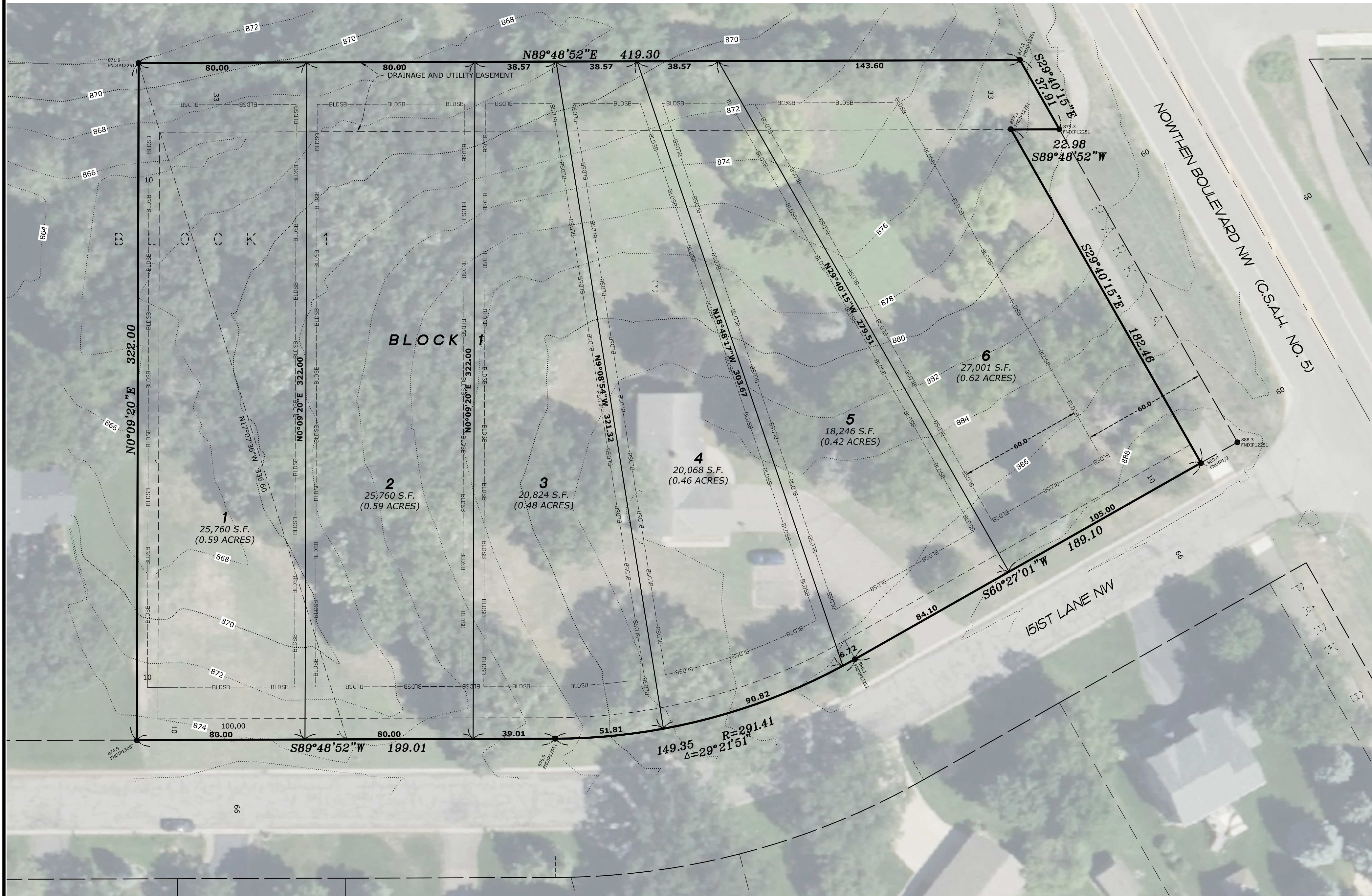
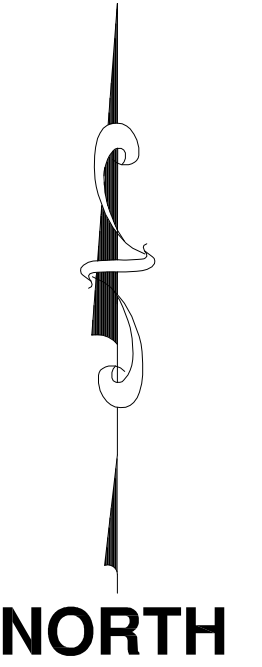
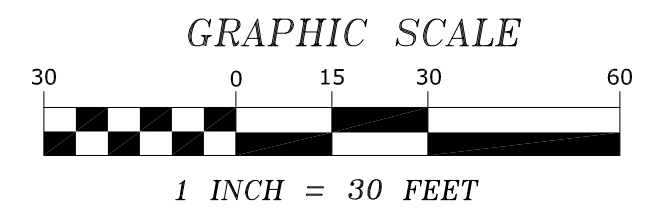


SKETCH PLAN-BROOKSIDE TERRACE

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



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES EXISTING CONTOURS
- - - - - DENOTES BUILDING SETBACK LINE

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 05/09/25.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 23-32-25-42-0009.

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=60 FEET

PROPOSED DENSITY/LOT AREAS

TOTAL PARCEL AREA=137,658 SF (3.16 Acres)
 NUMBER OF PROPOSED LOTS=6
 AVERAGE LOT SIZE=22,943 SF (0.53 Acres)
 DENSITY= 1.9 LOTS/ACRE

EXISTING LEGAL DESCRIPTION

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

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.

JASON E. RUD
 Date: 5/15/2025 License No. 41578

DRAWN BY: RAF	JOB NO: 250376PP	DATE: 05-15-25	
CHECK BY: JER	FIELD CREW: CB/MR		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

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