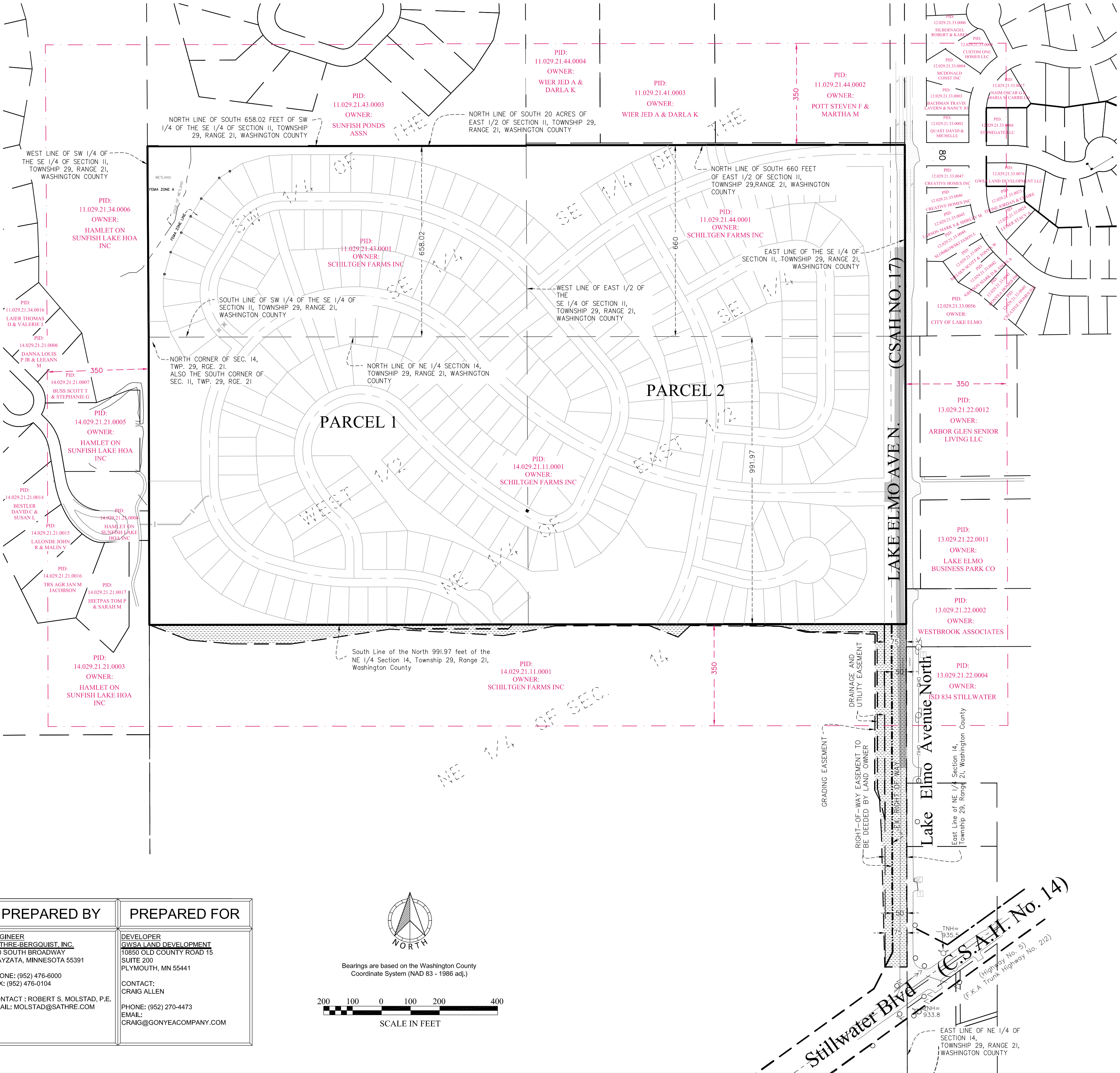




DESCRIPTION OF PROPERTY SURVEYED

Parcel 1:
The South 658.02 feet of the Southwest Quarter of the Southeast Quarter of Section 11, Township 29 North, Range 21 West, Washington County, Minnesota.
And
The north 991.97 feet of the West Half of Northeast Quarter of Section 14, said Township 29 North, Range 21 West, Washington County, Minnesota.

