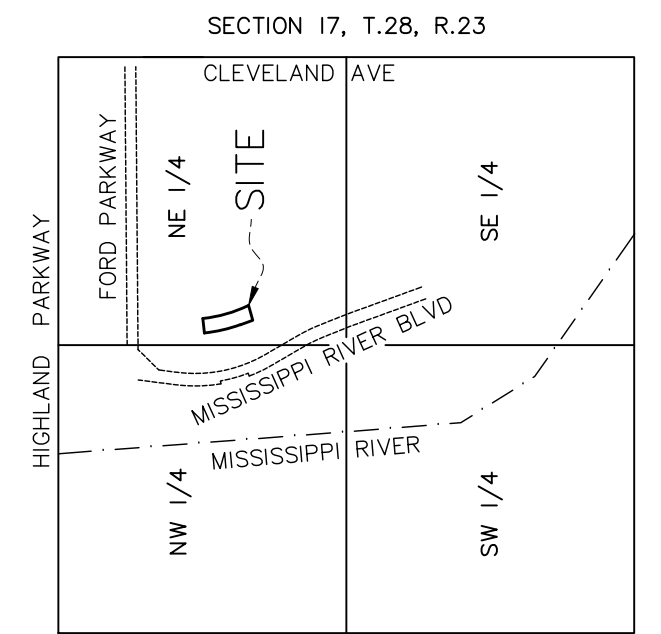


# HIGHLAND BRIDGE ROWHOMES FIFTH ADDITION PRELIMINARY PLAT

## VICINITY MAP



NOT TO SCALE

## LEGAL DESCRIPTION

Lot 5, Block 1, HIGHLAND BRIDGE ROWHOMES, according to the recorded plat thereof, Ramsey County, Minnesota

Together with the southerly 1.66 feet of Lot 4, said Block 1.

AND

Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 1, HIGHLAND BRIDGE ROWHOMES, Ramsey County, Minnesota.

## EXISTING ZONING

FORD SITE ZONING AND PUBLIC REALM MASTER PLAN  
F2 RESIDENTIAL MIXED LOW

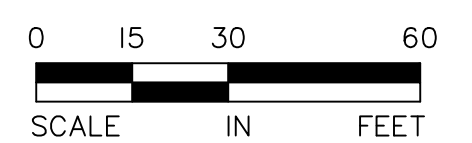
## LOT AREAS

Area: Subject property contains: 15,146 sf or 0.35± acres

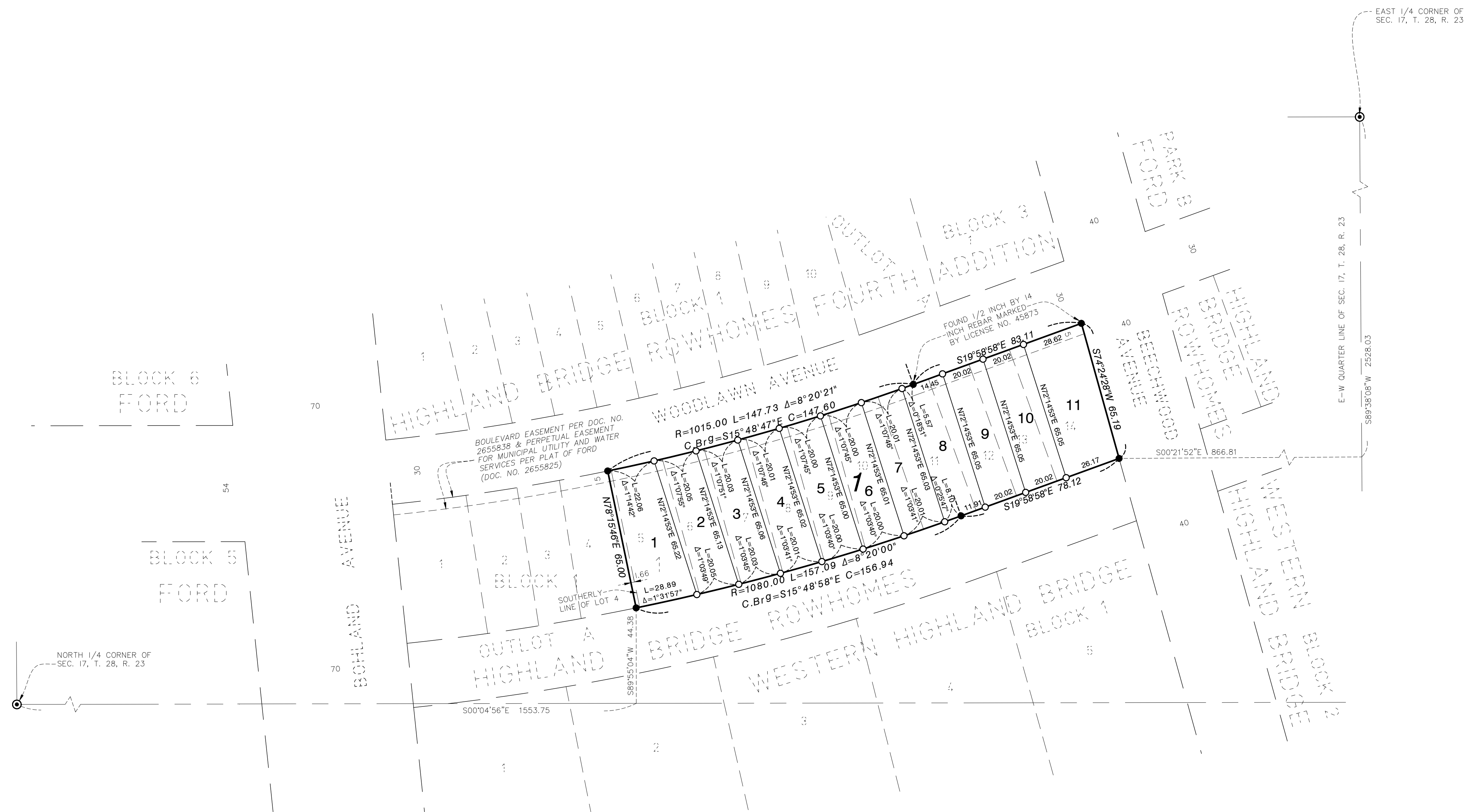
| Block | Lot | Area (sf) | Area (ac) |
|-------|-----|-----------|-----------|
| 1     |     |           |           |
|       | 1   | 1,656     | 0.04±     |
|       | 2   | 1,303     | 0.03±     |
|       | 3   | 1,302     | 0.03±     |
|       | 4   | 1,301     | 0.03±     |
|       | 5   | 1,300     | 0.03±     |
|       | 6   | 1,300     | 0.03±     |
|       | 7   | 1,300     | 0.03±     |
|       | 8   | 1,301     | 0.03±     |
|       | 9   | 1,301     | 0.03±     |
|       | 10  | 1,301     | 0.03±     |
|       | 11  | 1,781     | 0.04±     |

