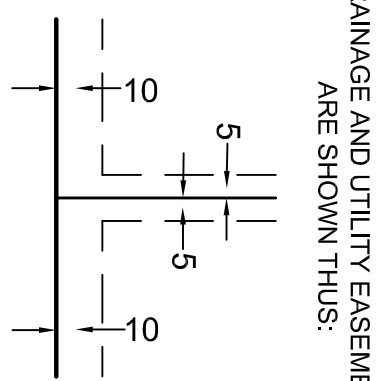
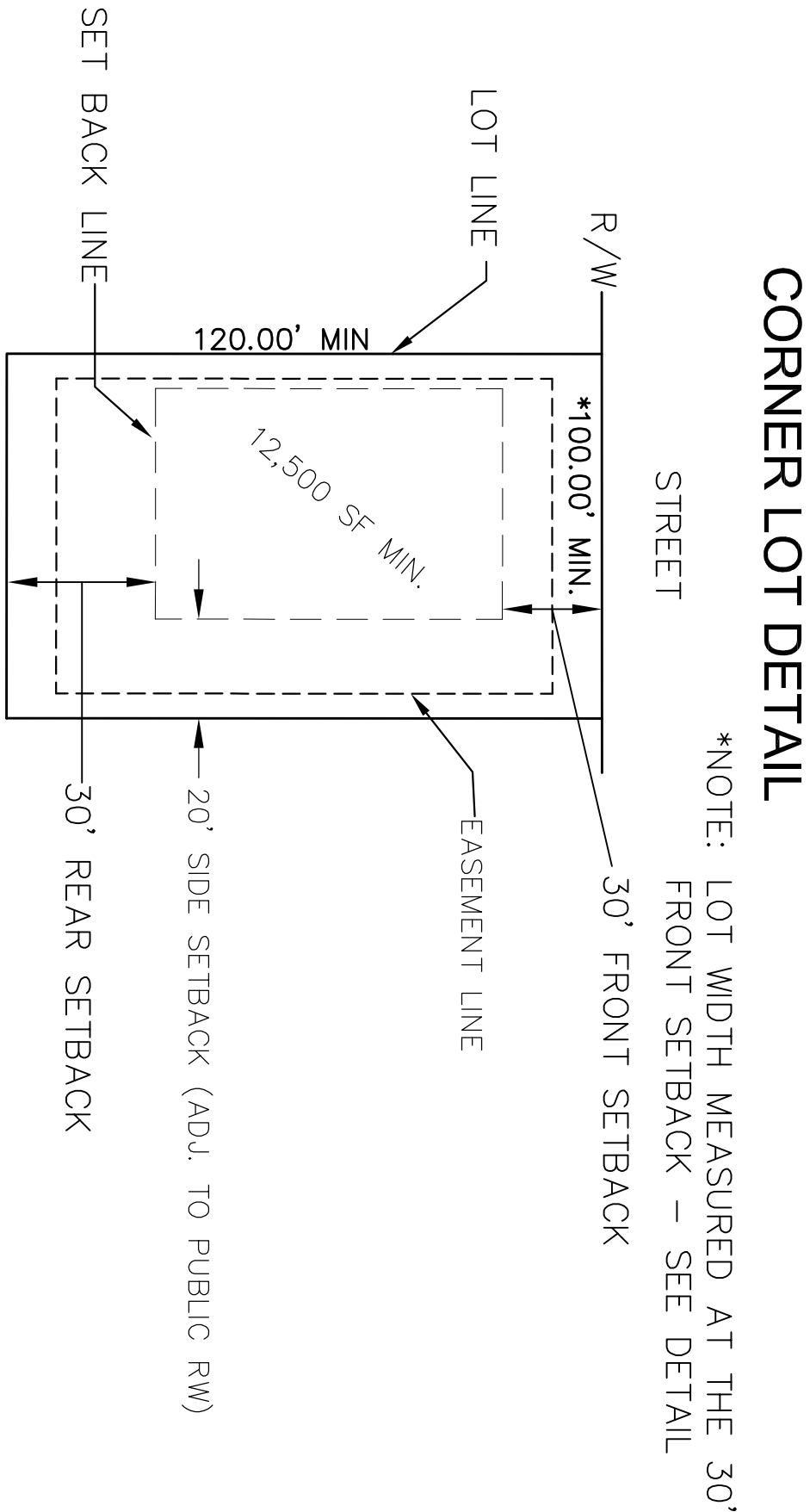
