

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

CERT TITLE: 88846
THE SW1/4 OF THE SE1/4 IN SECTION 18, TOWNSHIP 114 NORTH, RANGE 20 WEST, DAKOTA COUNTY, MINNESOTA.

PROPERTY DESCRIPTION

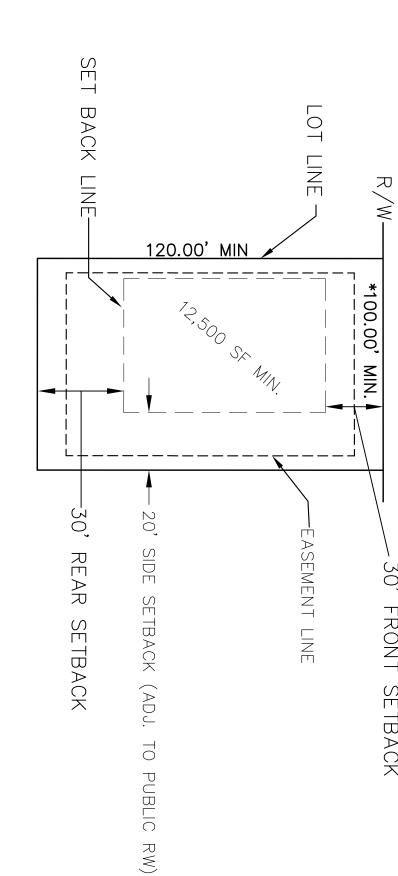
CERT TITLE: 169982
OUTLOT A, IN LAKERIDGE, ACCORDING TO THE RECORDED PLAT THEREOF,
EXCEPT, THAT PART SHOWN AS PARCEL 15, DAKOTA COUNTY RIGHT OF WAY MAP NO. 469, ACCORDING TO THE MAP ON FILE AND OR RECORD IN THE DAKOTA COUNTY RECORDERS OFFICE, MINNESOTA.

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

CERT TITLE: 169984
THAT PART OF THE NE1/4 OF THE NW1/4 OF SECTION 19, TOWNSHIP 114 NORTH, RANGE 20 WEST, DAKOTA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NE1/4 OF THE NW1/4 OF SAID SECTION, THENCE SOUTH 88 DEGREES 59 MINUTES EAST ALONG THE NORTH LINE OF THE NE1/4 OF THE NW1/4 OF SAID SECTION, 300.08 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES 15 SECONDS WEST 360.70 FEET TO THE CENTER OF MINNESOTA TRUNK HIGHWAY NO. 50 AS CONSTRUCTED AND TRAVELED; THENCE NORTH 55 DEGREES 40 MINUTES 45 SECONDS WEST ALONG SAID CENTERLINE, 364.12 FEET TO THE WEST LINE OF THE NE1/4 OF THE NW1/4 OF SAID SECTION, THENCE NORTHERLY ALONG THE WEST LINE OF THE NE1/4 OF THE WEST LINE OF THE SECONT 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 RECORDER'S OFFICE.

120.00' MIN *100.00' MIN. 12,500 Sx STREET 20' LOT WIDTH MEASURED AT THE 30'FRONT SETBACK — SEE DETAIL 30' FRONT SETBACK



SET BACK LINE-

30'

REAR

SETBACK

10,

SIDE SETBACK (INTERIOR)

120.00' MIN.

LOT LINE

EASEMENT LINE

R/W

85.00' MIN.

STREET

INTERIOR LOT

DETAIL NOTE:

LOT WIDTH MEASURED AT FRONT SETBACK — SEE |

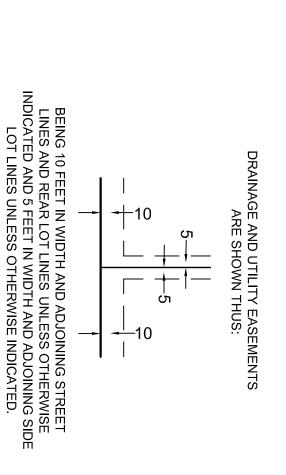
T THE 30'
DETAIL

CORNER LOT DETAIL

*NOTE:

30' FRONT SET BACK

DEVELOPMENT S EXISTING ZONING RS PROPOSED ZONING I SIDE YARD SETBACK PROPOSED LOT DIMENSIONS MINIMUM LOT AREA MINIMUM LOT WIDTH GROSS AREA = 81.92 ACRES 190TH STREET R.O.W. = 6.16 ACRES PRESERVED WETLAND = ACRES NET DEVELOPABLE AREA = 57.06 ACRES NET UNIT DENSITY = 1.56 LOTS/ACRE RONT YARD SETBACK YARD SETBACK OSED SINGLE FAMILY LOTS T SUMMARY RS-2, SINGLE & TWO FAMILY RESIDENTIAL DIST RS-3, SINGLE & TWO FAMILY RESIDENTIAL DIST INTERIOR LOT 11,000 SF 85 FT 30 FT 30 FT 10 FT 5 5 30 FT 30 FT 20 FT



PID#S: 22-01800-60-011 & 22-01800-60-012 22-44100-00-042 & 22-01900-27-012

ADDRESS: 19030 KENWOOD

TRAIL

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		DENOTES BITUMINOUS SURFACE	DENOTES SANITARY MANHOLE	DENOTES FIRE HYD	DENOTES WATER VALVE	DENOTES CATCH BASIN	DENOTES POWER POLE	DENOTES GUY WIRE	DENOTES LIGHT POLE	DENOTES PROPOSED DRAINAGE	DENOTES EXISTING SPOT ELEVATIONS	LEGEND
— ELECT ELECT DENOTES UNDERGROUND ELECTRIC	TEL TEL DENOTES UNDERGROUND TELEPHONE	CATY CATY CATY DENOTES UNDERGROUND CABLE	— — — DENOTES SILT FENCE			——————————————————————————————————————	——————————————————————————————————————	998 EXISTING CONTOUR	DRAINAGE & UTILITY EASEMENT	DENOTES RETAINING WALL	FE=000.00 DENOTES PROPOSED FLOOR ELEVATIONS	LEGEND

THOMAS J. O'MEARA LICENSE NO: 46167	Thomas J. O'Meana DATE: 03/06/2020	WILVING CO.	MININESOTA	SURVEYOR UNDER THE LAWS OF THE STATE OF	SUPERVISION AND THAT I AM A DULY LICENSED LAND	PREPAREU BY ME OR ONDER MY DIRECT	יייבייביי (ביייי ייייי ייייט לפייערי ייייס	I HERERY CERTIEY THAT THIS SURVEY MAS	
46167	6/2020						4/	3	_
	DATE					5/06/20	4/02/20	3/06/20	1/02/20
	BY					JJO	TJO	JLB	OLD.
REVISIONS	DESCRIPTION					CITY COMMENTS	REVISED BLK1 EASEMENTS	REVISED LOT LAYOUT	ZEVIOED FOI FAIOUI
	CL.	CHECKED BY: TJO		- DRAWN BY: JLB		- DESIGN BY:		ORIG DATE: MAY 2019	
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Bohlen