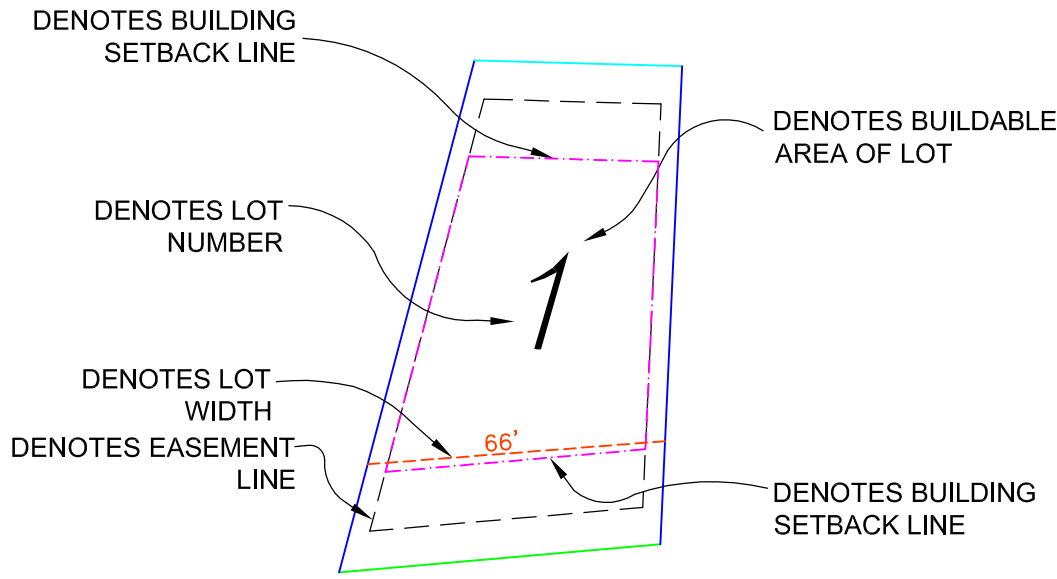
Parcel 2:
The South 20 acres of the East Half of the Southeast Quarter of Section 11, Township 29 North, Range 21 West, Washington County, Minnesota.
And
The north 991.97 feet of the East Half of Northeast Quarter of Section 14, said Township 29 North, Range 21 West, Washington County, Minnesota.

ALTA/ACSM OPTIONAL TABLE A NOTES

(The following items reference Table A optional survey responsibilities and specifications)

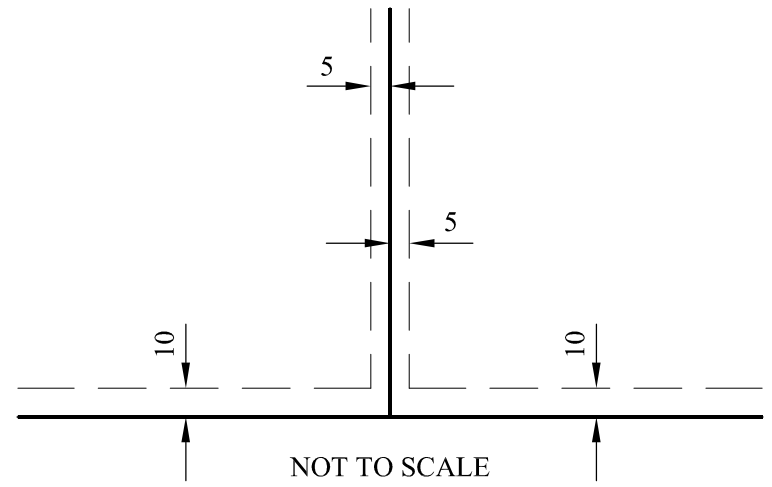
- 2) **Address:** Parcel 1- Unassigned; PID: 11.029.21.43.0001
Parcel 2- Unassigned; PID: 11.029.21.44.0001
Parcel 3-10880 Stillwater Blvd N., Lake Elmo, MN 55042; PID: 14.029.21.11.0001
- 3) **Flood Zone Information:** Parcel 1 is contained in Zone X (area of minimal flooding) and Zone A (Areas subject to inundation by the 1-percent-annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown) per Flood Insurance Rate Map, Community Panel No. 27163C0245E, effective date of February 3, 2010. Parcel 2 is contained in Zone X (area of minimal flooding) per Flood Insurance Rate Map, Community Panel No. 27163C0245E, effective date of February 3, 2010. Parcel 3re is contained in Zone X (area of minimal flooding) and Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones.) per Flood Insurance Rate Map, Community Panel No. 27163C0245E, effective date of February 3, 2010. Please note that we have shown the division line between these zones herein by digitizing said Flood Insurance Rate Maps.
- 4) **Parcel AreaTo Be Developed:**
Gross- 4,309,191 Sq. Ft. - 98.925 Acres
RW- 82,599 Sq. Ft. - 1.896 Acres
Wetland- 39,370 Sq. Ft. - 0.903 Acres
Net- 4,187,222 Sq. Ft. - 96.125 Acres
- 5) Elevations are based on MNDOT Geodetic Database Station Name: 8214K which has an elevation of: 935.539 feet (NAVD88). Contours shown hereon are per field observations along with LIDar data obtained from the Minnesota Department of Natural Resources on January 11, 2013.
- 6) The current Zoning for the subject property is RT (Rural Transitional) per the City of Lake Elmo's zoning map dated May 21, 2013.
- 11)(a) We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property of which we are unaware.
- 18) The Wetland delineation was performed on Parcels 1, 2 and the North 900 feet of Parcel 3 by Kjolhaug Environmental Service and the delineation flags were located on January 15, 2014. The remaining South portion of Parcel 3 may contain wetlands per FEMA mapping, that were not delineated as part of this survey.

