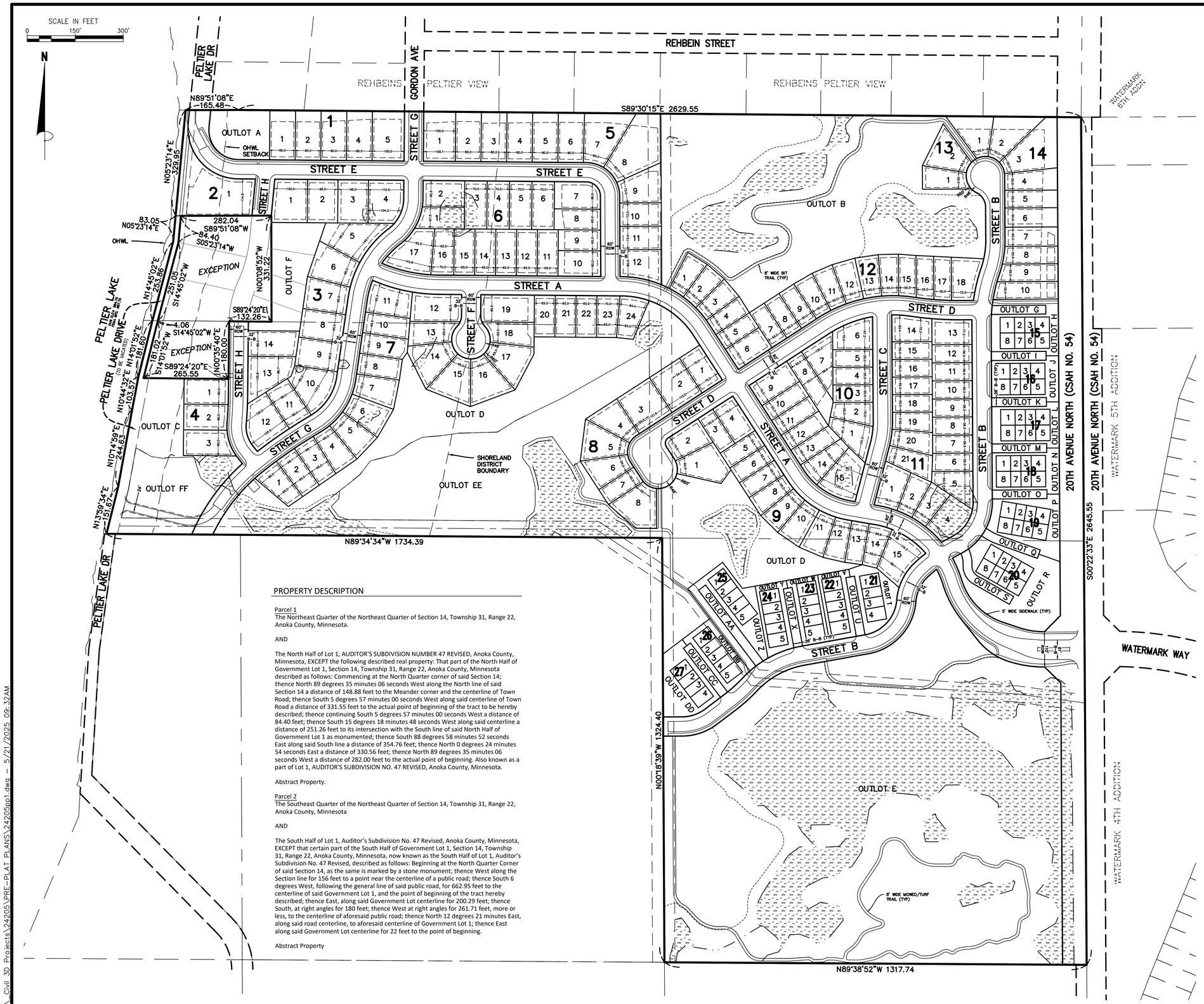

PROPERTY DESCRIPTION

Parcel 1
The Northeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota.

AND

The North Half of Lot 1, AUDITOR'S SUBDIVISION NUMBER 47 REVISED, Anoka County, Minnesota, EXCEPT the following described real property: That part of the North Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota described as follows: Commencing at the North Quarter corner of said Section 14; thence North 89 degrees 35 minutes 06 seconds West along the North line of said Section 14 a distance of 148.88 feet to the Meander corner and the centerline of Town Road; thence South 5 degrees 57 minutes 00 seconds West along said centerline of Town Road a distance of 331.55 feet to the actual point of beginning of the tract to be hereby described; thence continuing South 5 degrees 57 minutes 00 seconds West a distance of 84.40 feet; thence South 15 degrees 18 minutes 48 seconds West along said centerline a distance of 251.26 feet to its intersection with the South line of said North Half of Government Lot 1 as monumented; thence South 88 degrees 58 minutes 52 seconds East along said South line a distance of 354.76 feet; thence North 0 degrees 24 minutes 54 seconds East a distance of 330.56 feet; thence North 89 degrees 35 minutes 06 seconds West a distance of 282.00 feet to the actual point of beginning. Also known as a part of Lot 1, AUDITOR'S SUBDIVISION NO. 47 REVISED, Anoka County, Minnesota.

Abstract Property.

