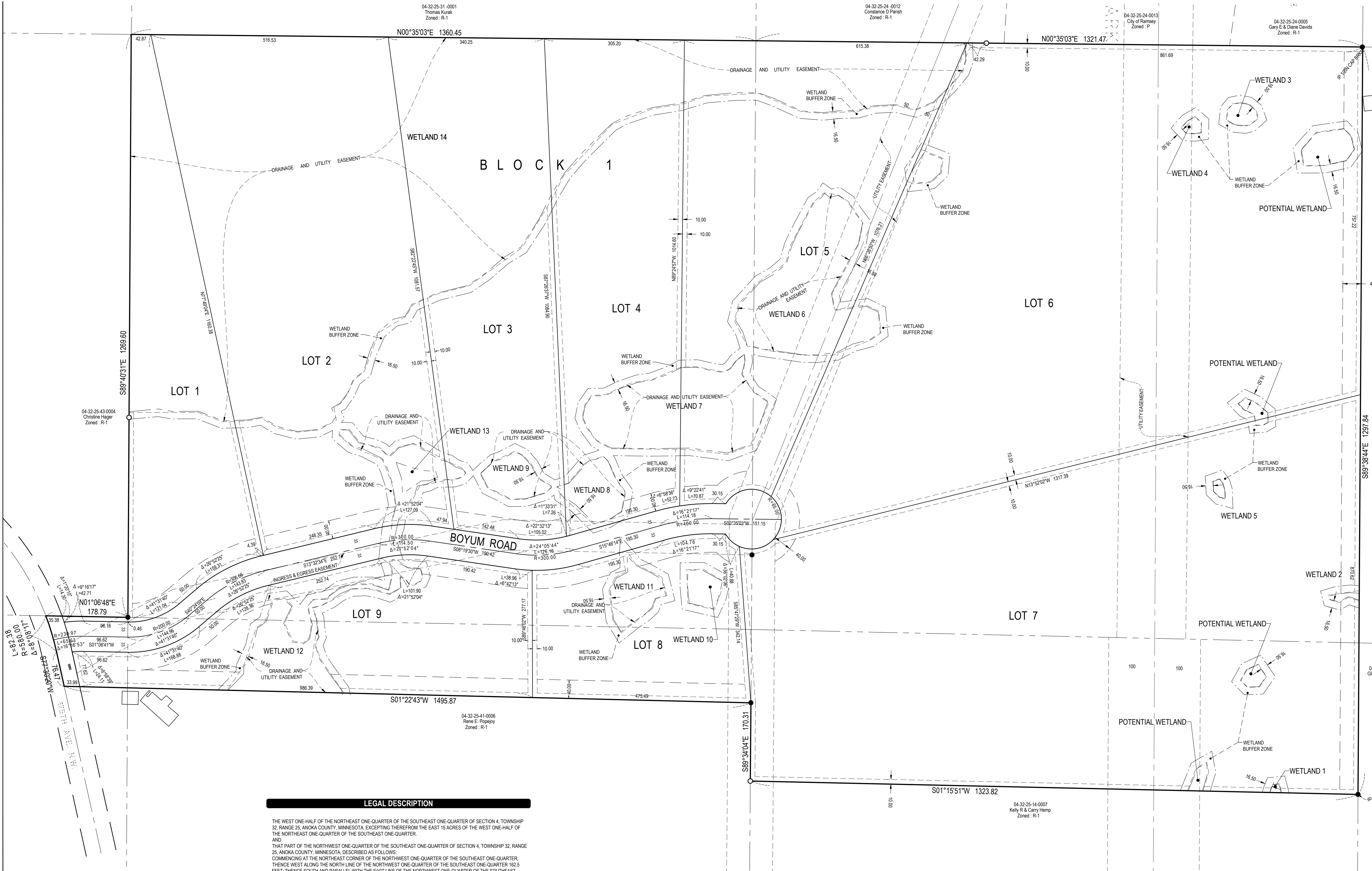




DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC



**LEGAL DESCRIPTION**

THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, EXCEPTING THEREFROM THE EAST 15 ACRES OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER.

AND THAT PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, THENCE WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER 162.5 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER 536 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, WHICH SAID POINT IS 120 FEET NORTH OF THE SOUTHEAST CORNER AS MEASURED ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER TO THE POINT OF BEGINNING.

