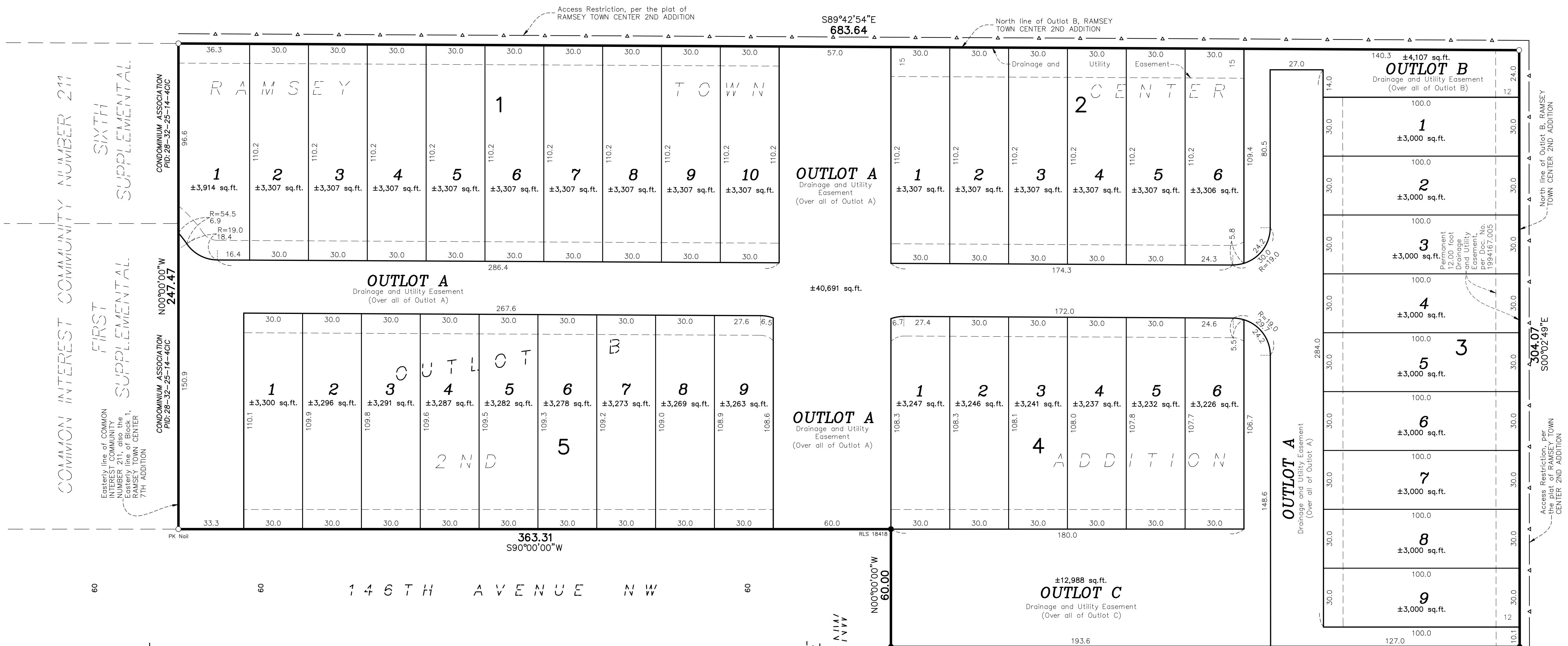


COTTAGES AT THE COR

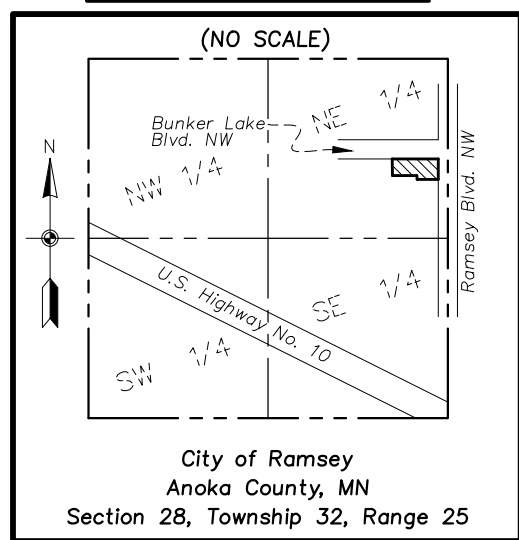
BUNKER LAKE BLVD. NW

(C. S. A. H. N. O. 115)



ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 15
 RAMSEY BLVD. NW
 (C. S. A. H. N. O. 56)

VICINITY MAP



PARCEL DESCRIPTION

(Per Title Commitment LT File No. 569198)
 All that part of Outlot B, RAMSEY TOWN CENTER 2ND ADDITION, Anoka County, Minnesota which lies easterly of the easterly line of Block 1, RAMSEY TOWN CENTER 7TH ADDITION, and its southerly extension.
 (Abstract Property)

GENERAL NOTES

- The field work for this survey was completed on May 7, 2018.
- Bearings shown are based on the North line of Outlot B, RAMSEY TOWN CENTER 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear S89°42'54"E.
- Surveyed property address - unassigned, Ramsey, MN.

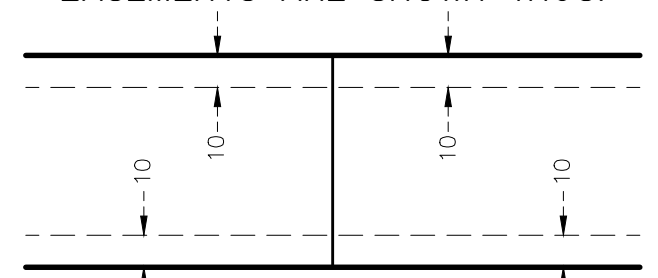
SITE DATA

TOTAL SITE AREA	±4.30 AC.	EXISTING ZONING	COR
TOTAL OUTLOT AREA	±1.33 AC.	UTILITIES	AVAILABLE
OUTLOT A	±0.94 AC.		
OUTLOT B	±0.09 AC.		
OUTLOT C	±0.30 AC.		
TOTAL LOT AREA	±2.97 AC.	MINIMUM RESIDENTIAL SETBACK DATA:	
SMALLEST LOT	±3,000 S.F.	FRONT	20 FT.
LARGEST LOT	±3,914 S.F.	SIDE (GARAGE)	5 FT.
AVERAGE LOT	±3,237 S.F.	SIDE (HOUSE)	5 FT.
TOTAL NUMBER OF LOTS	40	SIDE CORNER	20 FT.
GROSS DENSITY	9.30 LOTS/AC.	REAR TO BACK OF CURB	25 FT.

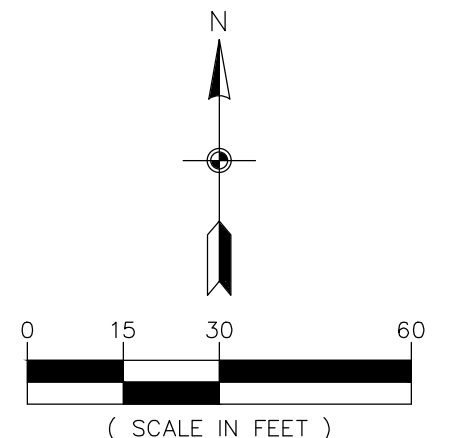
LEGEND

- - Denotes Found Iron Monument or chiseled "X", as noted
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361, or PK Nail as noted
- ▲— - Denotes Controlled Access shown on the plat of RAMSEY TOWN CENTER 2ND ADDITION

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 10 feet in width, and adjoining front lot lines, and rear lot lines unless otherwise shown on this plat.



Carlson McCain
 environmental engineering surveying

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 Fax: (763) 489-7959
 www.carlsonmccain.com

I hereby certify that this plan, specification 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

Print Name: Thomas R. Balluff, L.S.
 Signature: *Thomas R. Balluff*
 Date: 5/08/2018 License #: 40361

DRAWN BY: KCM
 ISSUE DATE: 5/08/18
 FILE NO: 1342

Revisions:

CENTRA HOMES, LLC
 11460 Robinson Drive N.W.
 Minneapolis, MN 55433

COTTAGES AT THE COR
 Ramsey, Minnesota

PRELIMINARY PLAT

3 of 6

Source Date: 06/15/18 | F:\06017341-7360\7351-ramsey town square\cad\c3d\survey\7351_drp.dwg