TYPICAL LOT LEGEND

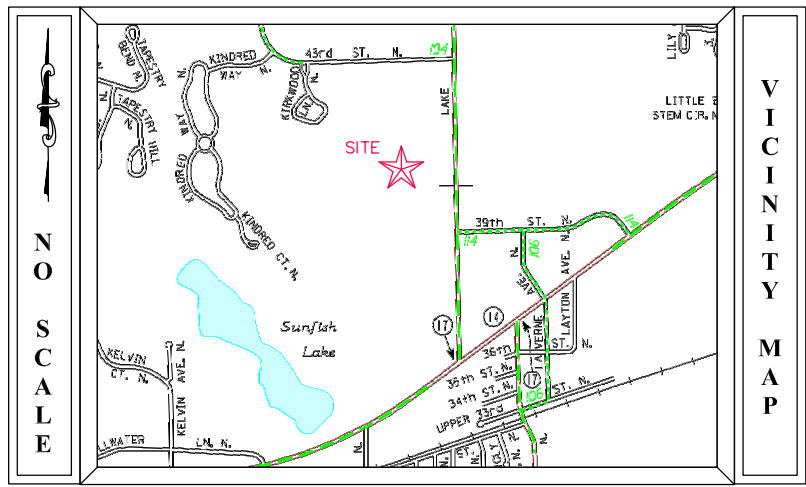


Zoning - PUD
Fysb - 25 ft
Fysb (sideload) - 15 ft
Sysb - 7.5 ft/7.5 ft
Rysb - 20 ft
Corner Lot - 20 ft
60' Row - 28' B-B Streets

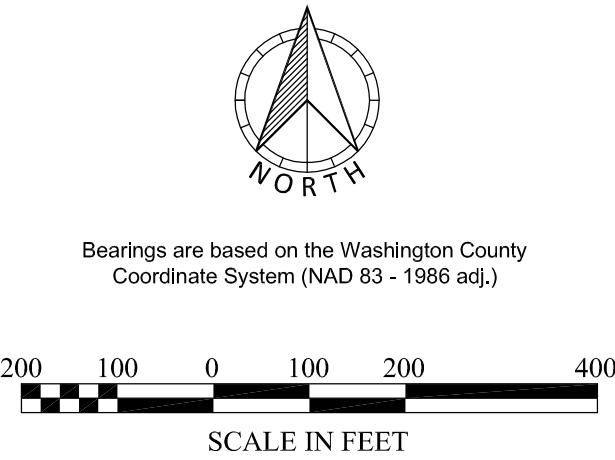
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.



PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM	DEVELOPER GWSA LAND DEVELOPMENT 10880 OLD COUNTY ROAD 15 SUITE 200 PLYMOUTH, MN 55441 CONTACT: CRAIG ALLEN PHONE: (952) 270-4473 EMAIL: CRAIG@GONYEACOMPANY.COM



FIELD CREW	NO.	BY	DATE	REVISION
XXX	8	JJA	6/11/2018	CITY COMMENTS
DRAWN	9	JJA	6/19/2018	CITY COMMENTS
CHECKED	10	JJA	6/27/2018	LOTS 108-111, AND CITY COMMENTS
DBP				
DATE				
08/23/2017				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 31st day of August, 2017.