Parcel 2
The Southeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota

AND

The South Half of Lot 1, Auditor's Subdivision No. 47 Revised, Anoka County, Minnesota, EXCEPT that certain part of the South Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota, now known as the South Half of Lot 1, Auditor's Subdivision No. 47 Revised, described as follows: Beginning at the North Quarter Corner of said Section 14, as the same is marked by a stone monument; thence West along the Section line for 156 feet to a point near the centerline of a public road; thence South 6 degrees West, following the general line of said public road, for 662.95 feet to the centerline of said Government Lot 1, and the point of beginning of the tract hereby described; thence East, along said Government Lot centerline for 200.29 feet; thence South, at right angles for 180 feet; thence West at right angles for 261.71 feet, more or less, to the centerline of aforesaid public road; thence North 12 degrees 21 minutes East, along said road centerline, to aforesaid centerline of Government Lot 1; thence East along said Government Lot centerline for 22 feet to the point of beginning.

Abstract Property

SITE DATA

EXISTING ZONING – RURAL
PROPOSED ZONING – P.U.D.

TOTAL AREA = 125.02 ACRES

LOTS = 43.13 ACRES
(SINGLE FAMILY – 80' = 10.21 ACRES)
(SINGLE FAMILY – 65' = 10.65 ACRES)
(SINGLE FAMILY – 55' = 18.56 ACRES)
(BACK TO BACK TOWNHOMES = 2.08 ACRES)
(ROW TOWNHOMES = 1.63 ACRES)

RIGHT OF WAY = 20.19 ACRES
(COUNTY ROAD = 4.55 ACRES)
(SUBDIVISION = 15.64 ACRES)

OUTLOTS = 61.70 ACRES
(OPEN SPACE & PONDS (OUTLOTS A–E) = 49.50 ACRES)
(PARKS (OUTLOTS EE–FF) = 5.37 ACRES)
(FUTURE DEVELOPMENT (OUTLOT F) = 0.98 ACRES)
(BACK TO BACK TOWNHOMES (OUTLOT G–S) = 3.32 ACRES)
(BACK TO BACK TOWNHOMES OPEN SPACE AND PRIVATE ROADS)
(ROW TOWNHOMES (OUTLOT T–DD) = 2.53 ACRES)
(ROW TOWNHOMES OPEN SPACE AND PRIVATE ROADS)

CONSERVATION EASEMENTS
OVER WETLANDS, DITCHES, GREENWAY CORRIDOR: OUTLOTS A–E, EE–FF

DRAINAGE & UTILITY EASEMENTS
OVER PONDS: OUTLOTS A–E

TOTAL LOTS 246 LOTS

SINGLE FAMILY – 80'	31 LOTS
(BLOCKS 1–4, LOTS 1–8, BLOCK 5)	
MINIMUM LOT WIDTH	80 FEET
MINIMUM LOT WIDTH (CORNER)	100 FEET
MINIMUM LOT DEPTH	135 FEET
MINIMUM SETBACKS	
FRONT	30 FEET
SIDE (HOUSE)	10 FEET
SIDE (GARAGE)	10 FEET
SIDE (STREET)	30 FEET
REAR	30 FEET
MINIMUM LOT SIZE	10,800 S.F.
SINGLE FAMILY – 65'	45 LOTS
(BLOCKS 6–7, LOTS 9–12, BLOCK 5)	
MINIMUM LOT WIDTH	65 FEET
MINIMUM LOT WIDTH (CORNER)	82.5 FEET
MINIMUM LOT DEPTH	130 FEET (13 LOTS)
MINIMUM LOT DEPTH	135 FEET (32 LOTS)
MINIMUM SETBACKS	
FRONT	25 FEET
SIDE (HOUSE)	7.5 FEET
SIDE (GARAGE)	7.5 FEET
SIDE (STREET)	25 FEET
REAR	25 FEET
MINIMUM LOT SIZE	8,125 S.F.
SINGLE FAMILY – 55'	89 LOTS
(BLOCKS 8–14)	
MINIMUM LOT WIDTH	55 FEET
MINIMUM LOT WIDTH (CORNER)	72.5 FEET
MINIMUM LOT DEPTH	125 FEET (36 LOTS)
MINIMUM LOT DEPTH	130 FEET (53 LOTS)
MINIMUM SETBACKS	
FRONT	25 FEET
SIDE (HOUSE)	7.5 FEET
SIDE (GARAGE)	7.5 FEET
SIDE (STREET)	25 FEET
REAR	25 FEET
MINIMUM LOT SIZE	6,875 S.F.
BACK TO BACK TOWNHOMES	48 LOTS
(BLOCKS 15–20)	
(•FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS/PATIOS OF BUILDING ARE ALLOWED EXCEPTIONS INTO SETBACK)	
FRONT (GARAGE TO BACK OF CURB (PRIVATE))	25 FEET
SIDE (BUILDING TO BUILDING)	20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE))	20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY)	25 FEET
ROW TOWNHOMES	33 LOTS
(BLOCKS 21–27)	
(•FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS/PATIOS OF BUILDING ARE ALLOWED EXCEPTIONS INTO SETBACK)	
FRONT (GARAGE TO BACK OF CURB (PRIVATE))	25 FEET
SIDE (BUILDING TO BUILDING)	20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE))	20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY)	25 FEET

