

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.

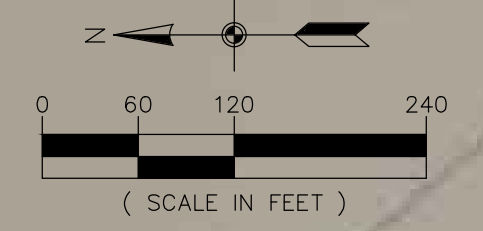
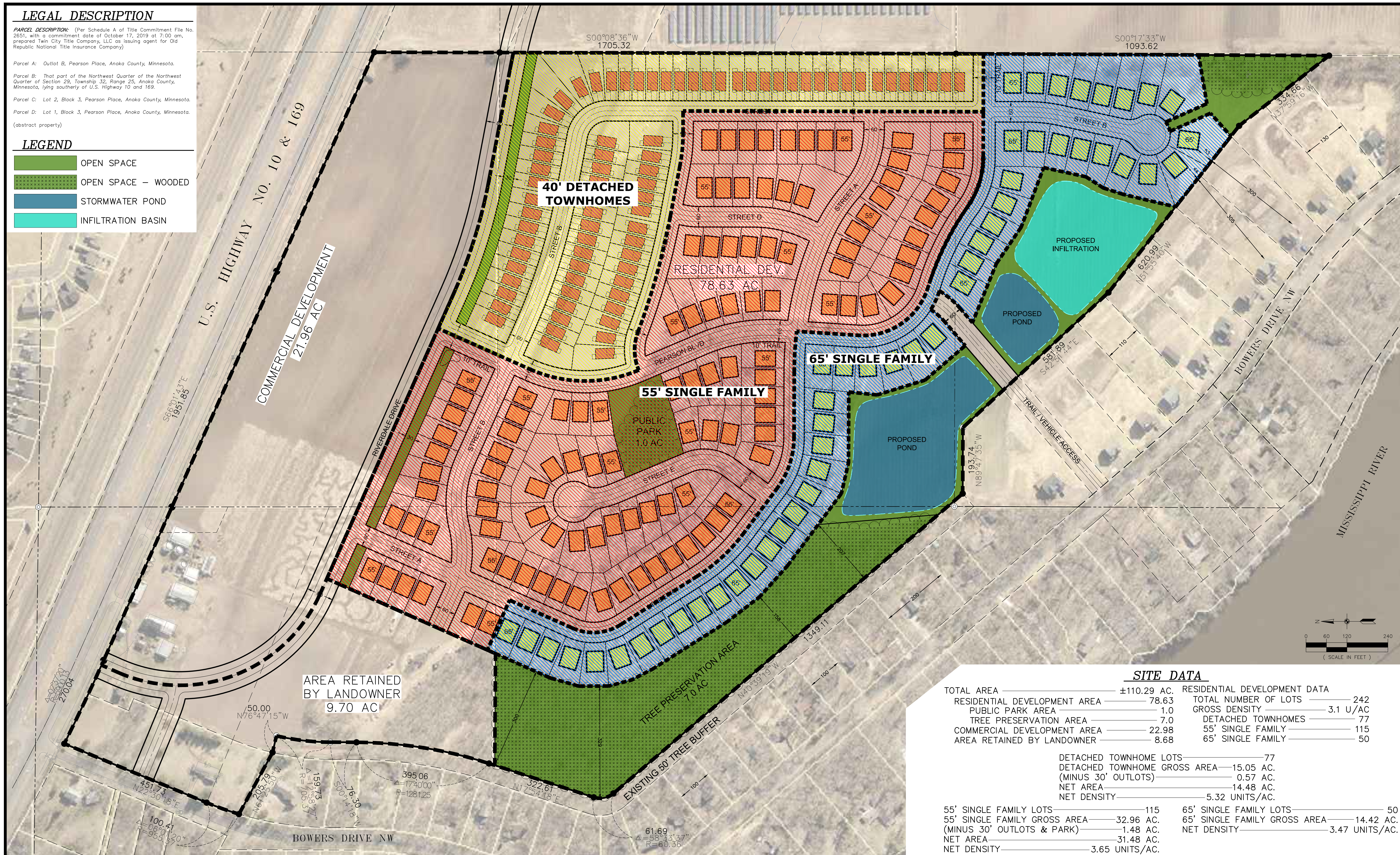
Parcel C: Lot 2, Block 3, Pearson Place, Anoka County, Minnesota.

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 DATA	
RESIDENTIAL DEVELOPMENT AREA	78.63	TOTAL NUMBER OF LOTS	242
PUBLIC PARK AREA	1.0	GROSS DENSITY	3.1 U/AC
TREE PRESERVATION AREA	7.0	DETACHED TOWNHOMES	77
COMMERCIAL DEVELOPMENT AREA	22.98	55' SINGLE FAMILY	115
AREA RETAINED BY LANDOWNER	8.68	65' SINGLE FAMILY	50
DETACHED TOWNHOME LOTS	77		
DETACHED TOWNHOME GROSS AREA (MINUS 30' OUTLOTS)	15.05 AC.		
NET AREA	14.48 AC.		
NET DENSITY	5.32 UNITS/AC.		
55' SINGLE FAMILY LOTS	115	65' SINGLE FAMILY LOTS	50
55' SINGLE FAMILY GROSS AREA (MINUS 30' OUTLOTS & PARK)	32.96 AC.	65' SINGLE FAMILY GROSS AREA	14.42 AC.
NET AREA	1.48 AC.	NET DENSITY	3.47 UNITS/AC.
NET AREA	31.48 AC.		
NET DENSITY	3.65 UNITS/AC.		

CARLSON MCCAIN ENGINEERING SURVEYING ENVIRONMENTAL
 3890 PHEASANT RIDGE DR NE SUITE 100
 BLAINE, MN 55449
 TEL. 763.489.7900
 FAX. 763.489.7959
 CARLSONMCCAIN.COM

DRAWN BY: C.E.
 ISSUE DATE: 08/05/2020

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

RIVERSTONE SOUTH
 Ramsey, Minnesota

PRODUCT DENSITY EXHIBIT

(Save Date: 08/05/20) F:\jpb\9481 - 8200\9494 - pearson place 2nd\pad c3\survey\layouts\9494_layout 4 product areas.dwg