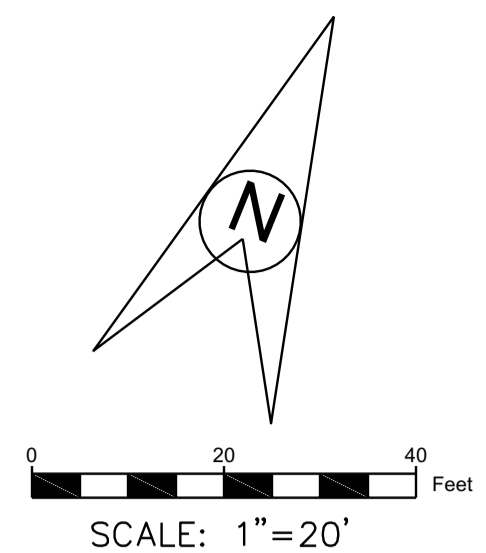


# Preliminary Plat of LIGHTBRIDGE ACADEMY



**DEVELOPER:**  
UGDC, LLC  
ATTN: MICHAEL RUSSO  
275 MADISON AVENUE  
13TH FLOOR  
NEW YORK, NY 10016  
973-610-2675

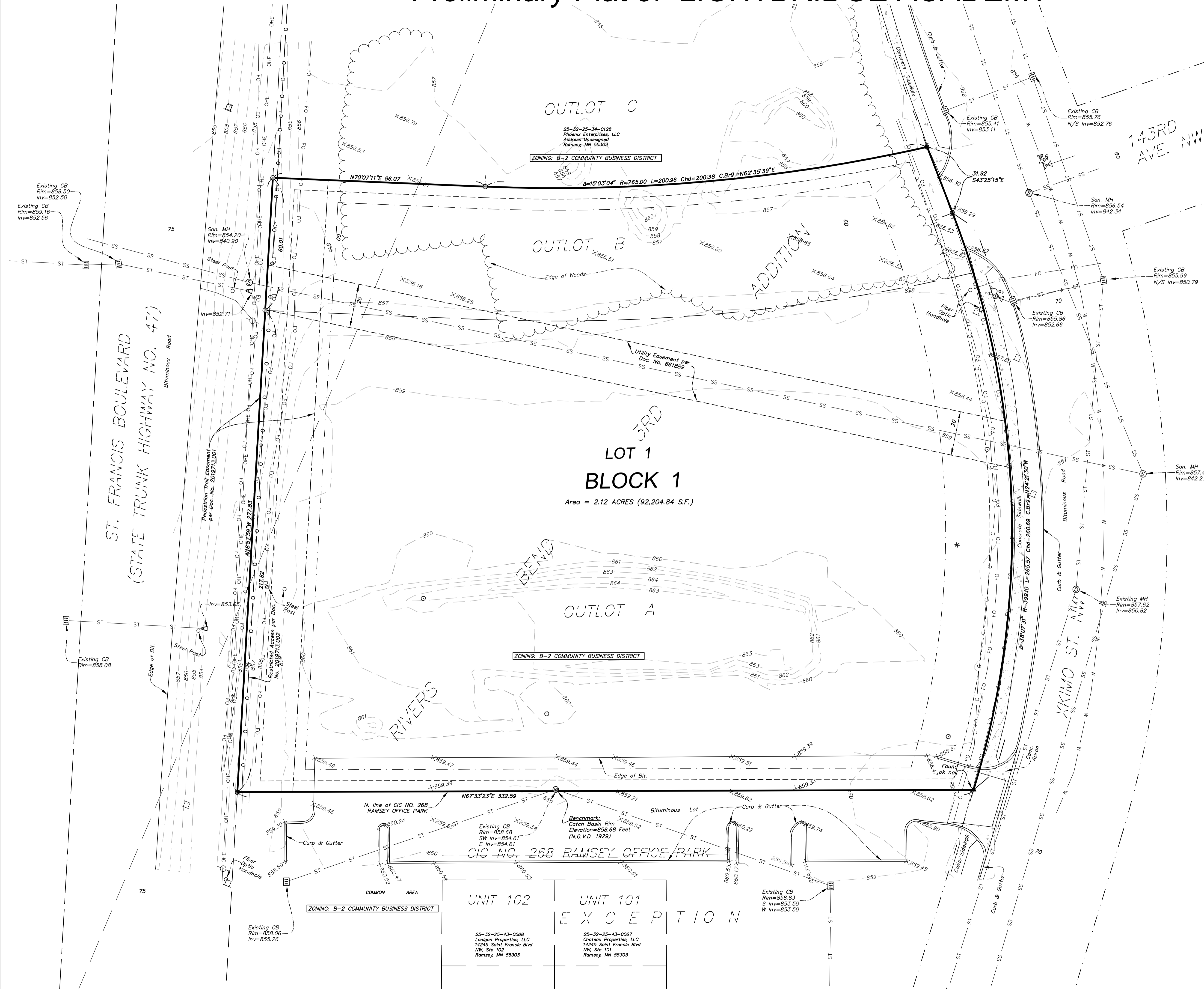
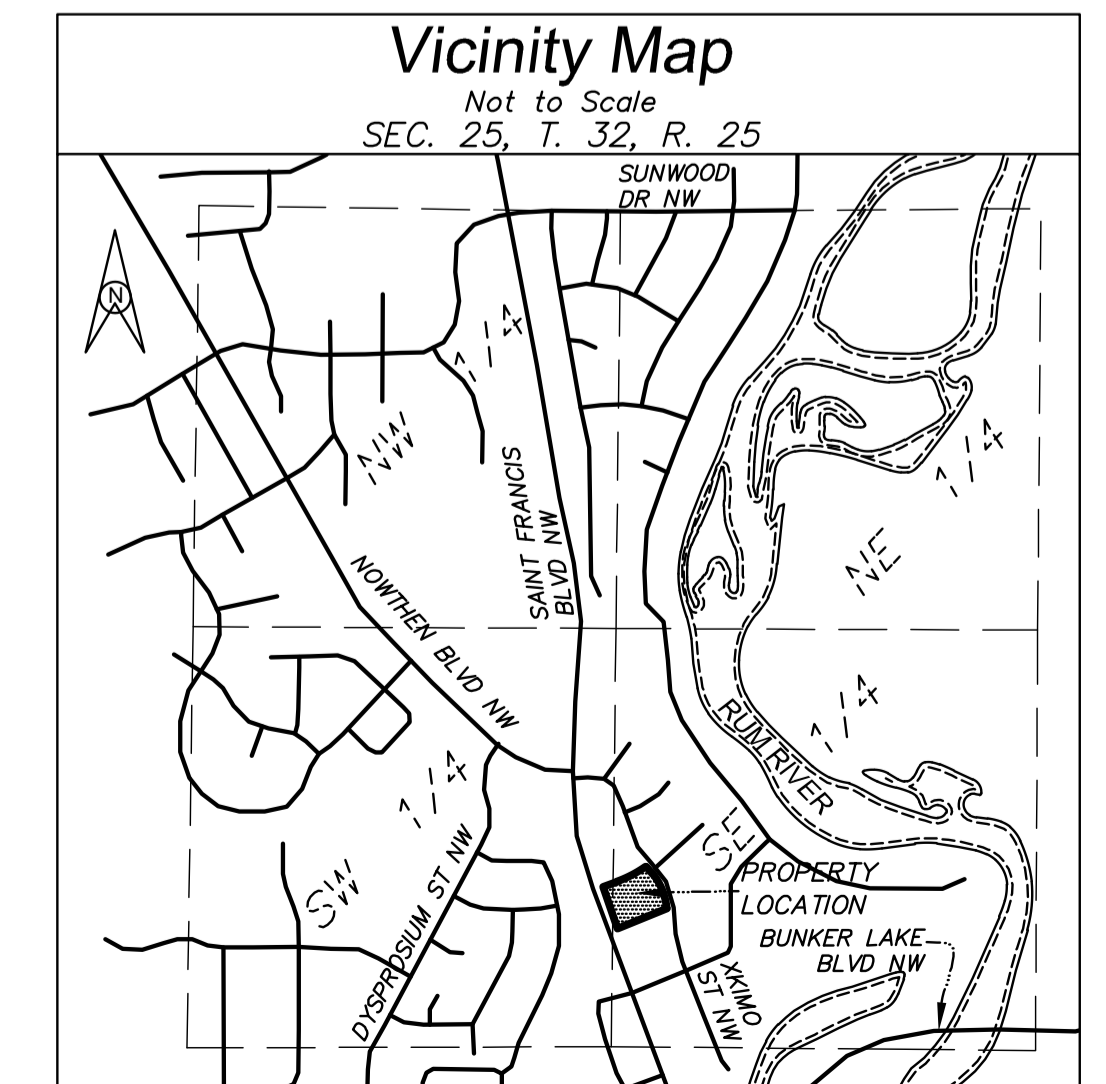
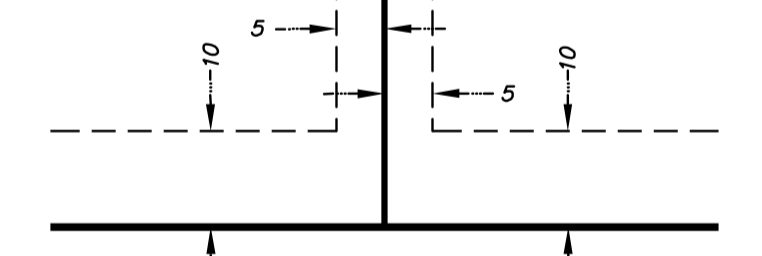
**LANDOWNER:**  
PHOENIX ENTERPRISES, LLC  
19230 EVANS STREET #115  
ELK RIVER, MN 55330