James R. Hill, Inc.
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PHONE: 952.890.6044 mhampton@jrhinc.com
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PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR
16355 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

DRAWN BY	PLM
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05/21/2025 CITY RESUBMITTAL	
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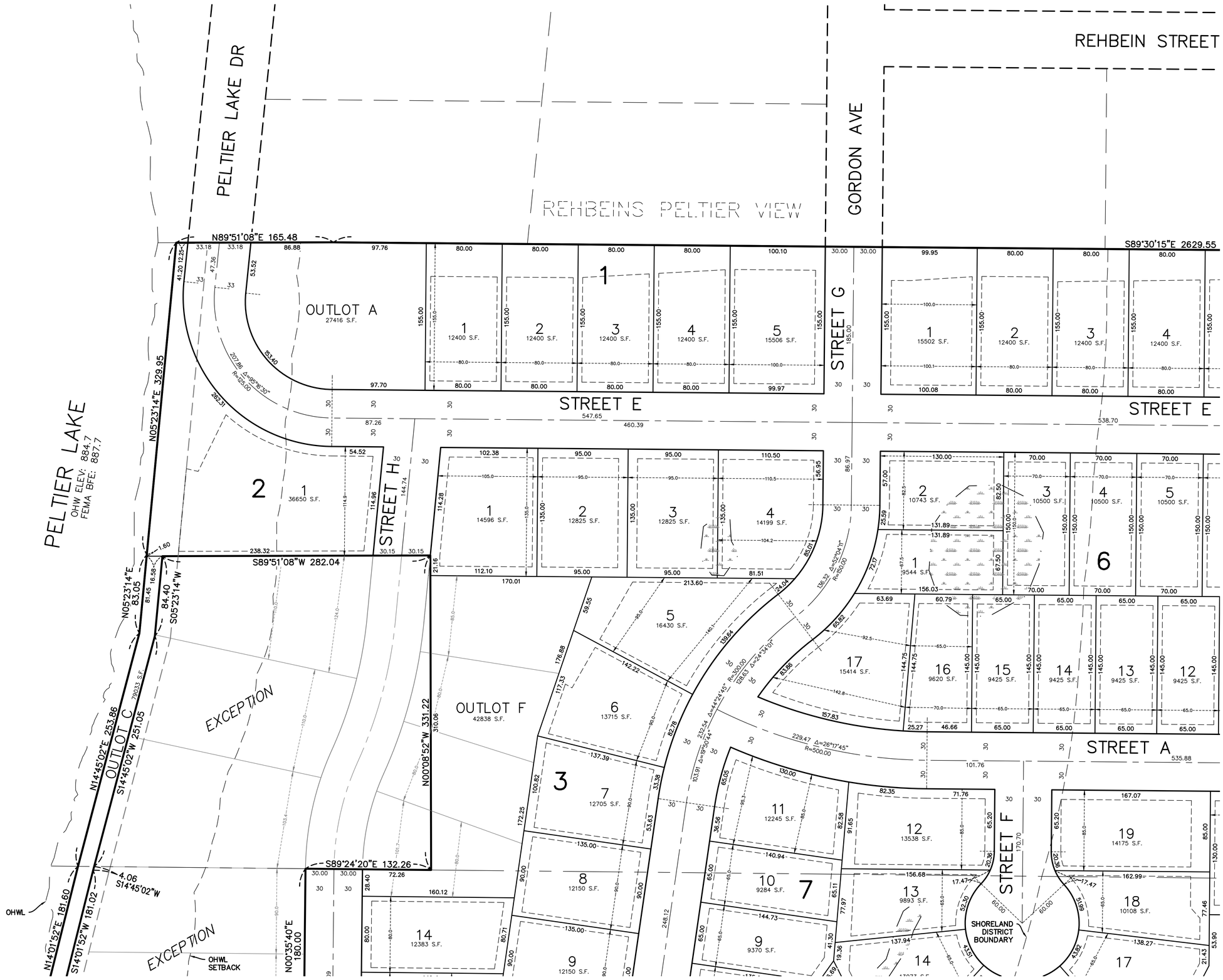

