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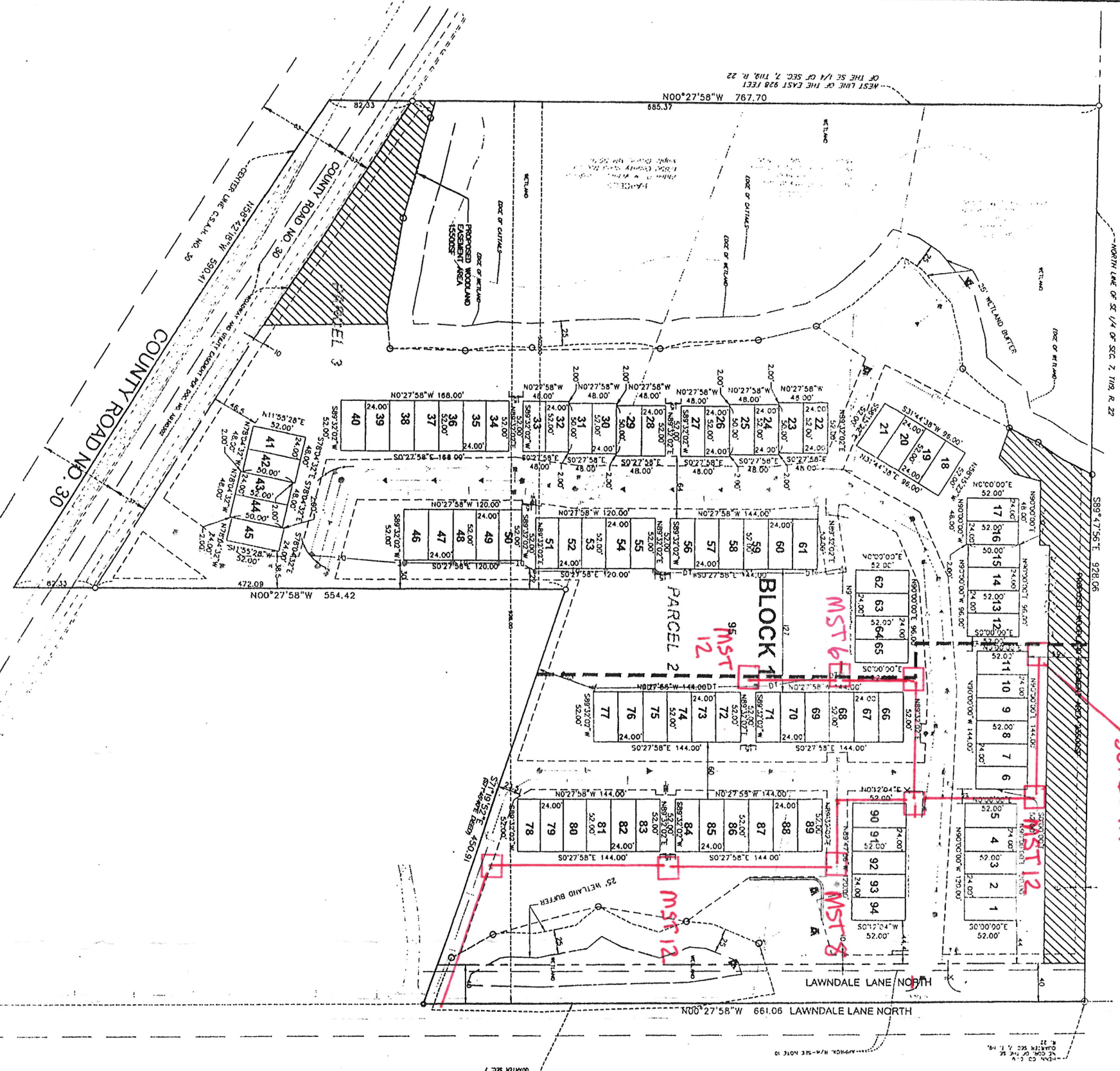
HERBERT GENTNER, THOMAS PLAN
 REGISTERED CIVIL ENGINEER
 DREW SIKKINK AND HEAT
 AMY MARIE TUCKER
 THE LAWSONS OF THE STATE OF
 MINNESOTA

DAVID WALZ PE
 DATE _____

PROJECT TEAM
 IN CHARGE: _____
 PROJECT #4: _____

DATE ISSUE: _____
 CITY: _____
 COUNTY: _____
 PROJECT #4: _____

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30x604H
 CENTURYLINK - MARLE GROVE - CAMBRIDGE PARK PHASE 1

SITE PLAN DATA:

PD 1 = 07192241004 (234,513 SF/5.38 ACRES) - PARCEL 1
 PD 2 = 07192241005 (234,504 SF/5.38 ACRES) - PARCEL 2
 PD 3 = 07192241006 (244,032 SF/5.60 ACRES) - PARCEL 3

PLAN DATA:
 TOTAL GROSS AREA: 713,109 SF
 LANDLAP R-O-W (40' WIDE): 28,174 SF
 WETLAND AREA EAST SIDE (OUTSIDE OF R-O-W): 53,268 SF
 TOTAL WETLAND AREA: 141,130 SF
 NET BUILDABLE AREA: 494,899 SF/11.36 AC
 94 UNITS/11.36 AC = 8.27 UNITS/AC

