LEGAL DESCRIPTION

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.

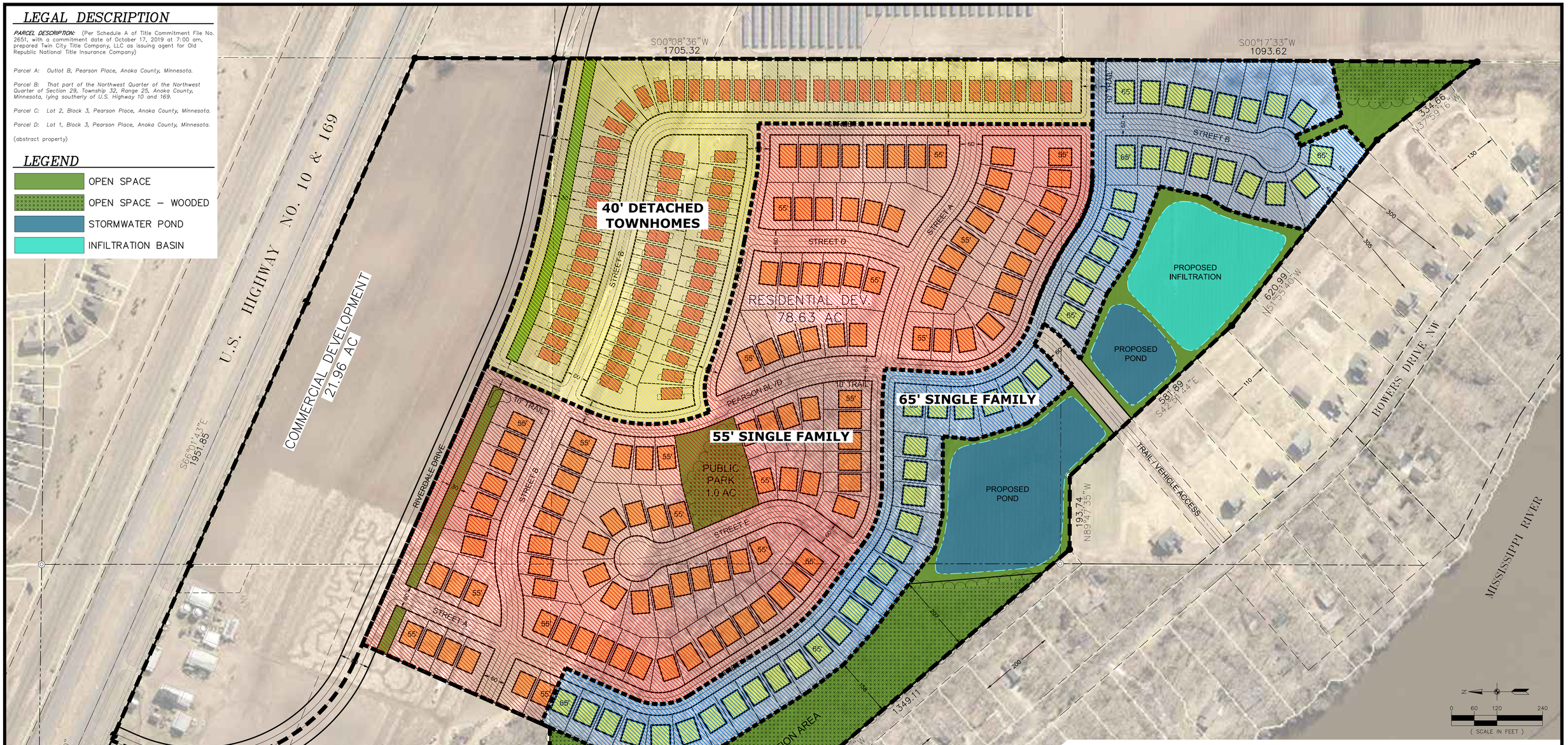
Parcel C: Lot 2, Block 3, Pearson Place, Anoka County, Minnesota.

Parcel D: Lot 1, Block 3, Pearson Place, Anoka County, Minnesota.

(abstract property)

LEGEND

- OPEN SPACE
- OPEN SPACE – WOODED
- STORMWATER POND
- INFILTRATION BASIN



SITE DATA

TOTAL AREA	±110.29 AC.
RESIDENTIAL DEVELOPMENT AREA	78.63
PUBLIC PARK AREA	1.0
TREE PRESERVATION AREA	7.0
COMMERCIAL DEVELOPMENT AREA	22.98
AREA RETAINED BY LANDOWNER	8.68

RESIDENTIAL DEVELOPMENT DATA

TOTAL NUMBER OF LOTS	242
GROSS DENSITY	3.1 U/AC
DETACHED TOWNHOMES	77
55' SINGLE FAMILY	115
65' SINGLE FAMILY	50

DETACHED TOWNHOME LOTS	77
DETACHED TOWNHOME GROSS AREA	15.05 AC.
(MINUS 30' OUTLOTS)	0.57 AC.
NET AREA	14.48 AC.
NET DENSITY	5.32 UNITS/AC.

55' SINGLE FAMILY LOTS	115
55' SINGLE FAMILY GROSS AREA	32.96 AC.
(MINUS 30' OUTLOTS & PARK)	1.48 AC.
NET AREA	31.48 AC.
NET DENSITY	3.65 UNITS/AC.

65' SINGLE FAMILY LOTS	50
65' SINGLE FAMILY GROSS AREA	14.42 AC.
NET DENSITY	3.47 UNITS/AC.

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
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CARLSONMCCAIN.COM

DRAWN BY: C#
ISSUE DATE: 08/05/2020
Revisions:

CAPSTONE HOMES, INC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, Minnesota

PRODUCT DENSITY EXHIBIT

1 of 1

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