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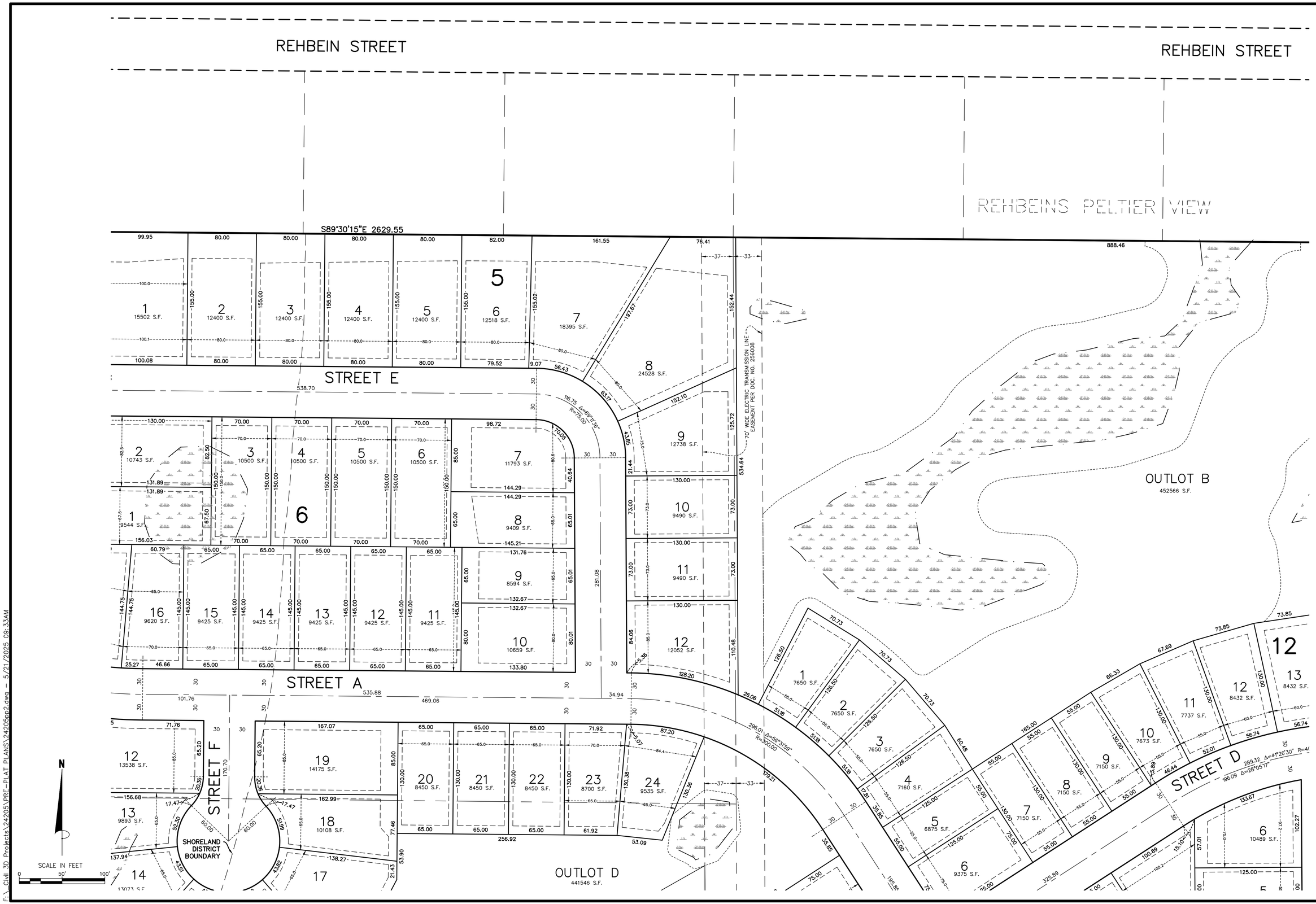

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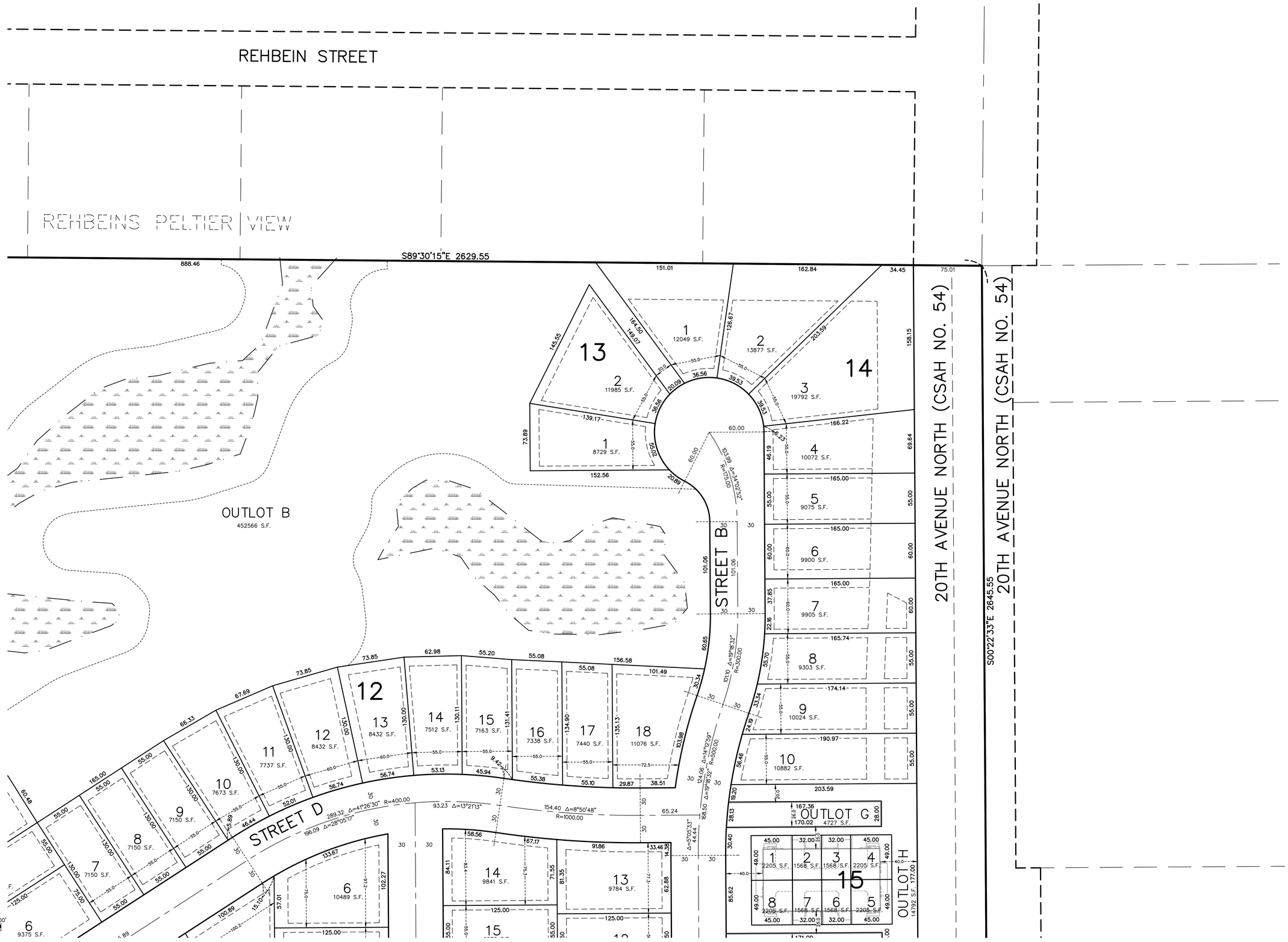

