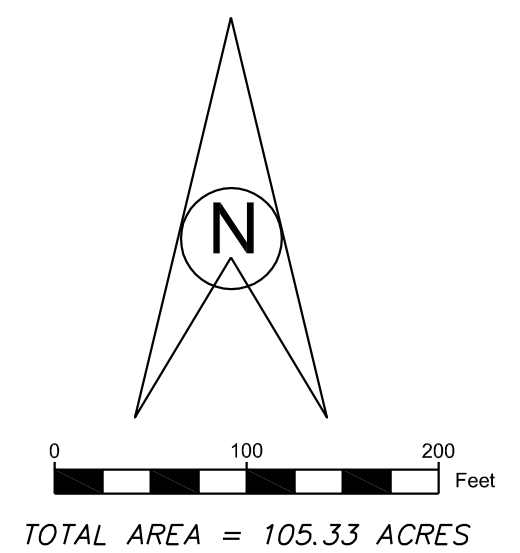
That part of Government Lot 2, Section 30, Township 32 North, Range 25 West, lying Easterly of the following described line:

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

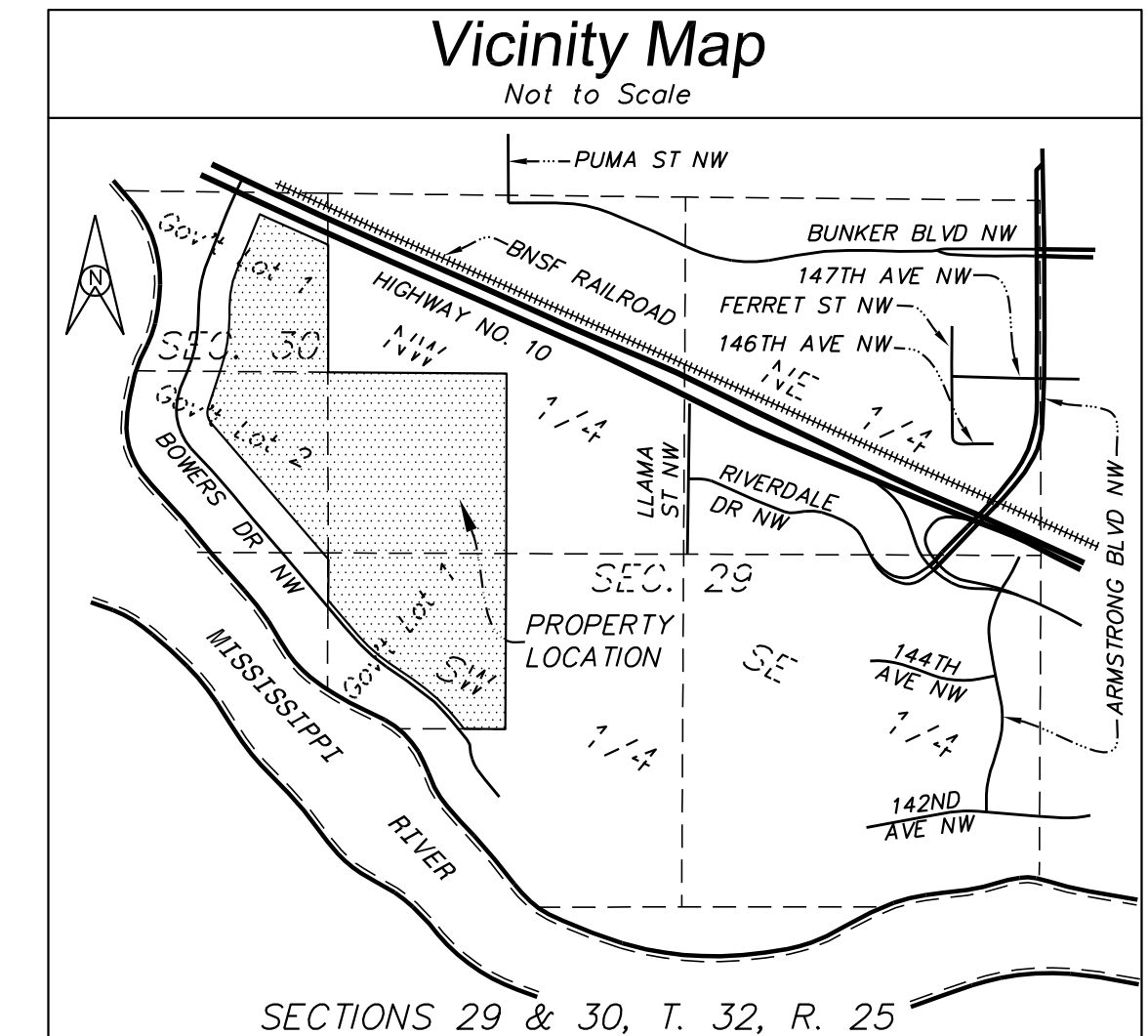
That part of Government Lot 1, Section 29, Township 32 North, Range 25 West, lying Northerly and Easterly of the following described line:

