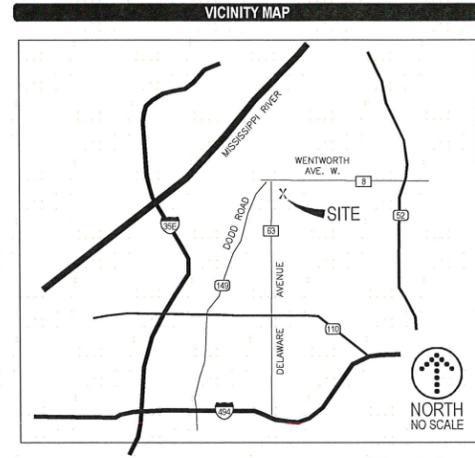


LEGAL DESCRIPTION

THE NW QUARTER OF THE SW QUARTER OF SECTION 19, TOWNSHIP 28 NORTH, RANGE 22 WEST, SUBJECT TO DELAWARE AVENUE AND WENTWORTH AVENUE.

EXCEPT THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 28 NORTH, RANGE 22 WEST, DAKOTA COUNTY, MINNESOTA WHICH LIES EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER; THENCE NORTH 84 DEGREES 59 MINUTES 52 SECONDS EAST (BEARING ASSUMED) ALONG THE NORTH LINE THEREOF A DISTANCE OF 1021.46 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE SOUTH 8 DEGREES 40 MINUTES 26 SECONDS WEST 128.50 FEET; THENCE SOUTHWESTERLY 165.32 FEET ALONG A TANGENTIAL CURVE, CONCAVE TO THE WEST, RADIUS 207.00 FEET AND CENTRAL ANGLE 45 DEGREES 45 MINUTES 31 SECONDS; THENCE SOUTH 54 DEGREES 25 MINUTES 57 SECONDS WEST 78.07 FEET; THENCE SOUTHWESTERLY 57.51 FEET ALONG A TANGENTIAL CURVE, CONCAVE TO THE EAST, RADIUS 101.00 FEET AND CENTRAL ANGLE 32 DEGREES 37 MINUTES 23 SECONDS; THENCE SOUTH 21 DEGREES 45 MINUTES 34 SECONDS WEST 94.06 FEET; THENCE SOUTHERLY 51.44 FEET ALONG A TANGENTIAL CURVE, CONCAVE TO THE EAST, RADIUS 140.00 FEET AND CENTRAL ANGLE 21 DEGREES 03 MINUTES 04 SECONDS; THENCE SOUTH 0 DEGREES 45 MINUTES 30 SECONDS WEST 214.09 FEET; THENCE SOUTHWESTERLY 64.56 FEET ALONG A TANGENTIAL CURVE, CONCAVE TO THE WEST, RADIUS 69.00 FEET AND CENTRAL ANGLE 53 DEGREES 36 MINUTES 48 SECONDS; THENCE SOUTHWESTERLY 51.10 FEET ALONG A REVERSE CURVE OF RADIUS 43.00 FEET AND CENTRAL ANGLE 68 DEGREES 05 MINUTES 08 SECONDS; THENCE SOUTH 1 DEGREE 00 MINUTES 00 SECONDS EAST 8.40 FEET; THENCE SOUTH 33 DEGREES 24 MINUTES 31 SECONDS WEST 32.85 FEET; THENCE SOUTH 23 DEGREES 38 MINUTES 15 SECONDS WEST 111.13 FEET; THENCE SOUTH 26 DEGREES 49 MINUTES 55 SECONDS EAST 238.57 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19 AND THERE TERMINATING.



GENERAL NOTES

1. FIELD SURVEY COMPLETED BY LANDFORM PROFESSIONAL SERVICES, LLC IN DECEMBER, 2015 AND JANUARY 2016.

ZONING AND SETBACK SUMMARY

THE PROPERTY IS ZONED C - CONSERVANCY DISTRICT, AND R-1 - ONE FAMILY RESIDENTIAL.

R-1 - RESIDENTIAL DENSITY CODE C

LOT AREA:
 INTERIOR - 15,000 SQ. FT.
 CORNER - 15,000 SQ. FT.

LOT WIDTH:
 INTERIOR - 100 FT.
 CORNER - 100 FT.