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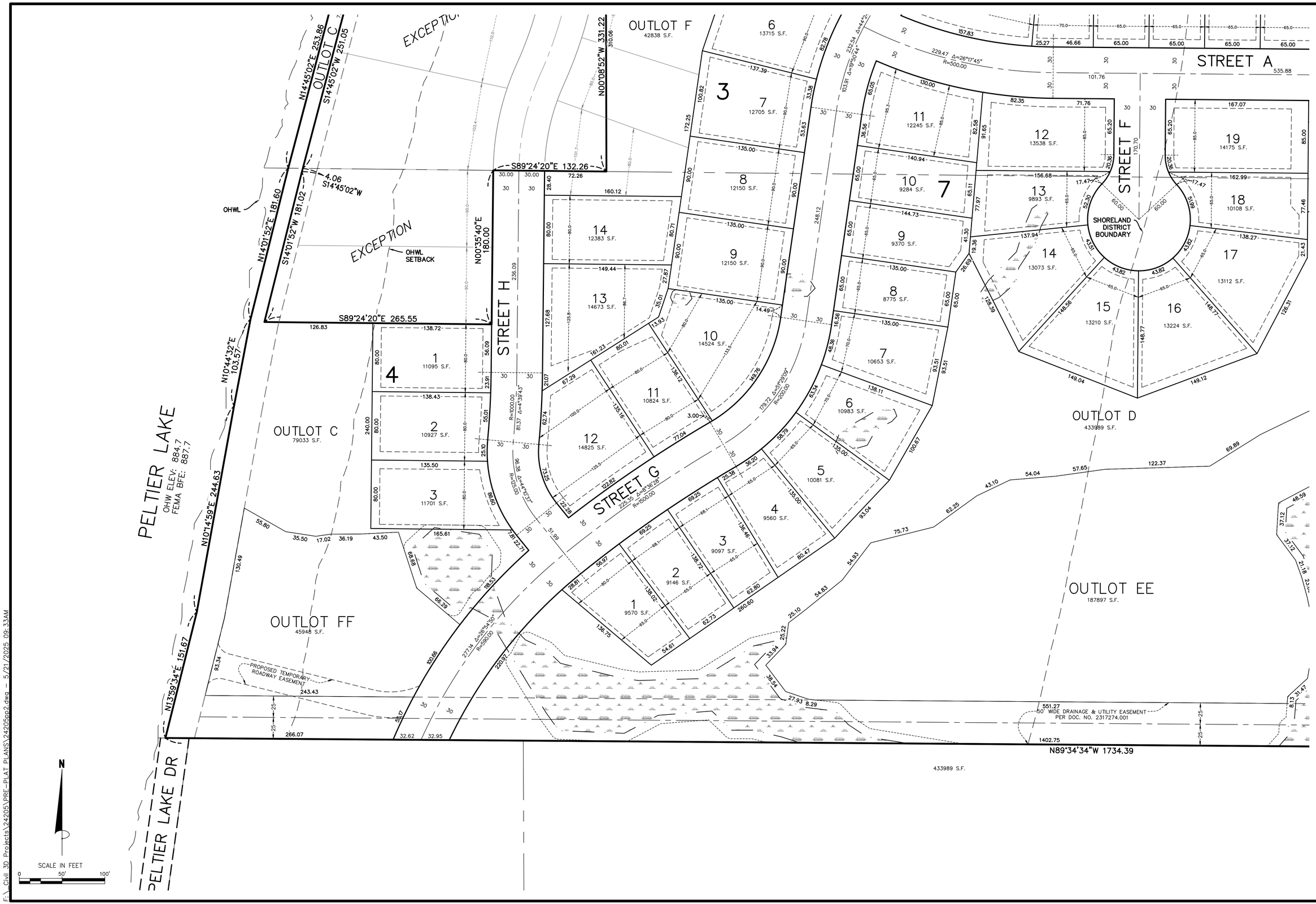

