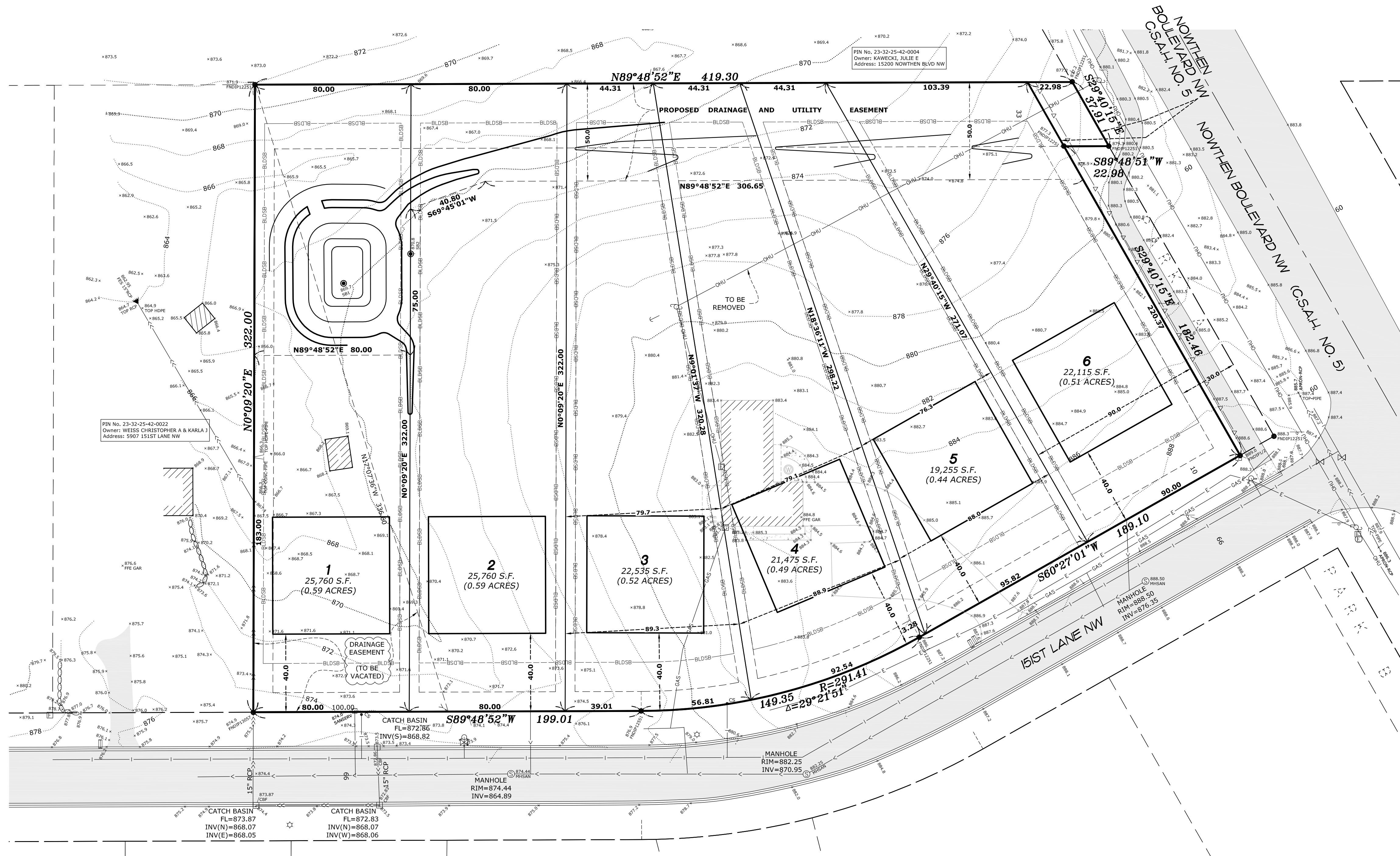
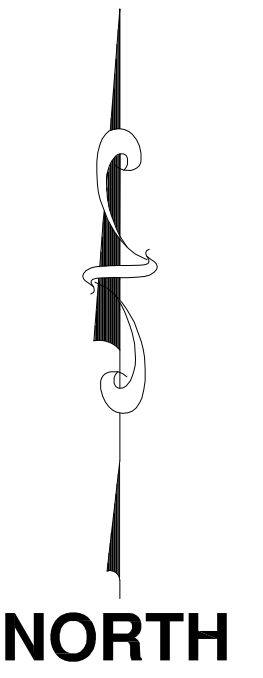
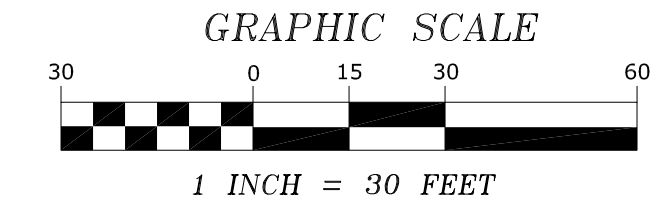