AND THE NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25 EXCEPTING THEREFROM THE FOLLOWING LEGALLY DESCRIBED PROPERTY, COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER, THENCE WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER 162.5 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER 536 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER, WHICH SAID POINT IS 120 FEET NORTH OF THE SOUTHEAST CORNER AS MEASURED ALONG THE EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER TO THE POINT OF BEGINNING, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

AND THE WEST 330 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, AS MEASURED ALONG THE NORTH LINE THEREOF, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

AND THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING WEST OF THE EAST 15 ACRES OF THE WEST HALF THEREOF, AND THAT LIES NORTH OF THE COUNTY ROAD NOW LAID OUT AND TRAVELED IN AN EASTERLY AND WESTERLY DIRECTION ACROSS SAID LAND, ALL IN SECTION 4, TOWNSHIP 32, RANGE 25, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

ABSTRACT PROPERTY

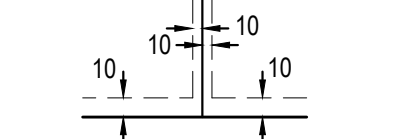
**LOT AREA TABLE**

LOT/BLOCK	AREA	UPLAND AREA
1/1	214,895	104,277
2/1	512,274	130,487
3/1	316,237	158,191
4/1	289,466	189,414
5/1	404,654	241,988
6/1	971,818	950,139
7/1	921,302	915,880
8/1	151,611	135,658
9/1	214,393	184,896

**BENCHMARK**

SPIKE IN POWER POLE, WEST OF INTERSECTION OF 175TH AVE. NW AND BOYUM ROAD (ENTRANCE OF SUBJECT PROPERTY), POWER POLE IS 25 FT. ± NORTH OF THE SUBJECT PROPERTY CORNER. ELEVATION = 907.863

Drainage and Utility Easements shall be shown thus:



Being 10 feet in width and adjoining right-of-way lines, unless otherwise indicated, also being 10 feet in width and adjoining lot lines.

**AREA SUMMARY**

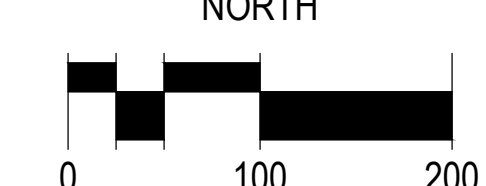
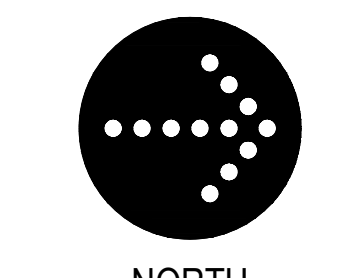
Total Site Area: 4,113,235 SF. = 94.42 AC.  
Wetland Area: 1,102,105 S.F. = 25.31 AC.  
Upland Area: 3,011,130 SF. = 69.13 AC.  
Total Single Family Lots = 9  
Net Density = 0.13 Units/Acre

**ZONING AND SETBACK SUMMARY**

Existing Zoning - R - 1: Rural Developing (Outside MUSA)  
Building Setback Information is as follows:  
Front - 40 ft.  
Rear - 40 ft.  
Side (Interior) - 10 ft.  
Side (Street) - 40 ft.  
Minimum Lot Area - 2.5 Acres  
Minimum Lot Width - 200 ft., or 100 ft. on cul-de-sac  
Minimum Lot Depth - Residential lots shall have a lot depth of not less than 100 ft. for a continuous width of 60 ft., exclusive of any wetland, wetland setback area, roadway or sleep space.



Know what's Below. Call before you dig.



**CERTIFICATION**

**PRELIMINARY NOT FOR CONSTRUCTION**

PRELIMINARY PLAT SUBMITTAL  
05.06.2021

**LANDFORM**  
From Site to Finish  
105 South Fifth Avenue  
Suite 513  
Minneapolis, MN 55401  
Tel: 612-252-9070  
Fax: 612-252-9077  
Web: landform.net

FILE NAME: C002ZZZ543.dwg  
PROJECT NO.: ZZZ20543

**PRELIMINARY PLAT**  
**C0.2**