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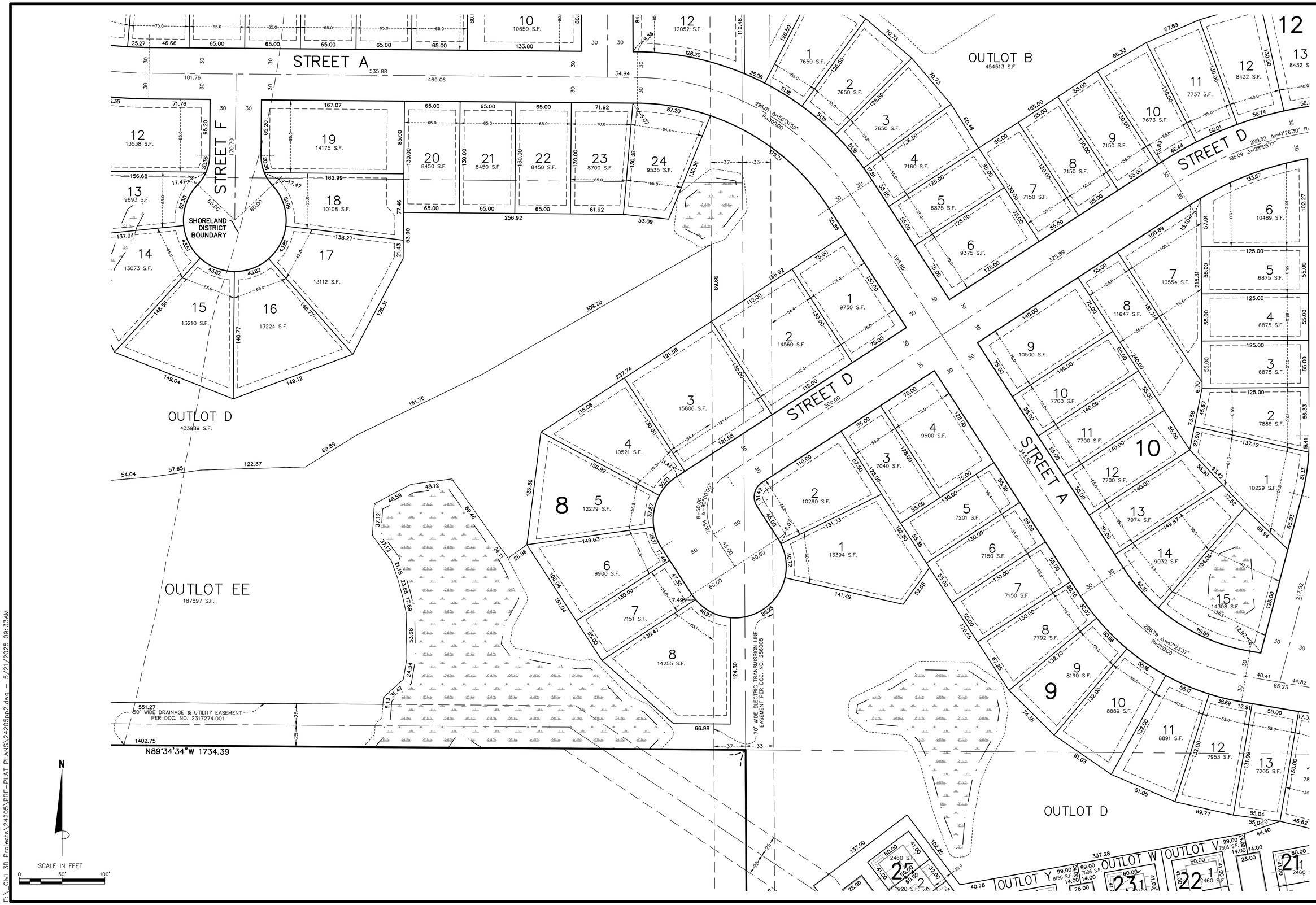