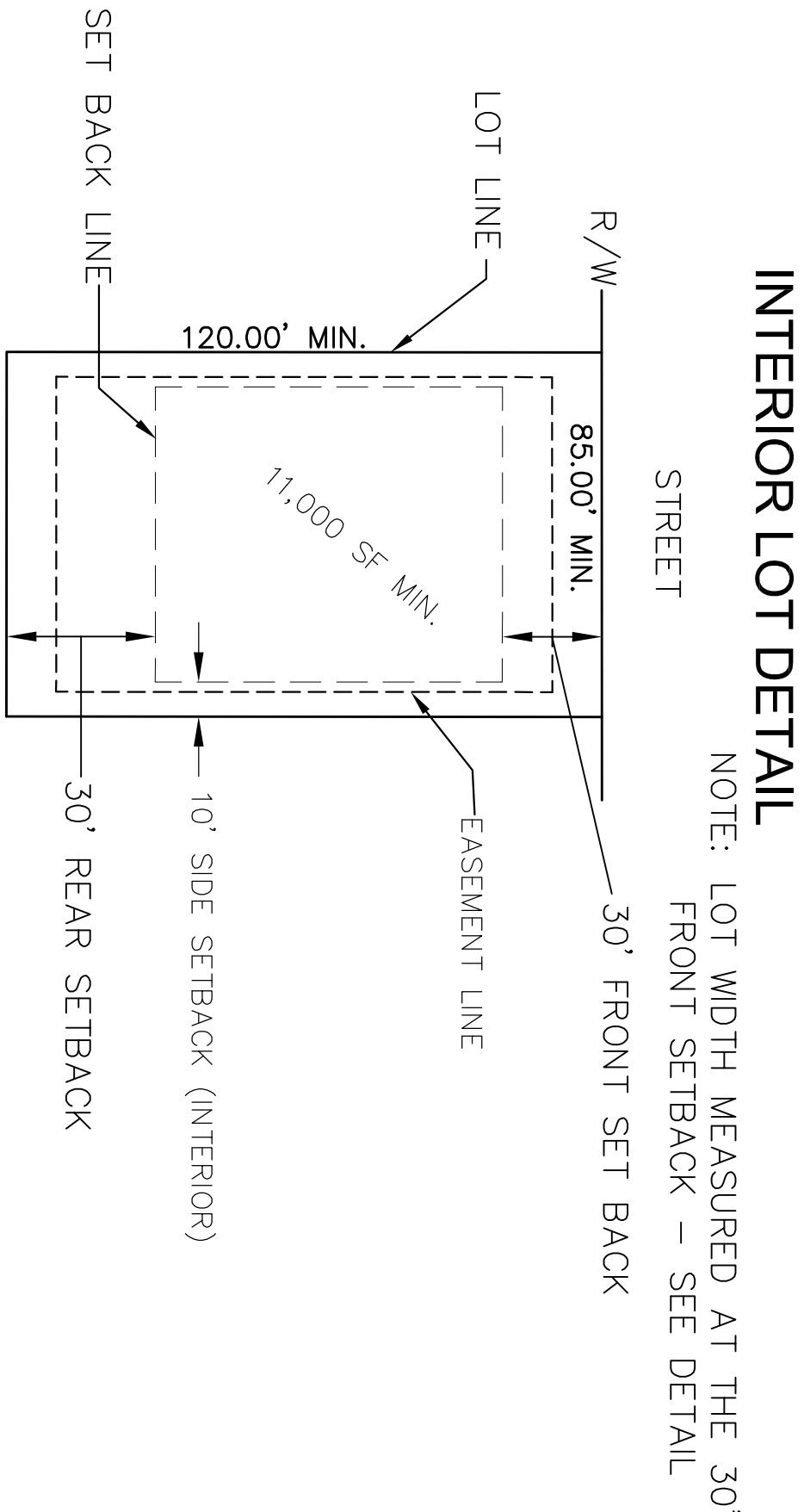