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 as 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

Project No. 17-0145  
 SHEET 1 OF 2 SHEETS

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

**OTTO ASSOCIATES**  
 Engineers & Land Surveyors, Inc.

**John Dobbs**  
 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

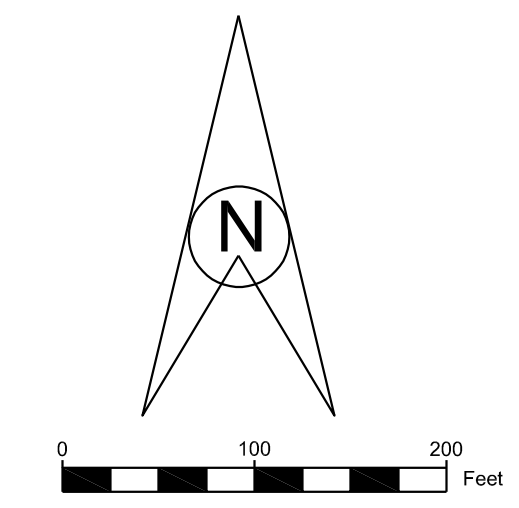
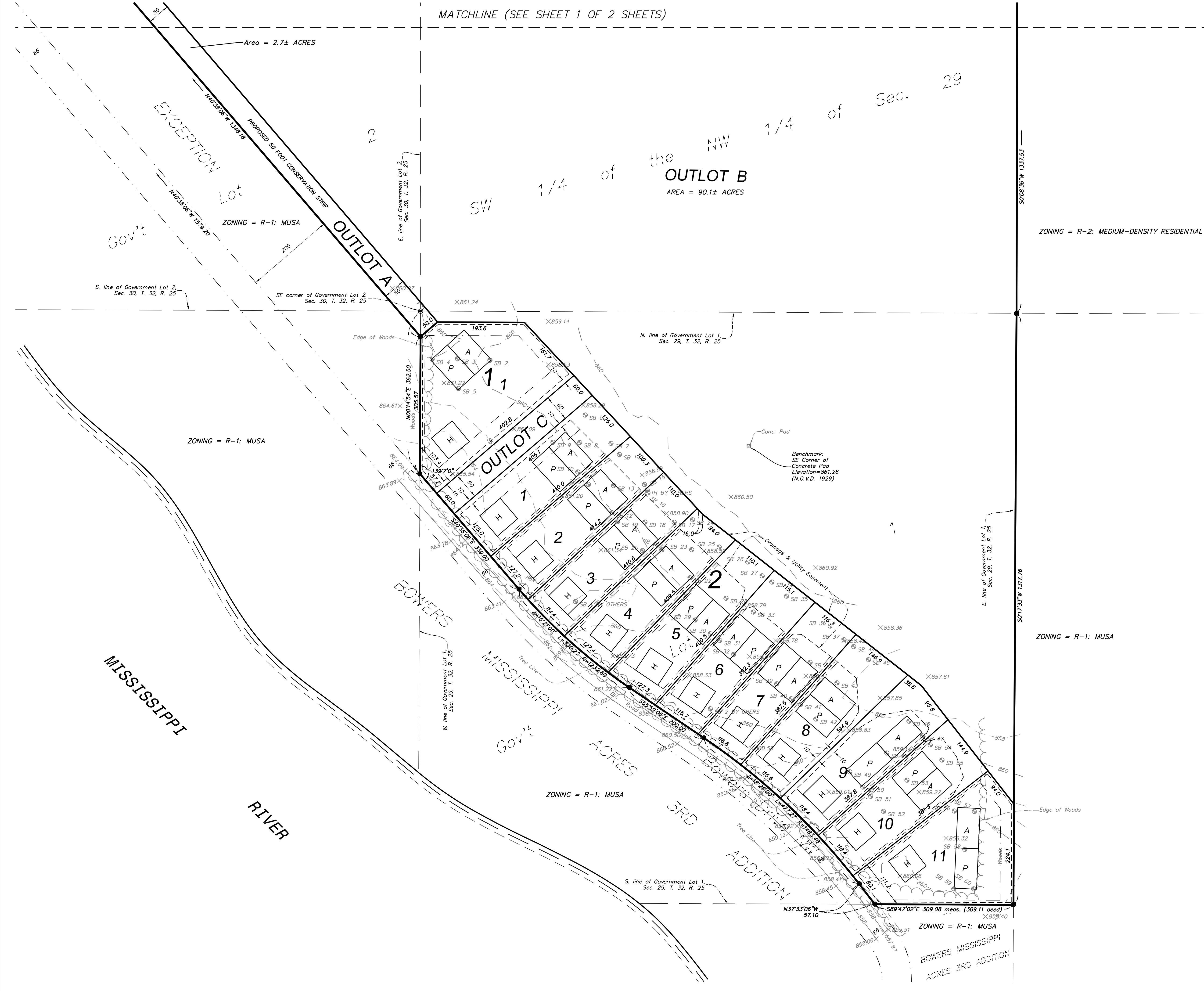
Preliminary Plat on part of the W. 1/2 of Section 29 and part of Government Lots 1 and 2, Section 30, Township 32, Range 25, Anoka County, Minnesota.

