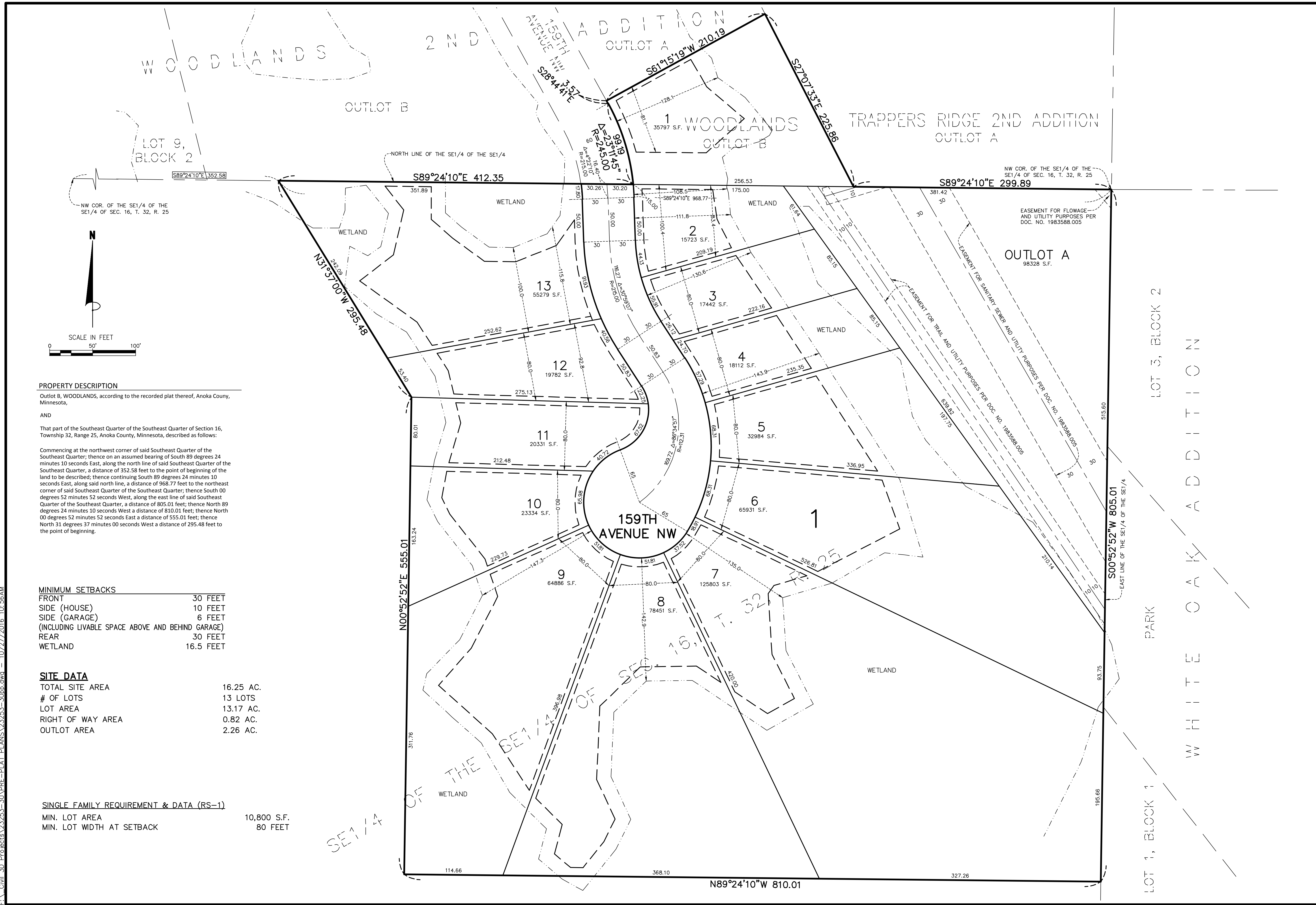


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**PROPERTY DESCRIPTION**

Outlot B, WOODLANDS, according to the recorded plat thereof, Anoka County, Minnesota,

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 89 degrees 24 minutes 10 seconds East, along the north line of said Southeast Quarter of the Southeast Quarter, a distance of 352.58 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 24 minutes 10 seconds East, along said north line, a distance of 968.77 feet to the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 00 degrees 52 minutes 52 seconds West, along the east line of said Southeast Quarter of the Southeast Quarter, a distance of 805.01 feet; thence North 89 degrees 24 minutes 10 seconds West a distance of 810.01 feet; thence North 00 degrees 52 minutes 52 seconds East a distance of 555.01 feet; thence North 31 degrees 37 minutes 00 seconds West a distance of 295.48 feet to the point of beginning.

**MINIMUM SETBACKS**

FRONT	30 FEET
SIDE (HOUSE)	10 FEET
SIDE (GARAGE)	6 FEET
(INCLUDING LIVABLE SPACE ABOVE AND BEHIND GARAGE)	
REAR	30 FEET
WETLAND	16.5 FEET

**SITE DATA**

TOTAL SITE AREA	16.25 AC.
# OF LOTS	13 LOTS
LOT AREA	13.17 AC.
RIGHT OF WAY AREA	0.82 AC.
OUTLOT AREA	2.26 AC.

**SINGLE FAMILY REQUIREMENT & DATA (RS-1)**

MIN. LOT AREA	10,800 S.F.
MIN. LOT WIDTH AT SETBACK	80 FEET

**James R. Hill, Inc.**  
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**ST. HILAIRE PROPERTY**  
 RAMSEY, MINNESOTA  
**PRELIMINARY PLAT**  
 FOR  
**LENNAR**  
 16305 36TH AVE N, #600, PLYMOUTH, MN 55448

DRAWN BY	PLM
DATE	10/7/16
REVISIONS	
CAD FILE	23253-30pp
PROJECT NO.	23253-30
	2.10