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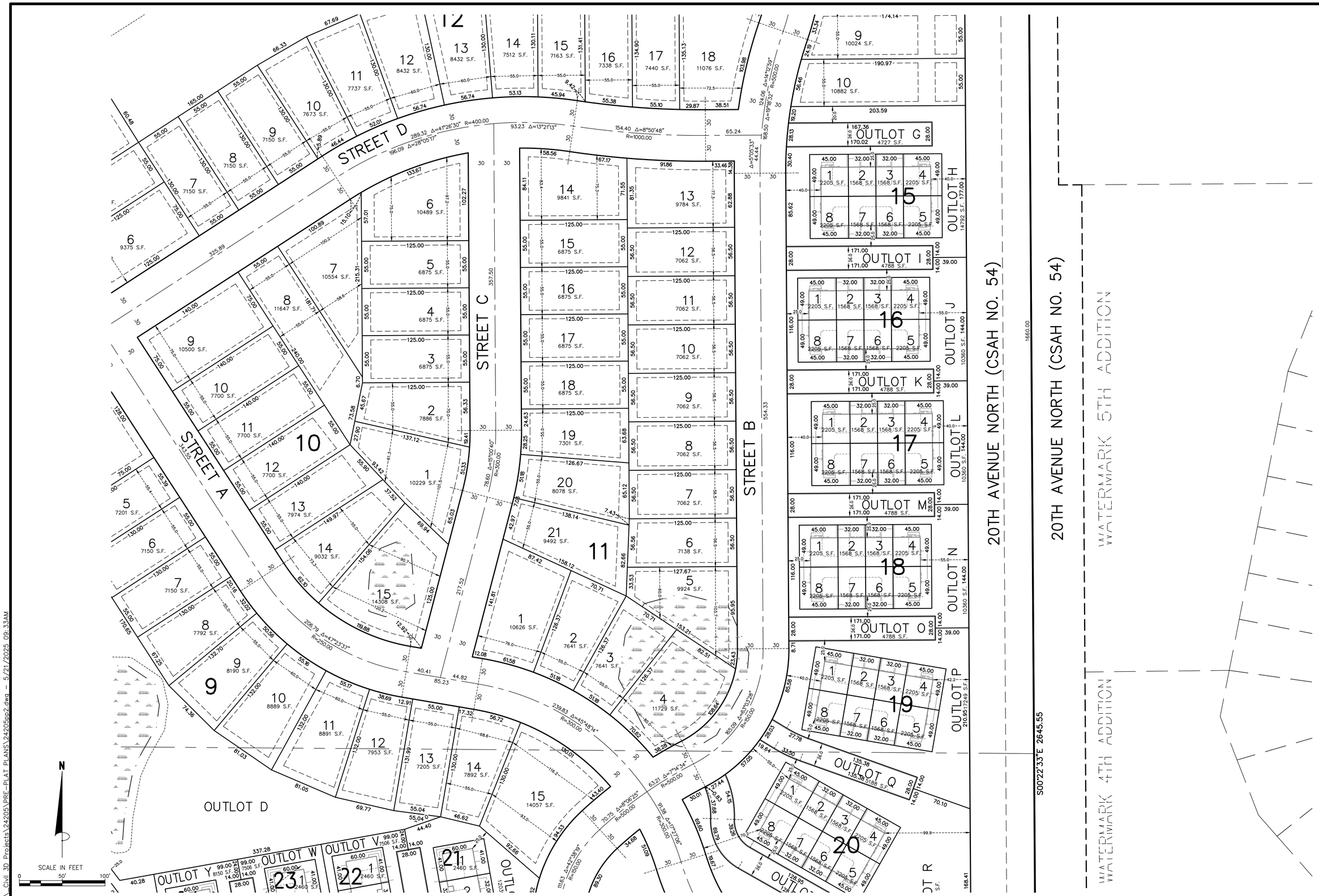

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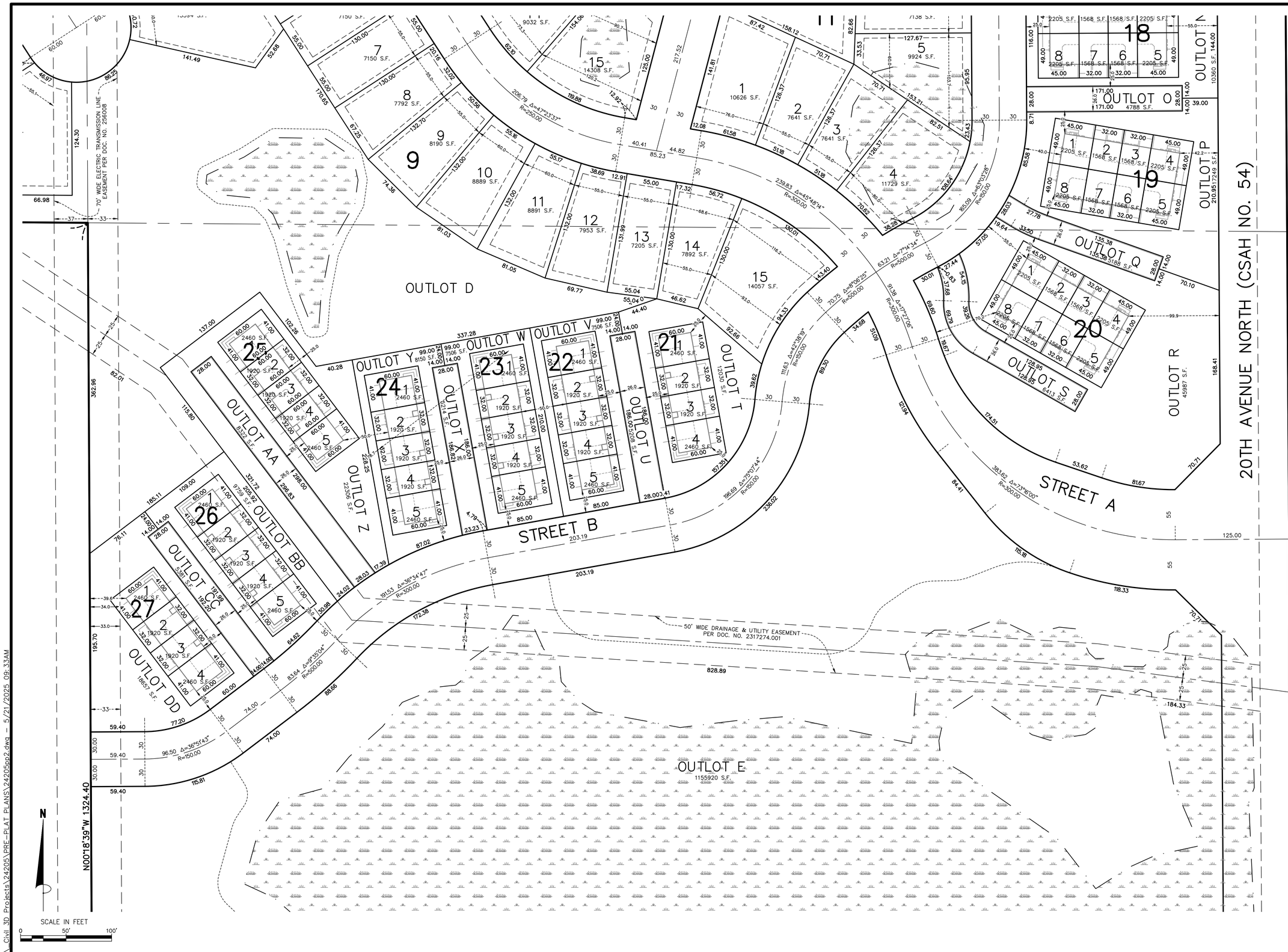