CURRENT LAND USE = R-A - SINGLE FAMILY / AGRICULTURE
 PROPOSED LAND USE = MEDIUM DENSITY RESIDENTIAL
 CURRENT ZONING = R-A - SINGLE FAMILY / AGRICULTURE
 PROPOSED ZONING = R4 - PLANNED UNIT DEVELOPMENT

PARCEL AREA TABLE	PARCEL AREA TABLE	PARCEL AREA TABLE						
PARCEL	AREA SF	AREA AC	PARCEL	AREA SF	AREA AC	PARCEL	AREA SF	AREA AC
LOT 1	1,248	0.03	LOT 21	1,248	0.03	LOT 41	1,248	0.03
LOT 2	1,248	0.03	LOT 22	1,248	0.03	LOT 42	1,248	0.03
LOT 3	1,248	0.03	LOT 23	1,248	0.03	LOT 43	1,248	0.03
LOT 4	1,248	0.03	LOT 24	1,248	0.03	LOT 44	1,248	0.03
LOT 5	1,248	0.03	LOT 25	1,248	0.03	LOT 45	1,248	0.03
LOT 6	1,248	0.03	LOT 26	1,248	0.03	LOT 46	1,248	0.03
LOT 7	1,248	0.03	LOT 27	1,248	0.03	LOT 47	1,248	0.03
LOT 8	1,248	0.03	LOT 28	1,248	0.03	LOT 48	1,248	0.03
LOT 9	1,248	0.03	LOT 29	1,248	0.03	LOT 49	1,248	0.03
LOT 10	1,248	0.03	LOT 30	1,248	0.03	LOT 50	1,248	0.03
LOT 11	1,248	0.03	LOT 31	1,248	0.03	LOT 51	1,248	0.03
LOT 12	1,248	0.03	LOT 32	1,248	0.03	LOT 52	1,248	0.03
LOT 13	1,248	0.03	LOT 33	1,248	0.03	LOT 53	1,248	0.03
LOT 14	1,248	0.03	LOT 34	1,248	0.03	LOT 54	1,248	0.03
LOT 15	1,248	0.03	LOT 35	1,248	0.03	LOT 55	1,248	0.03
LOT 16	1,248	0.03	LOT 36	1,248	0.03	LOT 56	1,248	0.03
LOT 17	1,248	0.03	LOT 37	1,248	0.03	LOT 57	1,248	0.03
LOT 18	1,248	0.03	LOT 38	1,248	0.03	LOT 58	1,248	0.03
LOT 19	1,248	0.03	LOT 39	1,248	0.03	LOT 59	1,248	0.03
LOT 20	1,248	0.03	LOT 40	1,248	0.03	LOT 60	1,248	0.03
LOT 61	1,248	0.03	TOTAL			713,109	16.37	

PROPERTY DESCRIPTION
 PARCEL 1:
 The part of the East 928.00 feet, as measured at right angles to the East line, of the Southeast 1/4 of Section 7, Township 119, Range 22, Hennepin County, Minnesota, lying North of a line bearing North 80 degrees 45 minutes 30 seconds West from a point on the East line of said Southeast 1/4 distant 320.25 feet Southwesterly along said East line from the Northeast corner of said Southeast 1/4 and lying North of a line bearing North 71 degrees 45 minutes 30 seconds West from a point on the East line of said Southeast 1/4 distant 671.00 feet Southwesterly along said East line from the Northeast corner of said Southeast 1/4. For purposes of the description the East line of said Southeast 1/4 is assumed to have a bearing of North 0 degrees 55 minutes 40 seconds West.
 Absent Property (comment no. 18) - 28,174 SF

PARCEL 2:
 The part of the East 928.00 feet, as measured at right angles to the East line, of the Southeast 1/4 of Section 7, Township 119, Range 22, Hennepin County, Minnesota, lying South of a line bearing North 80 degrees 45 minutes 30 seconds West from a point on the East line of said Southeast 1/4 distant 320.25 feet Southwesterly along said East line from the Northeast corner of said Southeast 1/4 and lying North of a line bearing North 71 degrees 45 minutes 30 seconds West from a point on the East line of said Southeast 1/4 distant 671.00 feet Southwesterly along said East line from the Northeast corner of said Southeast 1/4. For purposes of the description the East line of said Southeast 1/4 is assumed to have a bearing of North 0 degrees 55 minutes 40 seconds West.
 Absent Property (comment no. 18) - 27,779 SF

PARCEL 3:
 The West 522.00 feet of the East 928.00 feet, as measured at right angles to the East line of first part of the Southeast 1/4 of Section 7, Township 119, Range 22, Hennepin County, Minnesota, lying North of the center line of County State Aid Highway No. 30, and lying South of a line bearing North 71 degrees 45 minutes 30 seconds West from a point on the East line of said Southeast 1/4 distant 671.00 feet Southwesterly along said East line from the Northeast corner of said Southeast 1/4. For purposes of the description the East line of said Southeast 1/4 is assumed to have a bearing of North 0 degrees 55 minutes 40 seconds West.
 Absent Property (comment no. 18) - 27,779 SF

LEGEND:
 PROPERTY LINE
 LOT LINE
 R.O.W.
 EASEMENT LINE
 SET IRON MONUMENT
 SET MAG NAIL
 DRAINAGE & UTILITY EASEMENT

TYPICAL LOT DIMS.
 TYPICAL LOT DIMENSIONS
 SCALE: 1" = 60 FEET

PUD AND FINAL PLAT
SUBMITTAL
CAMBRIDGE PARK
PRELIMINARY PLAT
 SHEET 3 OF 12