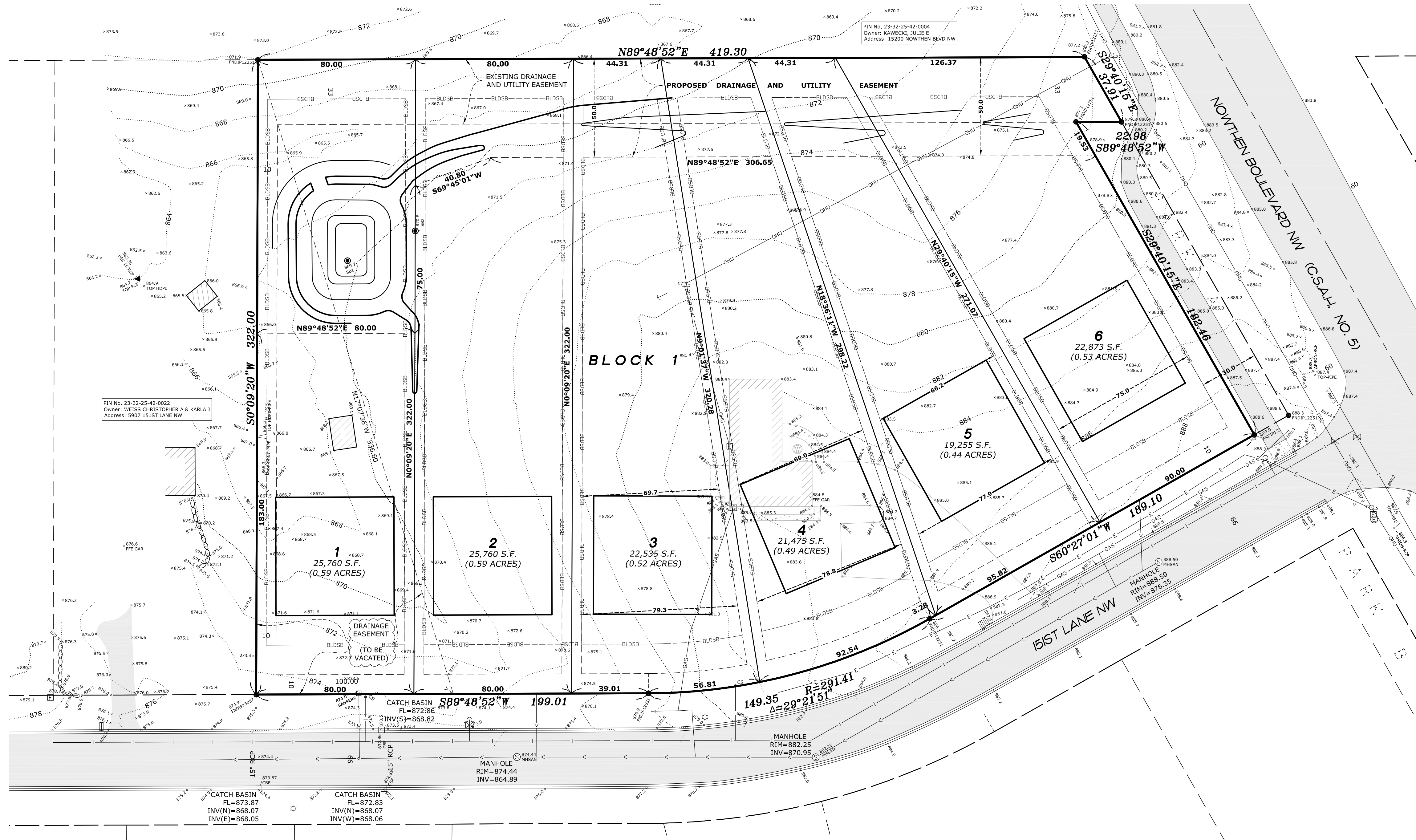
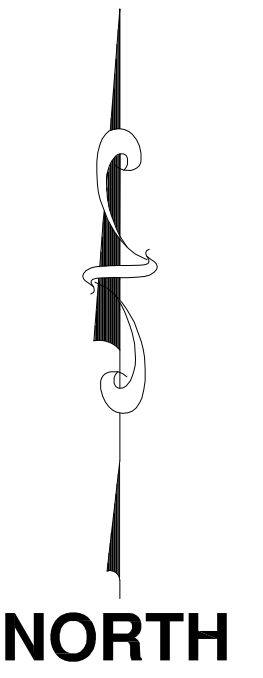
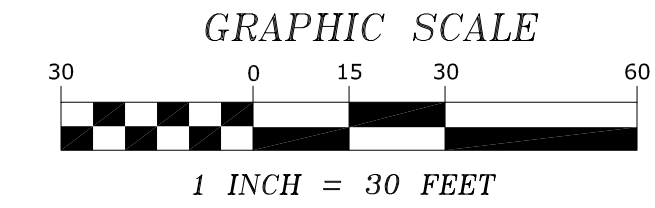


# PRELIMINARY PLAT

~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 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.

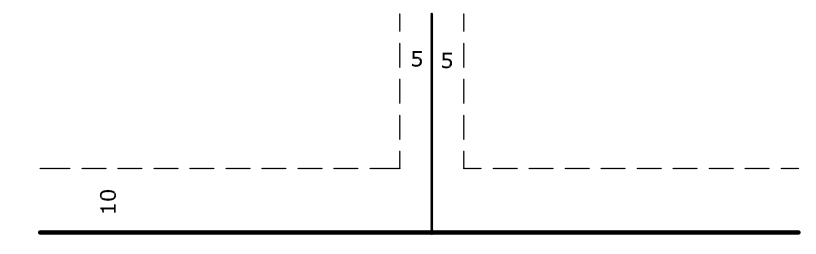
### ZONING/SETBACK INFORMATION

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=137,658 SF (3.16 Acres)  
 NUMBER OF PROPOSED LOTS=6 LOTS  
 AVERAGE LOT SIZE=22,943 SF (0.53 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 REAR 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. 1977  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701  
 www.egrud.com

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: 7/14/2025 License No. 41578

DRAWN BY: RAF	JOB NO: 250376PP	DATE: 05-15-25
CHECK BY: JER	FIELD CREW: CB/MR	
1 06-10-25	ADDED FIELD INFO.	RAF
2 07-02-25	UPDATED LOTS	RAF
3 07-14-25	PRE-PLAT SUBMITTAL	RAF
NO. DATE DESCRIPTION		BY