

3950 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55448
 TEL: 763.485.7900 \ FAX: 763.485.7958 \ CARLSONMCCAIG.COM

**CONCEPT PLAN
 RIVERDALE ALIGNMENT
 DETAIL**

PEARSON FARM SOUTH
 Ramsey, Minnesota

**PEARSON PROPERTIES
 OF RAMSEY LLC**
 604 Beilenberg Drive
 Woodbury, MN 55125

REVISIONS

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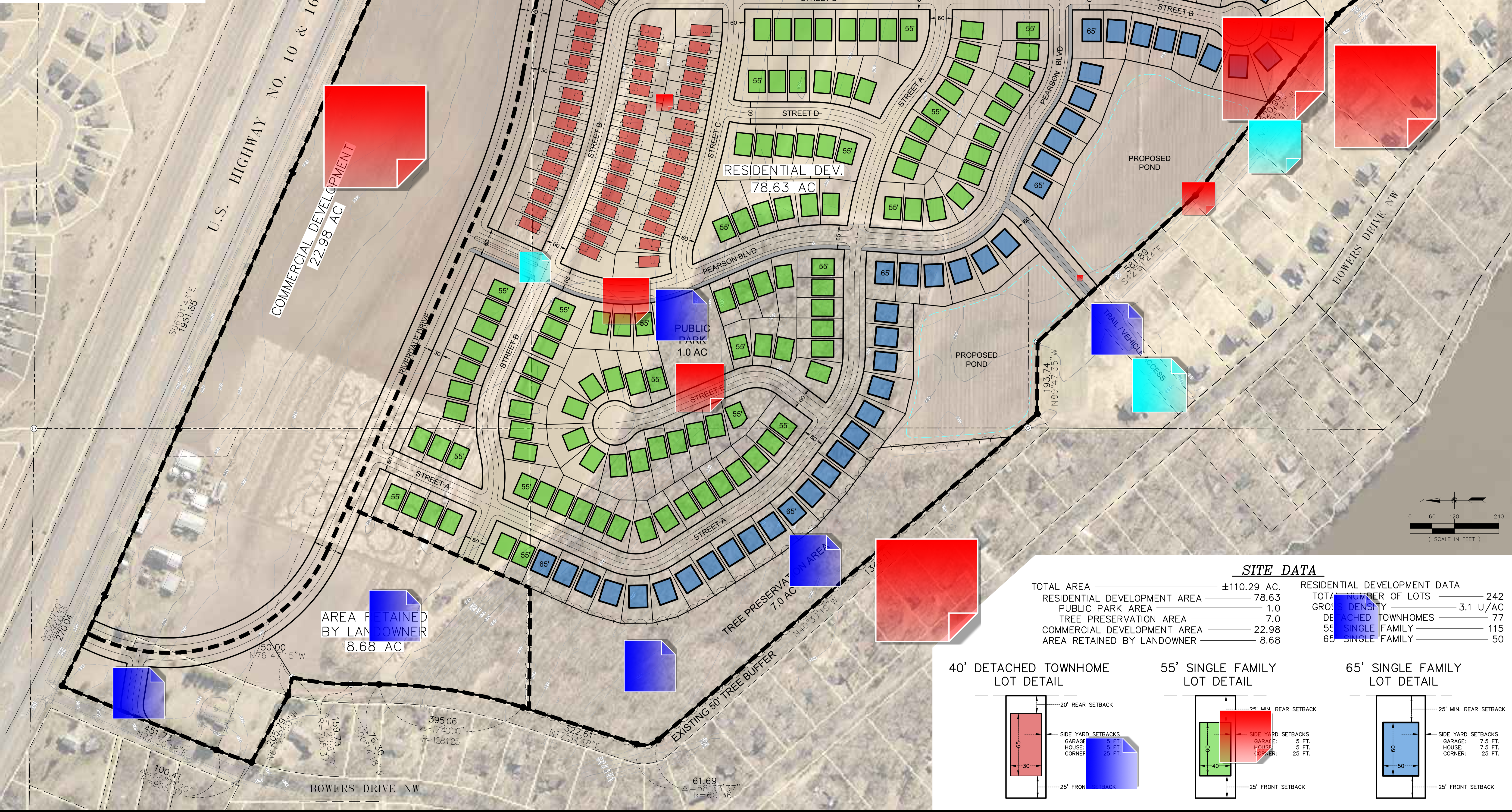
DRAWN BY: C#
 ISSUE DATE: 07/07/2020
 FILE NO: XXX