Revised:

MATCHLINE (SEE SHEET 2 OF 2 SHEETS)

# Preliminary Plat of PEARSON PLACE

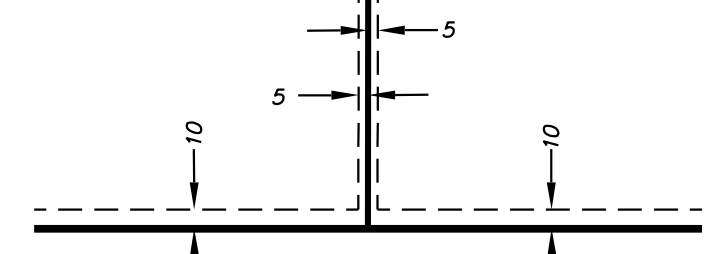
MATCHLINE (SEE SHEET 1 OF 2 SHEETS)



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

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.

**John Dobbs**  
ASSOCIATES  
Engineers & Land Surveyors, Inc.

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

Requested By:

Checked By: P.E.O.

Date: 5-24-17

Scale: 1"=100'

Drawn By: T.J.B.

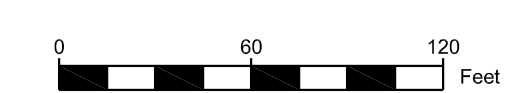
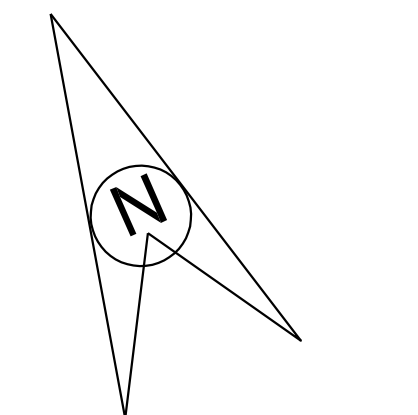
Project No. 17-0145

Revised: 6-8-17 SEPTIC LOCATIONS: EASEMENTS

Date: 6-8-17

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.