PRELIMINARY PLAT

~for~ **BROOKSIDE CONSTRUCTION, INC.**
 ~of~ **BROOKSIDE TERRACE**
15156 NOWTHEN BOULEVARD
RAMSEY, MN 55303

EASEMENT VACATION DESCRIPTION:

The drainage easement as dedicated on Lot 3, Block 1, HAUBRICH ADDITION, Anoka County, Minnesota, which lies westerly of a line drawn from the northwesterly corner of said Lot 3 to a point on the southerly line of said Lot 3 distant 100 feet easterly of the southwest corner of said Lot 3.



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- CS DENOTES CURB STOP
- DENOTES ELECTRICAL BOX
- ⊕ DENOTES ELECTRICAL MANHOLE
- ⊕ DENOTES GAS METER
- ⊕ DENOTES GUY WIRE
- ⊕ DENOTES HYDRANT
- ⊕ DENOTES LIGHT POLE
- ⊕ DENOTES MAILBOX
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES SIGN
- ⊕ DENOTES STORM SEWER APRON
- ⊕ DENOTES SOIL BORING. (BY OTHERS)
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES WELL
- ⊕ DENOTES RETAINING WALL
- ⊕ DENOTES EXISTING CONTOURS
- ⊕ DENOTES EXISTING STORM SEWER
- ⊕ DENOTES OVERHEAD UTILITY
- ⊕ DENOTES UNDERGROUND ELECTRIC LINE
- ⊕ DENOTES UNDERGROUND GAS LINE
- ⊕ DENOTES EXISTING SANITARY SEWER
- ⊕ DENOTES EXISTING WATER MAIN
- ⊕ DENOTES BUILDING SETBACK LINE
- ⊕ DENOTES RESTRICTED ACCESS
- ⊕ DENOTES BITUMINOUS SURFACE
- ⊕ DENOTES CONCRETE SURFACE
- ⊕ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 05/09/25, 06/10/25, and 07/07/25.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 23-32-25-42-0009.
- Proposed ponding, utilities, grading, and drainage information provided by Larson Engineering.

ZONING/SETBACK INFORMATION

EXISTING ZONING=R-1A-SINGLE FAMILY DISTRICT

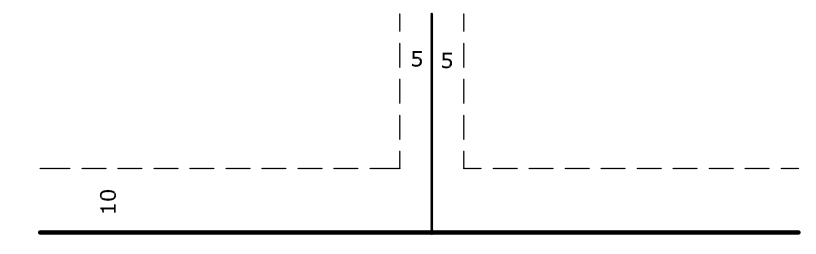
MINIMUM LOT AREA=10,000 SQUARE FEET
 MINIMUM LOT WIDTH=80 FEET
 MINIMUM LOT DEPTH=100 FEET
 MINIMUM LOT FRONTAGE=45 FEET

FRONT SETBACK=25 FEET
 SIDE INTERIOR SETBACK=5 FEET
 REAR SETBACK=20 FEET
 WETLAND SETBACK=16.5 FEET
 ARTERIAL ROADWAY=30 FEET

PROPOSED DENSITY/LOT AREAS

TOTAL PARCEL AREA=136,900 SF (3.14 Acres)
 LESS RIGHT OF WAY=758 SF (0.02 Acres)
 NUMBER OF PROPOSED LOTS=6 LOTS
 AVERAGE LOT SIZE=22,817 SF (0.52 Acres)
 DENSITY= 1.9 LOTS/ACRE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

EXISTING LEGAL DESCRIPTION

Lot 3, Block 1, HAUBRICH ADDITION, Anoka County, Minnesota.

E. G. RUD & SONS, INC.
 EST. 1971
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 861-8200 Fax (651) 361-8701

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

DATE: 8/14/2025 License No. 41578

CHECK BY:	JER	FIELD CREW:	DATE:	DATE:
1	06-10-25	ADDED FIELD INFO.	RAF	
2	07-02-25	UPDATED LOTS	RAF	
3	07-14-25	PRE-PLAT SUBMITTAL	RAF	
4	07-30-25	RIGHT OF WAY DEDICATED	RAF	
5	08-14-25	CITY COMMENTS	RAF	