CERT TITLE: 88846
THE SW 1/4 OF THE SE 1/4 IN SECTION 18, TOWNSHIP 114 NORTH,
RANGE 20 WEST, DAKOTA COUNTY, MINNESOTA.

CERT TITLE: 167538
THE SE1/4 OF THE SW1/4 IN SECTION 18, TOWNSHIP 114 NORTH,
RANGE 20 WEST, DAKOTA COUNTY, MINNESOTA.

CERT TITLE: 160982
OUTLOT A, IN LAKBRIDGE, ACCORDING TO THE RECORDED PLAT
THEREOF.
EXCEPT, THAT PART SHOWN AS PARCEL 15, DAKOTA COUNTY
RIGHT OF WAY MAP NO. 469, ACCORDING TO THE MAP ON FILE
AND ON RECORD IN THE DAKOTA COUNTY RECORDERS OFFICE,
MINNESOTA.

CERT TITLE: 160984
THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 20 WEST, DAKOTA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION, THENCE SOUTH 88 DEGREES 19 MINUTES EAST ALONG THE NORTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION, 300.08 FEET; THENCE SOUTHEAST 87 DEGREES 19 MINUTES 52 SECONDS WEST 360.17 FEET TO THE CORNER OF SAID SECTION; THENCE SOUTHWEST 87 DEGREES 19 MINUTES 52 SECONDS WEST 360.17 FEET TO THE CORNER OF SAID SECTION; THENCE SOUTHWEST 87 DEGREES 19 MINUTES 52 SECONDS WEST 360.17 FEET TO THE WEST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION, THENCE NORTH 87 DEGREES 19 MINUTES 52 SECONDS EAST ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION, 160.70 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PART SHOWN AS PARCEL 16, DAKOTA COUNTY RIGHT OF WAY MAP NO. 469, ACCORDING TO THE MAP ON FILE AND OF RECORD IN THE DAKOTA COUNTY RECORDERS OFFICE.



BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES UNLESS OTHERWISE INDICATED AND 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES UNLESS OTHERWISE INDICATED.

DEVELOPMENT SUMMARY			
EXISTING ZONING	RS-2, SINGLE & TWO FAMILY RESIDENTIAL DISTRICT		
PROPOSED ZONING	RS-3, SINGLE & TWO FAMILY RESIDENTIAL DISTRICT		
GROSS AREA =	81.92 ACRES		
190TH STREET ROW =	6.18 ACRES		
RESERVED MEDIAN AREA =	57.68 ACRES		
NET DEVELOPABLE AREA =	24.06 ACRES		
PROPOSED SINGLE FAMILY LOTS	89		
PROPOSED OUTLOTS	3		
NET UNIT DENSITY =	1.56 LOTS/ACRE		
PROPOSED LOT DIMENSIONS			
MINIMUM LOT AREA	11,000 SF		
MINIMUM LOT WIDTH	85 FT		
FRONT YARD SETBACK	30 FT		
REAR YARD SETBACK	30 FT		
SIDE YARD SETBACK	10 FT		
COVERED LOT	12,500/13,300 SF		

DEVELOPMENTAL ZONING	RS-2, SINGLE & TWO FAMILY RESIDENTIAL DISTRICT
PROPOSED ZONING	RS-5, SINGLE & TWO FAMILY RESIDENTIAL DISTRICT
GROSS AREA =	81.92 ACRES
PRESERVED WETLAND =	6.16 ACRES
NET DEVELOPABLE AREA =	75.76 ACRES
PROPOSED SINGLE FAMILY LOTS	89
PROPOSED OUTLOTS	5
NET UNIT DENSITY =	1.56 LOTS/ACRE

PREPARED BY:

Bohlen

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PREPARED FOR:

PARAMOUNT
ENGINEERING

201 W. TRAVELERS TRAIL
BURNSVILLE MN. 55337

Thomas J O'Meara
THOMAS J. O'MEARA

DATE: 03/06/2020
 LICENSE NO: 46167

1/02/20	JLB	REVISED LOT LAYOUT
3/06/20	JLB	REVISED LOT LAYOUT

3/20/20	VED	REVISED LOT EASEMENT
4/02/20	TJO	REVISED BLK1 EASEMENT
5/06/20	TJO	CITY COMMENTS

DATE	BY	DESCRIPTION
REVISIONS		

ORIG DATE: MAY 2019

DESIGN BY:

CHECKED BY: TJO

ST

THE PRESERVE
LAKEVILLE, MN

PRELIMINARY PLAT

SHEET 2 OF 2