

NOW, THEREFORE, the CITY and DEVELOPER agree as follows:

I. IMPROVEMENTS

1. **Access to Lots.** Lots 1 and 2 shall continue to utilize two existing accesses onto County Road No. 83 (Armstrong Blvd. N.W.). At such time that the **Subject Property** is further subdivided beyond the two lots contained in the **Plat**, construction of streets interior to the **Subject Property** (most likely an extension of Eland Street from north to south) will be required and the **DEVELOPER** agree to abandon the two accesses onto County Road #83 and convert the accesses for Lots 1 and 2 to local, interior streets.
2. **Development of Lots 1 and 2.** The dwelling constructed on Lot 2 and any future accessory buildings on Lot 1 or 2 shall be sited on the lots with setbacks in accordance with the underlying zoning district as if the 66 foot wide drainage and utility easement traversing the Subject Property in a north/south direction and the 33 foot wide drainage and utility easement in the southeast corner of the Plat were improved, public streets.
3. **Drainage and Utility Easements.** The standard 10 foot (5 feet on common property lines) drainage and utility easements shall be dedicated along the perimeter of each of the two lots. The corridors for the future extension of Eland Street from north to south through the **Plat** and 157th Avenue N.W. from the southeast corner of the **Plat**, west to "T" into the future Eland Street N.W., shall also be preserved by drainage and utility easement.
4. **Resubdivision Restrictions.** Under 4 in 40 density regulations and a variance to same granted by the City of Ramsey Board of Adjustment on December 5, 2000, the **Plat**, based on the underlying legal description, is limited to a total of two (2) lots and no further resubdivision of any lot in the **Plat** will be permitted until sanitary sewer and municipal water are available to the Subject Property or the repeal or reduction of the 4 in 40 density restrictions.