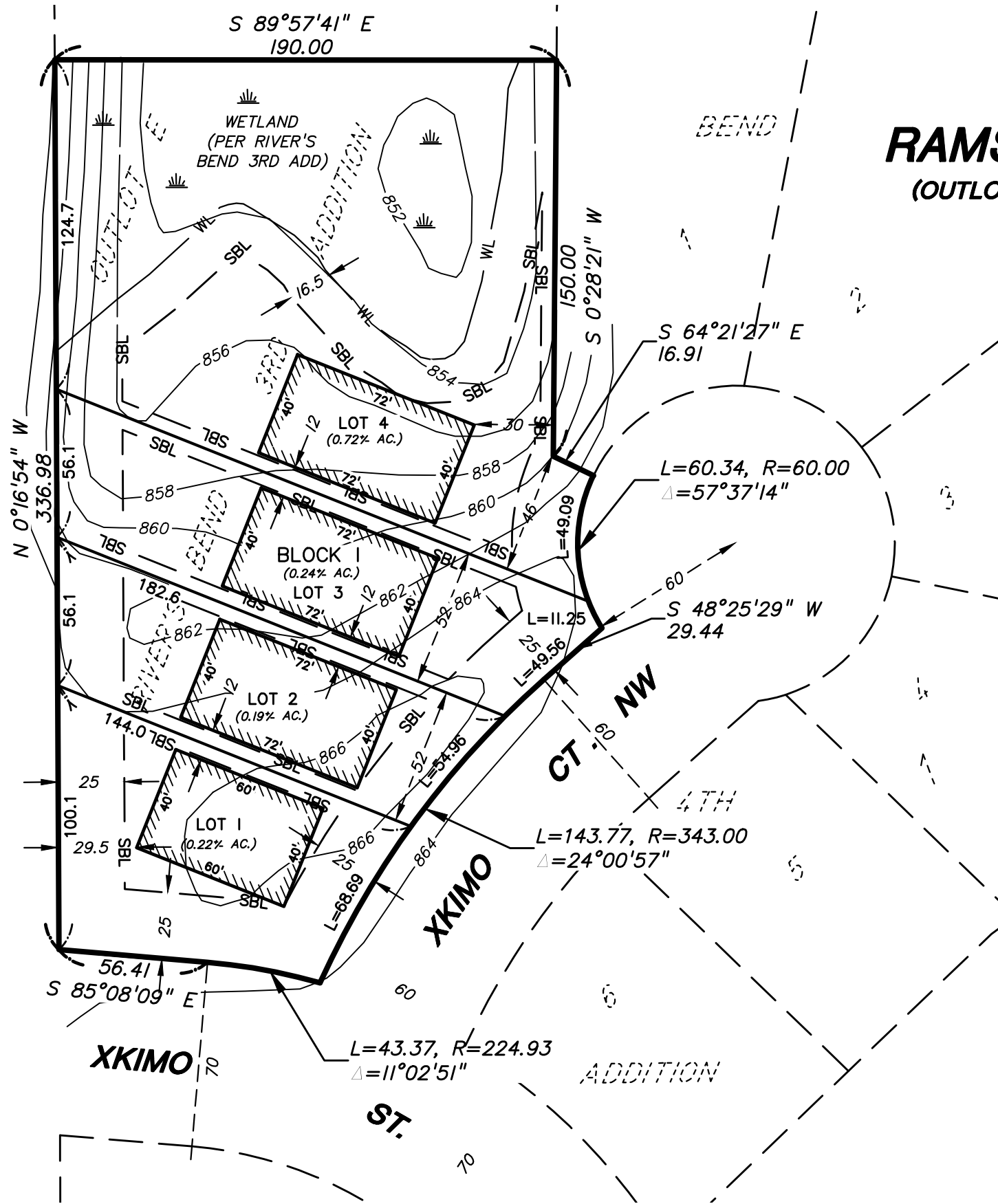


STATE TRUNK HWY NO. 47
(ST. FRANCIS BLVD NW)



SKETCH PLAN OF RAMSEY VILLAS NORTH (OUTLOT E, RIVER'S BEND 3RD ADDITION)

Zoning:
R-2: Medium-Density Residential

- Detached Villas**
- 0.15 Ac. Min Lot Size
 - 50' Lot Width
 - 25' Exterior Boundary Setback
 - 25' Front Yard Setback
 - 5' Side Yard Setback
 - 25' Side Yard Corner Lot Setback
 - 20' Rear Yard Setback
 - 16.5' Wetland Setback

Owner/Developer:
Rivers Bend Holdings LLC
19230 Evans St #115
Elk River, MN 55330

Property Description:
Outlot E, River's Bend 3rd Addition, according to the recorded plat thereof, Anoka County, Minnesota.

Plat Details:
1.37% Acres (59,887% SF)

Proposed Units: 4 Detached Villas

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8622 FAX: 763-262-8644

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.

Craig Wensmann

Signed: Craig Wensmann
Date: 6-4-20 Lic. No. 47466

Rivers Bend Holdings LLC
RAMSEY VILLAS NORTH
OUTLOT E, RIVER'S BEND 3RD ADD
CITY OF RAMSEY, ANOKA COUNTY, MN

SKETCH PLAN