

PARCEL DESCRIPTION:

(Per Supplemental Title Commitment File No. 704991, dated November 8, 2024 at 7:00 A.M. prepared by Land Title, Inc., issuing agent for First American Title Insurance Company)

Outlot C, RIVERSTONE SOUTH, Anoka County, Minnesota

(abstract property)

GENERAL NOTES:

- Bearings shown are based on the South line of the Outlot C, RIVERSTONE SOUTH, which is assumed to bear N89°37'27"W.

SITE DATA

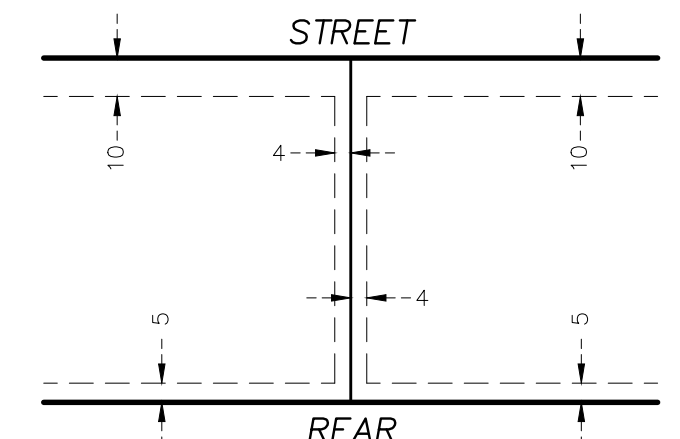
TOTAL SITE AREA	±6.21 AC.
TOTAL ROW AREA	±0.81 AC.
TOTAL OUTLOT AREA	±0.62 AC.
OUTLOT A	±0.63 AC.
TOTAL LOT AREA	±4.78 AC.
SMALLEST LOT	±8,982 S.F.
LARGEST LOT	±29,578 S.F.
AVERAGE LOT	±14,857 S.F.
TOTAL NUMBER OF LOTS	14
GROSS DENSITY	2.25 LOTS/AC.
UTILITIES	AVAILABLE

EXISTING ZONING ——— R-1B

MINIMUM RESIDENTIAL SETBACK DATA:

FRONT	25 FT.
SIDE (GARAGE)	5 FT.
SIDE (HOUSE)	5 FT.
SIDE CORNER	20 FT.
REAR SETBACK	20 FT.

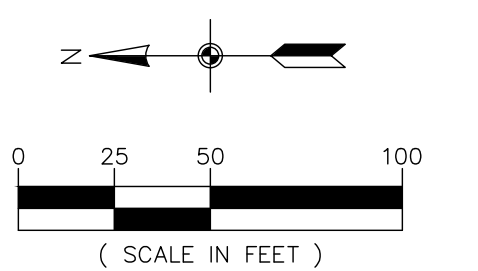
PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 4 feet in width, and adjoining side lot lines, and 5 feet in width and adjoining rear lot lines and 10 feet in width and adjoining right of way lines unless otherwise shown on this plat.

LEGEND

- - Denotes Found Iron Monument marked with License No. 40361 unless otherwise noted



CARLSON ENGINEERING
 ENGINEERING SURVEYING PLANNING
 3890 PHEASANT RIDGE DR NE
 SUITE 100
 BLAINE, MN 55449
 TEL 763.489.7900
 FAX 763.489.7959
 CARLSON-ENGINEERING.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 Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
 Signature: *Thomas R. Balluff*
 Date: 12/02/24 License #: 40361
 DRAWN BY: NPC
 ISSUE DATE: 12/02/24
 FILE NO: 2086

Revisions:
 1. 1/2/25 per City Comments

DEVELOPMENT CONSULTING SERVICES
 604 Bielenberg Drive
 Woodbury, MN 55125

RIVERSTONE SOUTH SIXTH ADDITION
 Ramsey, MN

PRELIMINARY PLAT

Save Date: 01/06/25 | F:\jobs\8301 - 8320\8301 - pearson property - ramsey\cad c3d\survey\pre-plat\8301_pre.dwg