THE NORTH LINE OF BLOCK 1, HIGHLAND BRIDGE ROWHOMES, IS ASSUMED TO HAVE A BEARING OF S74°24'28"W.

- Denotes 1/2 inch x 18 inch iron pipe set marked by license no. 44110
- ⊙ Denotes found Cast Iron Monument
- Denotes 1/2 inch x 18 inch iron pipe found marked by license no. 44110 unless otherwise shown



SCALE: ONE INCH EQUALS THIRTY FEET



NORTH 1/4 CORNER OF  
SEC. 17, T. 28, R. 23

EAST 1/4 CORNER OF  
SEC. 17, T. 28, R. 23

E-W QUARTER LINE OF SEC. 17, T. 28, R. 23

S89°38'08"W 2528.03

S00°04'56"E 1553.75



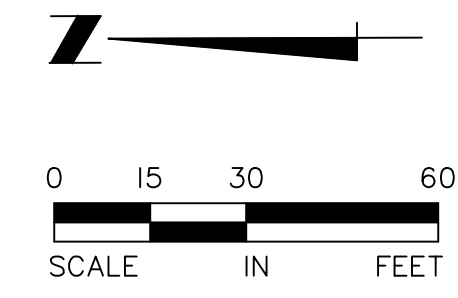
|                          |                    |
|--------------------------|--------------------|
| Design File:<br>219-0225 | Checked By:<br>MPR |
| Scale:<br>1" = 30'       | Drawn By:<br>BJP   |
| Date:<br>09/20/2022      | SHEET 1 OF 2       |

# HIGHLAND BRIDGE ROWHOMES FIFTH ADDITION PRELIMINARY PLAT

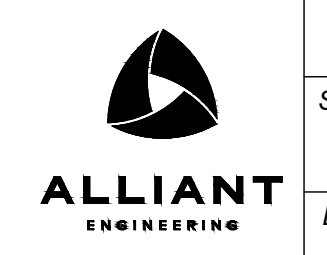


THE NORTH LINE OF BLOCK I, HIGHLAND BRIDGE ROWHOMES, IS ASSUMED TO HAVE A BEARING OF S74°24'28\"/>

- Denotes 1/2 inch x 18 inch iron pipe set marked by license no. 44110
- ⊙ Denotes found Cast Iron Monument
- Denotes 1/2 inch x 18 inch iron pipe found marked by license no. 44110 unless otherwise shown



SCALE: ONE INCH EQUALS THIRTY FEET



|                          |                    |
|--------------------------|--------------------|
| Design File:<br>219-0225 | Checked By:<br>MPR |
| Scale:<br>1" = 30'       | Drawn By:<br>BJP   |
| Date:<br>09/20/2022      | SHEET 2 OF 2       |