CONCEPT PLAN

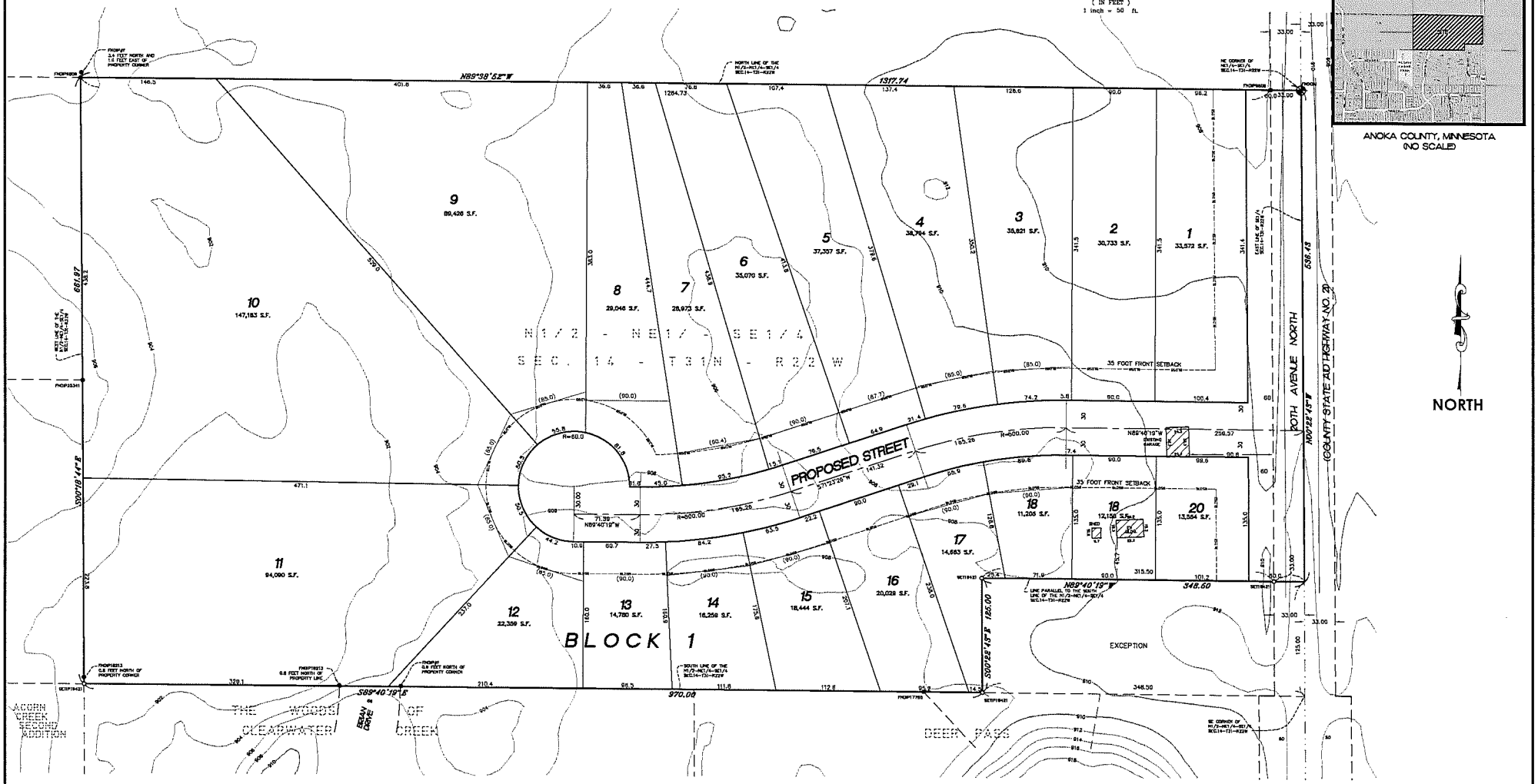
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

VICINITY MAP

PART OF SEC. 14, TWP. 31, RNG. 23

ANOKA COUNTY, MINNESOTA
(NO SCALE)



NOTES

- Boundary information taken from survey prepared by E.G. Rud & Sons, Inc. dated 4-09-2015.
- Bearings shown are on an Anoka County Datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Contours shown are from NNCEO Lidar Topography.
- Proposed Cul-de-Sac is 800.00 feet in length.

PROPERTY DESCRIPTION

The North Half of the Northeast Quarter of the Southeast Quarter of Section 14, Township 31 North, Range 22 West, Anoka County, Minnesota, except the following described property:

That part of said North Half of the Northeast Quarter of the Southeast Quarter of Section 14, Township 31 North, Range 22 West, Anoka County, Minnesota, described as follows: Beginning at the Southeast corner of said North Half of the Northeast Quarter of the Southeast Quarter; thence North 125 feet along the east line of said Section 14; thence westerly 348.5 feet on a line parallel to the south line of said North Half of the Northeast Quarter of the Southeast Quarter; thence southerly 125 feet to a point on the south line of said North Half of the Northeast Quarter of the Southeast Quarter; thence easterly 348.5 feet to the place of beginning.

AREA COMPUTATIONS

TOTAL AREA SITE AREA: 19.02± ACRES
20 PROPOSED SINGLE FAMILY LOTS
DENSITY: 1.05± UNITS/ ACRE

DRAWN BY: JEN	JOB NO: 17118PP	DATE: 03/01/17	
CHECK BY: JEY	SCANNED ☐		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

17118PP