SHEET 2 OF 2 SHEETS



- LEGEND**
- - - 862 denotes Existing Contour
  - 862.00 X denotes Existing Spot Elevation
  - 862 denotes Proposed Contour to be Graded by Developer
  - - - 862 denotes Proposed Contour to be Graded by Homebuilder
  - - - ST denotes Proposed Storm Sewer
  - x - x denotes Proposed Construction Fencing
  - ⊙ denotes Soil Boring
  - ⊙ denotes Test Hole
  - - - denotes Building Setback Line  
Front = 40'  
Side = 10'  
Side (Corner Lot) = 40'  
Rear = 30'
  - - - denotes Drainage & Utility Easement

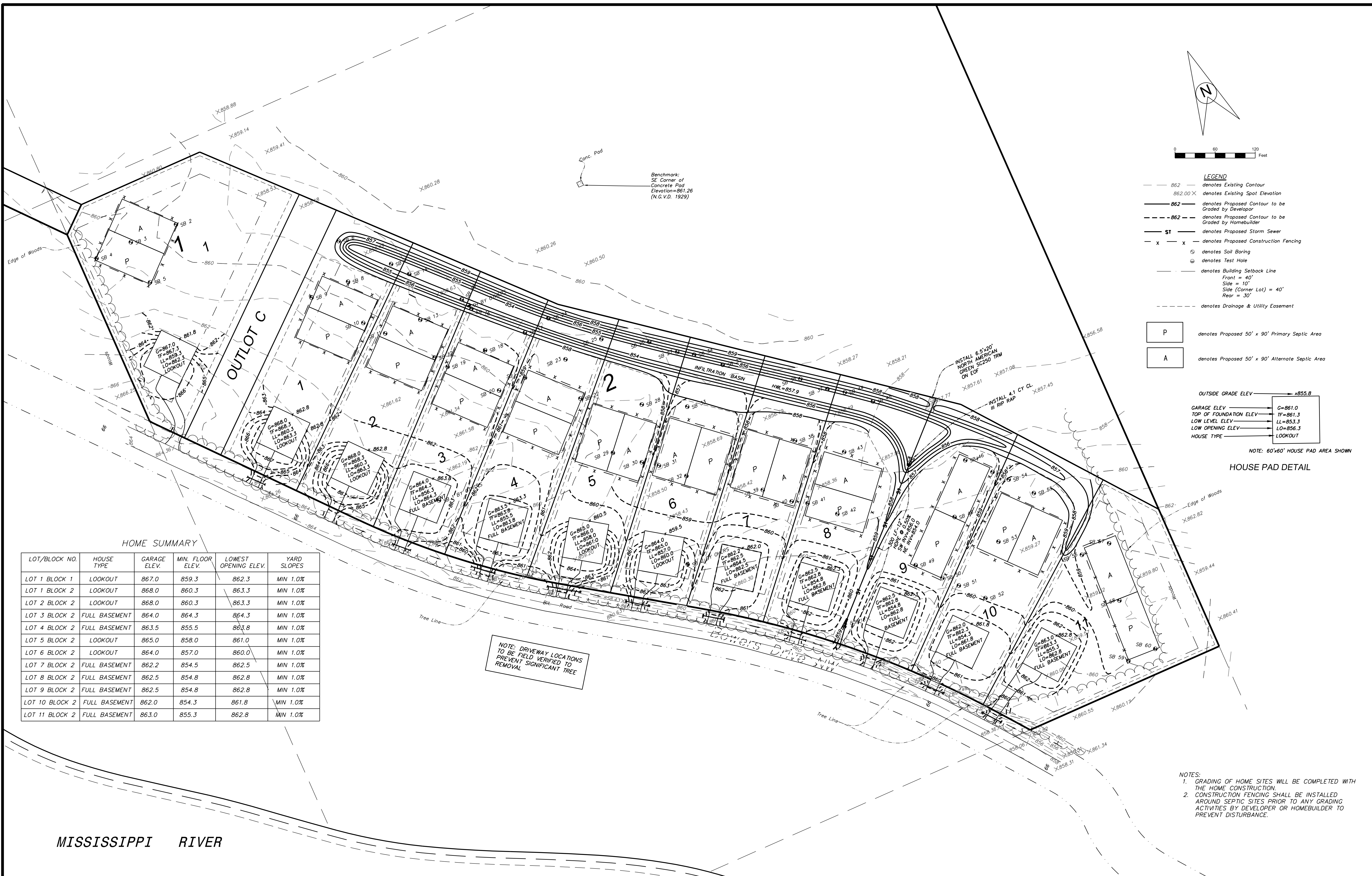
- P denotes Proposed 50' x 90' Primary Septic Area
- A denotes Proposed 50' x 90' Alternate Septic Area