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Site: DBE: 07/07/20 / Users/8301 - 8301/0301 - pearson_property - ramsey/04_CSP/ramsey/0403/0403/Layout_3.dwg

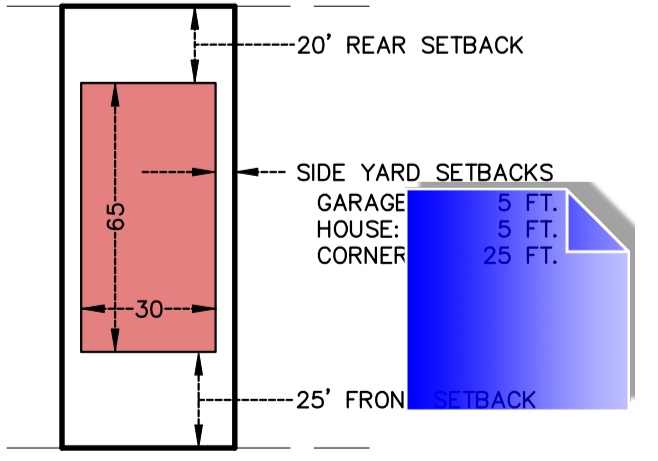
PARCEL DESCRIPTION: (Per Schedule A of Title Commitment File No. 2651, with a commitment date of October 17, 2019 at 7:00 am, prepared Twin City Title Company, LLC as issuing agent for Old Republic National Title Insurance Company)

Parcel A: Outlot B, Pearson Place, Anoka County, Minnesota.
 Parcel B: That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying southerly of U.S. Highway 10 and 169.
 Parcel C: Lot 2, Block 3, Pearson Place, Anoka County, Minnesota.
 Parcel D: Lot 1, Block 3, Pearson Place, Anoka County, Minnesota.
 (abstract property)

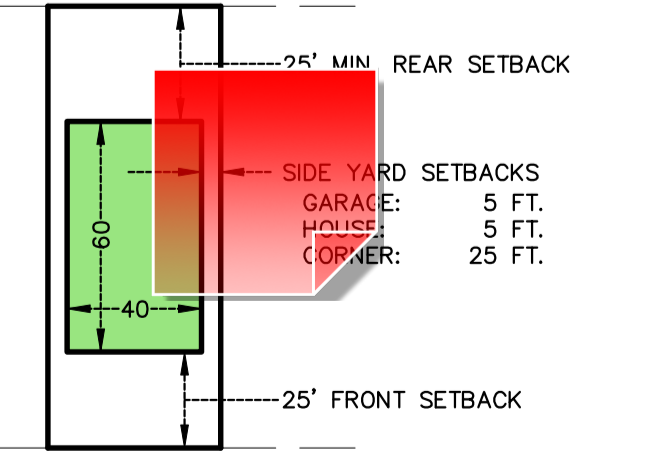


SITE DATA		RESIDENTIAL DEVELOPMENT DATA	
TOTAL AREA	±110.29 AC.	TOTAL NUMBER OF LOTS	242
RESIDENTIAL DEVELOPMENT AREA	78.63	GROSS DENSITY	3.1 U/AC
PUBLIC PARK AREA	1.0	DETACHED TOWNHOMES	77
TREE PRESERVATION AREA	7.0	55' SINGLE FAMILY	115
COMMERCIAL DEVELOPMENT AREA	22.98	65' SINGLE FAMILY	50
AREA RETAINED BY LANDOWNER	8.68		

40' DETACHED TOWNHOME LOT DETAIL



55' SINGLE FAMILY LOT DETAIL



65' SINGLE FAMILY LOT DETAIL