Janet J. Averbeck
Janet J. Averbeck, PLS
javerbeck@sathre.com

Minnesota License No. 53642

ENGINEERS
SURVEYORS
DESIGNERS
PLANNERS

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

TWP:29-RGE:21-SEC:11 Washington County
LAKE ELMO, MINNESOTA

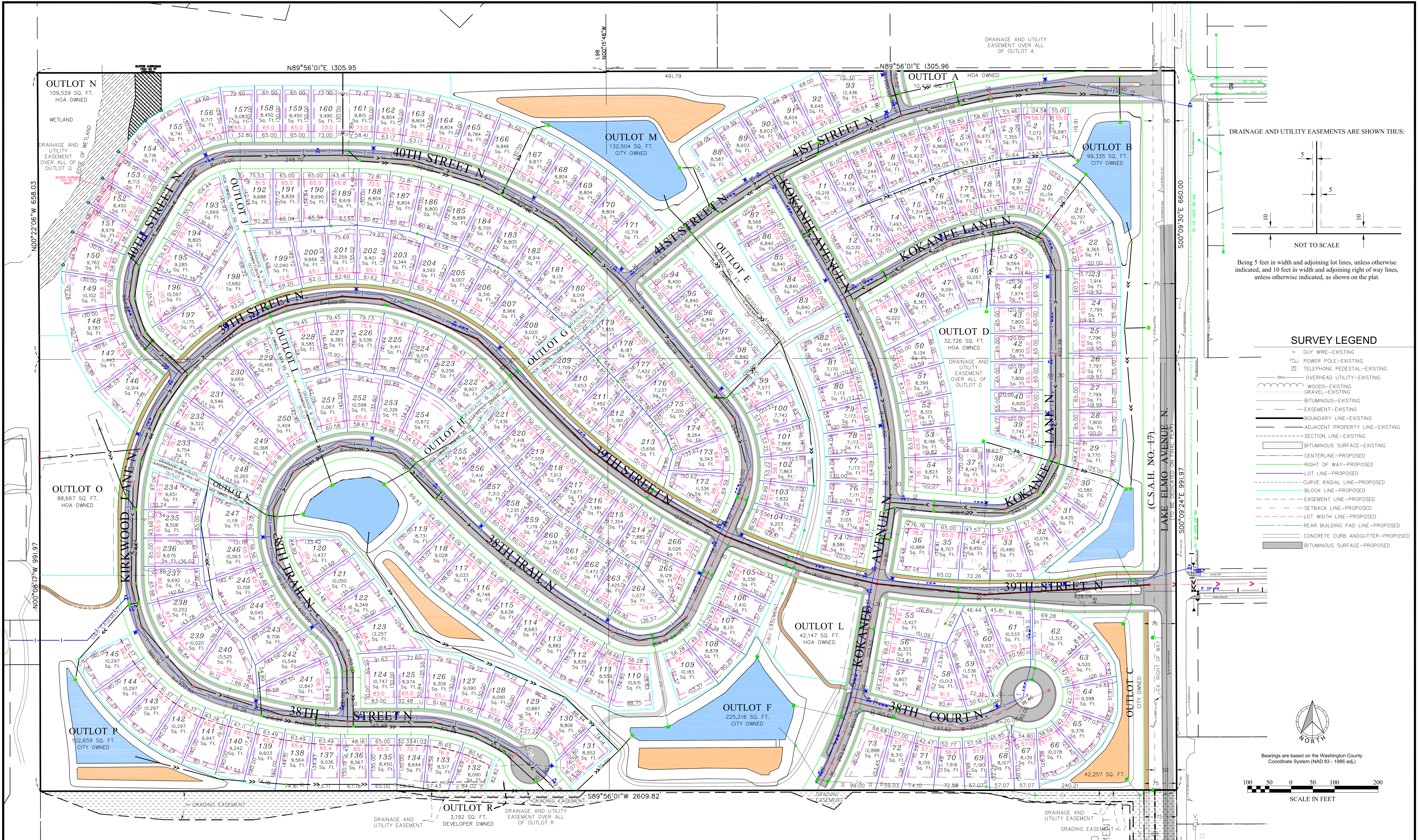
PRELIMINARY PLAT

LEGACY AT NORTH STAR

GWSA LAND DEVELOPMENT

FILE NO.
3120-047

1
2



FIELD CREW	NO.	BY	DATE	REVISION
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DRAWN	9	JJA	6/19/2018	CITY COMMENTS
JJA	10	JJA	6/27/2018	LOTS 109-111, AND CITY COMMENTS
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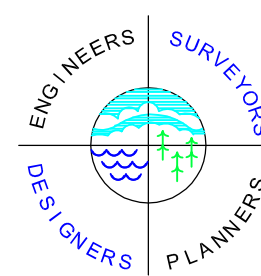
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 31st day of August, 2017.

Jared J. Averbeck

Jared J. Averbeck, PLS
javerbeck@sathre.com

Minnesota License No. 53642



SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
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TWP-29-RGE-21-SEC-11
Washington County

**LAKE ELMO,
MINNESOTA**

PRELIMINARY PLAT

LEGACY AT NORTH STAR

GWSA LAND DEVELOPMENT

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2