**HOUSE PAD DETAIL**

OUTSIDE GRADE ELEV	→ x855.8
GARAGE ELEV	→ G=861.0
TOP OF FOUNDATION ELEV	→ TF=861.3
LOW LEVEL ELEV	→ LL=853.3
LOW OPENING ELEV	→ LO=856.3
HOUSE TYPE	→ LOOKOUT

NOTE: 60'x60' HOUSE PAD AREA SHOWN

**HOUSE PAD DETAIL**



**HOME SUMMARY**

LOT/BLOCK NO.	HOUSE TYPE	GARAGE ELEV.	MIN. FLOOR ELEV.	LOWEST OPENING ELEV.	YARD SLOPES
LOT 1 BLOCK 1	LOOKOUT	867.0	859.3	862.3	MIN 1.0%
LOT 1 BLOCK 2	LOOKOUT	868.0	860.3	863.3	MIN 1.0%
LOT 2 BLOCK 2	LOOKOUT	868.0	860.3	863.3	MIN 1.0%
LOT 3 BLOCK 2	FULL BASEMENT	864.0	864.3	864.3	MIN 1.0%
LOT 4 BLOCK 2	FULL BASEMENT	863.5	855.5	863.8	MIN 1.0%
LOT 5 BLOCK 2	LOOKOUT	865.0	858.0	861.0	MIN 1.0%
LOT 6 BLOCK 2	LOOKOUT	864.0	857.0	860.0	MIN 1.0%
LOT 7 BLOCK 2	FULL BASEMENT	862.2	854.5	862.5	MIN 1.0%
LOT 8 BLOCK 2	FULL BASEMENT	862.5	854.8	862.8	MIN 1.0%
LOT 9 BLOCK 2	FULL BASEMENT	862.5	854.8	862.8	MIN 1.0%
LOT 10 BLOCK 2	FULL BASEMENT	862.0	854.3	861.8	MIN 1.0%
LOT 11 BLOCK 2	FULL BASEMENT	863.0	855.3	862.8	MIN 1.0%

NOTE: DRIVEWAY LOCATIONS TO BE FIELD VERIFIED TO PREVENT SIGNIFICANT TREE REMOVAL

- NOTES:**
1. GRADING OF HOME SITES WILL BE COMPLETED WITH THE HOME CONSTRUCTION.
  2. CONSTRUCTION FENCING SHALL BE INSTALLED AROUND SEPTIC SITES PRIOR TO ANY GRADING ACTIVITIES BY DEVELOPER OR HOMEBUILDER TO PREVENT DISTURBANCE.

MISSISSIPPI RIVER