- LEGEND**
- 988 — denotes Existing Contour
  - 988.00 X denotes Existing Spot Elevation
  - denotes Light Pole
  - denotes Sign
  - denotes Guy Wire
  - denotes Power Pole
  - denotes Water Valve
  - denotes Hydrant
  - denotes Sanitary Manhole
  - denotes Storm Manhole
  - denotes Catch Basin
  - denotes Catch Basin - Round
  - denotes Deciduous Tree
  - denotes Coniferous Tree
  - W — denotes Water Line
  - E — denotes Underground Electrical Line
  - FO — denotes Underground Fiber Optic Cable Line
  - C — denotes Underground Cable Line
  - SS — denotes Sanitary Sewer Line
  - ST — denotes Storm Sewer Line
  - OHE — denotes Overhead Electric Line
  - - - denotes Drainage and Utility Easement
  - - - denotes Building Setback Line
- Front = 30'  
Side = 10'

Surveyor's Note: Topography and Utility Information shown per ALTA/NSPS Land Title Survey prepared by Westwood Professional Services, Inc. dated 7-20-23.

**PROPERTY DESCRIPTION:**  
Outlot B, RIVERS BEND 3RD ADDITION, Anoka County, Minnesota.  
AND  
Outlot A, RIVERS BEND 3RD ADDITION, except that part platted as RAMSEY OFFICE PARK, Anoka County, Minnesota.

Drainage and Utility Easements are shown thus:



Requested By: **UGDC, LLC** Checked By: **P.E.O.**

Date: **11-14-23** Drawn By: **T.J.B.** Scale: **1"=20'**

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.

*Paul E. Otto*  
Paul E. Otto  
License #40062 Date: 12-6-23

Preliminary Plat on part of Outlot A and Outlot B, RIVERS BEND 3RD ADDITION, Anoka County, Minnesota

Revised: REVISE FRONT SETBACK T.J.B. 11-29-23  
DEVELOPER/LANDOWNER INFORMATION T.J.B. 12-6-23

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9 West Division Street  
Burialo, MN 55313  
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Fax: (763) 662-3522

**OTTO ASSOCIATES**  
Engineers & Land Surveyors, Inc.

Project No. **23-0422**