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WATERMARK WAY

WATERMARK 4TH ADDITION

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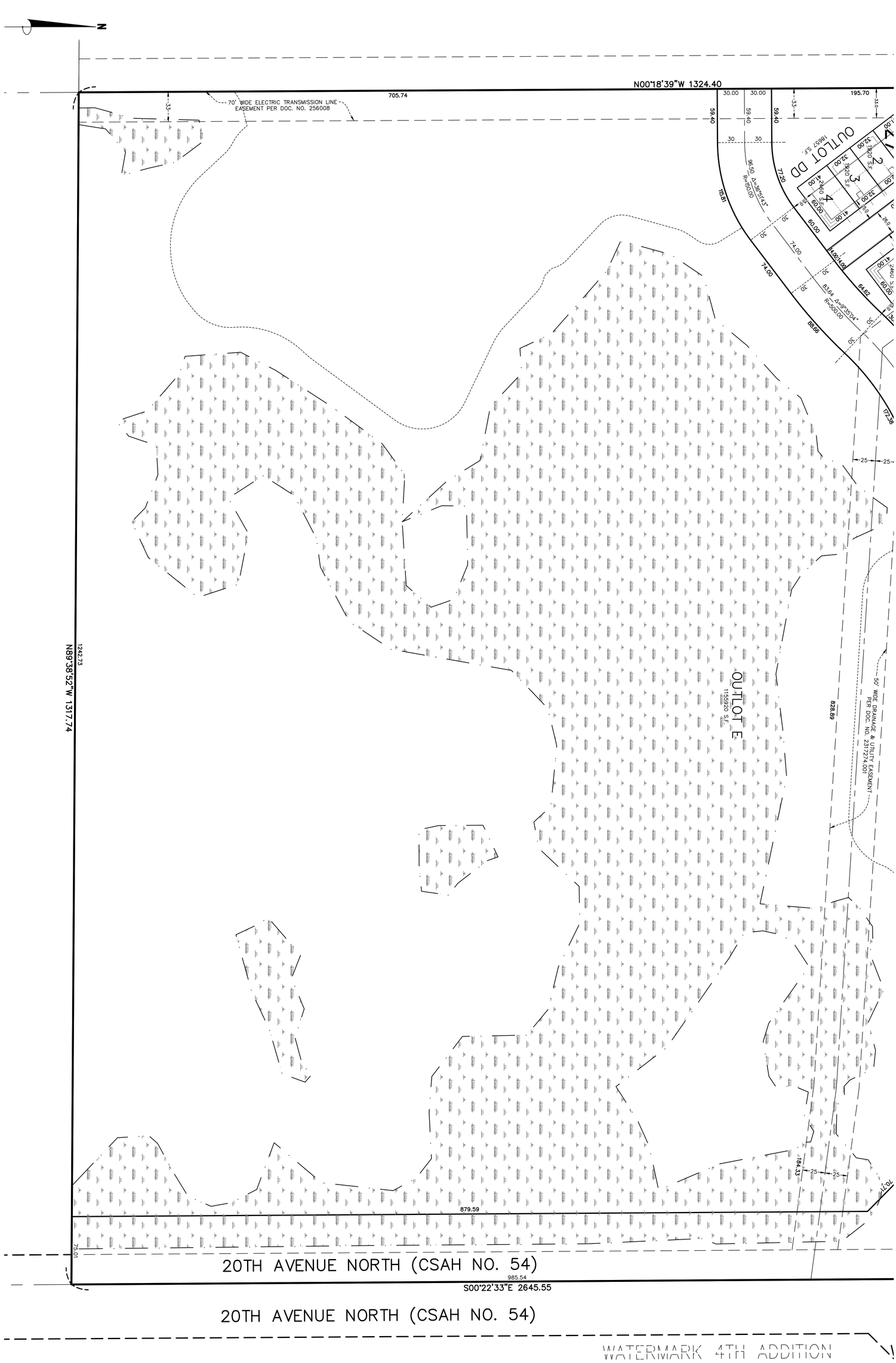

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