YARD, BUILDING SETBACK INFORMATION IS AS FOLLOWS:
 FRONT - 30 FT.
 SIDE - 10 FT.
 SIDE CORNER - 30 FT. TO STREET
 REAR - 30 FT. OR 20% OF AVERAGE LOT DEPTH, WHICHEVER IS GREATER

NO STRUCTURE OR BUILDING SHALL EXCEED 30 FEET IN HEIGHT AS DEFINED IN SECTION 3.2 ('BUILDING HEIGHT'), EXCEPT AS PROVIDED IN SECTION 4.5 OF THIS ORDINANCE.

AN AREA WHICH IS NOT SERVED BY THE MUNICIPAL SEWAGE SYSTEM MAY BE DEVELOPED ONLY AT ONE ACRE PER DWELLING UNIT.

*A 10% DEVIATION IN LOT WIDTH AND/OR AREA MAY BE PERMITTED PROVIDED THE AVERAGE LOT AREA FOR EACH PLAT OR SUBDIVISION SHALL NOT BE LESS THAN 15,000 SQUARE FEET, AND THE AVERAGE LOT WIDTH NOT LESS THAN 100 FEET.

C - CONSERVANCY

LOT AREA:
 40 CONTIGUOUS ACRES

LOT WIDTH:
 300 FT. AT BUILDING SETBACK LINE

YARD, BUILDING SETBACK INFORMATION IS AS FOLLOWS:
 FRONT - 75 FT.
 SIDE - 75 FT. EACH SIDE
 SIDE - 75 FT. ADJACENT TO STREET
 REAR - 75 FT.

NOT MORE THAN 5% OF THE AREA SHALL BE OCCUPIED BY BUILDINGS.

NO STRUCTURE OR BUILDING SHALL EXCEED 45 FEET IN HEIGHT EXCEPT AS PROVIDED IN SECTION 4.5 OF THIS ORDINANCE. THE FOLLOWING MINIMUM REQUIREMENTS SHALL BE OBSERVED SUBJECT TO THE ADDITIONAL REQUIREMENTS, EXCEPTIONS, AND MODIFICATIONS AS SET FORTH ELSEWHERE IN THIS ORDINANCE.

AREA SUMMARY

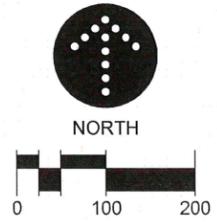
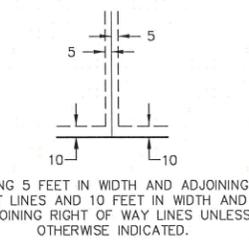
TOTAL SITE AREA: 1031.933 SQ. FT. = 23.690 AC.
 RIGHT OF WAY AREA: 114.218 SQ. FT. = 2.622 AC.
 NET AREA: 917.715 SQ. FT. = 21.068 AC.
 POND AREA: 265.105 SQ. FT. = 6.086 AC. AC.
 TOTAL SINGLE FAMILY LOTS = 4
 NET DENSITY = .02 UNITS/ACRE

OUTLOT A - 296,046 SQ. FT. = 6.796 AC.
 LOT 1 - 264,661 SQ. FT. = 6.076 AC.
 LOT 2 - 173,446 SQ. FT. = 4.028 AC.
 LOT 3 - 84,466 FT. = 1.939 AC.
 LOT 4 - 97096 SQ. FT. = 2.229 AC.

PROPERTY CORNER LEGEND

● DENOTES FOUND IRON MONUMENT
 ○ DENOTES SET IRON MONUMENT
 MARKED WITH LICENSE NO. 48176.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



DEVELOPER

TOM DODGE
 1636 DELAWARE AVENUE
 WEST ST. PAUL, MN 55118

MUNICIPALITY



PROJECT

DODGE PROPERTY
 WEST ST. PAUL, MN

SHEET INDEX

SHEET	TITLE
C1.0	SITE PLAN/PRELIMINARY PLAT

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	BY
22 JAN 2016	CITY SUBMITTAL	SPK

PROJECT MANAGER REVIEW

BY EIL DATE: 01.22.2016

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE HEREIN IS BLANK, THIS SHEET HAS BEEN REPRODUCED BY UNAUTHORIZED PERSONS AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

SUBMITTAL

01.22.2016

LANDFORM
 From Site to Finish

105 South Fifth Avenue Suite 513 Minneapolis, MN 55401
 Tel: 612-252-9070 Fax: 612-252-9077 Web: landform.net

FILE NAME: C101ZZ153Z7 PROJECT NO.: ZZZ153Z7

SITE PLAN PRELIMINARY PLAT
C1.0
 SHEET NO. 1/1