

DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

ALTA/NSPS OPTIONAL TABLE A NOTES
(The following items reference Table A optional survey responsibilities and specifications)

PARCEL 1:

That part of Outlot D, Autumn Hills embraced within the Northeast Quarter of the Southeast Quarter of Section 8, Township 118, Range 22 lying westerly of the following described line; commencing at the northwest corner of Lot 16, Block 1, Autumn Hills 2nd Addition; thence southeasterly to the southwest corner of Lot 16, Block 1, Autumn Hills 2nd Addition and said line there terminating.

Torrens Certificate No. 1219789.

Outlot D, Autumn Hills, EXCEPT that part embraced within the Northeast Quarter of the Southeast Quarter of Section 8, Township 118, Range 22, FURTHER EXCEPTING that part of Outlot D, Autumn Hills embraced within the Southeast Quarter of the Southeast Quarter of Section 8, Township 118, Range 22 lying westerly of the following described line; commencing at the northwest corner of Lot 16, Block 1, Autumn Hills 2nd Addition; thence southeasterly to the southwest corner of Lot 16, Block 1, Autumn Hills 2nd Addition and said line there terminating.

Abstract Property.

The West half of the Southeast Quarter (W1/2 SE1/4) of Section 8, Township 118, Range 22, Hennepin County, Minnesota.

That portion of Lot 2, Block 1, RNL Subdivision described as the North 52 feet of Lot 2, Block 1, and the South 146 feet of Lot 2, Block 1, according to the recorded plat thereof, Hennepin County, Minnesota.

The Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 8, Township 118, Range 22, Hennepin County, Minnesota, EXCEPTING the Soo Line Railroad right of way.

The Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 8, Township 118, Range 22, Hennepin County, Minnesota, EXCEPTING the following:

That portion of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 8, Township 118, Range 22, platted as RNL Subdivision, Hennepin County, Minnesota.

further EXCEPTING

The West 175.00 feet of the South 275.00 feet of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 8, Township 118, Range 22, Hennepin County, Minnesota.

further EXCEPTING

That part of the North 241.50 feet of the South 516.50 feet of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 8, Township 118, Range 22, which lies westerly of the following described line:

Beginning at a point on the North line of said South 516.50 feet distant 205.00 feet East of the Northwest corner of said South 516.50 feet; thence southerly to a point on the South line of said North 241.50 feet distant 191.00 feet east of the Southwest corner of said north 241.50 feet, and there ending, Hennepin County, Minnesota.

Abstract Property.

PARCEL 2:

Lot 1, Block 1, RNL Subdivision, Hennepin County, Minnesota.

Abstract Property.

PARCEL 3:

That part of Lot 2, Block 1, RNL Subdivision, Hennepin County, Minnesota, lying South of the North 52 feet, and North of the South 146 feet thereof, Hennepin County, Minnesota.

Abstract Property.

2) **Site Address:**

PARCEL 1: 4710 Holly Lane N, Plymouth, MN 55446
PARCEL 2: 4600 Holly Lane N, Plymouth, MN 55446
PARCEL 3: 4640 Holly Lane N, Plymouth, MN 55446

3) **Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) and Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) per Flood Insurance Rate Map, Community Panel No. 270179 0190 F, effective date of November 4, 2016. The property is partially covered by a 100 year floodplain per Bassatt Creek WMC - Atlas 14 100 year Inundation levels.

4) **Parcel Area Information:**

	Gross Area	R/W Area	Wet Area	Net Area
Parcel 1:	6,907,715 s.f. ~ 158.58 acres	46,275 s.f. ~ 1.06 acres	1,349,441 s.f. ~ 30.98 acres	5,511,999 s.f. ~ 126.54 acres
Parcel 2:	22,310 s.f. ~ 0.51 acres	0 s.f.	0 s.f.	22,310 s.f. ~ 0.51 acres
Parcel 3:	18,585 s.f. ~ 0.43 acres	0 s.f.	0 s.f.	18,585 s.f. ~ 0.43 acres
Total:	6,948,610 s.f. ~ 159.52 acres	46,275 s.f. ~ 1.06 acres	1,349,441 s.f. ~ 30.98 acres	5,552,894 s.f. ~ 127.48 acres

5) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: 2722 AA which has an elevation of: 1008.974 feet (NAVD88). Contours are per field observations and LiDAR data derived from Minnesota Department of Natural Resources.

6) **Zoning Information:** The current Zoning for the subject property is FRD (Future Restricted Development) per the City of Plymouth's zoning map dated March 2018.

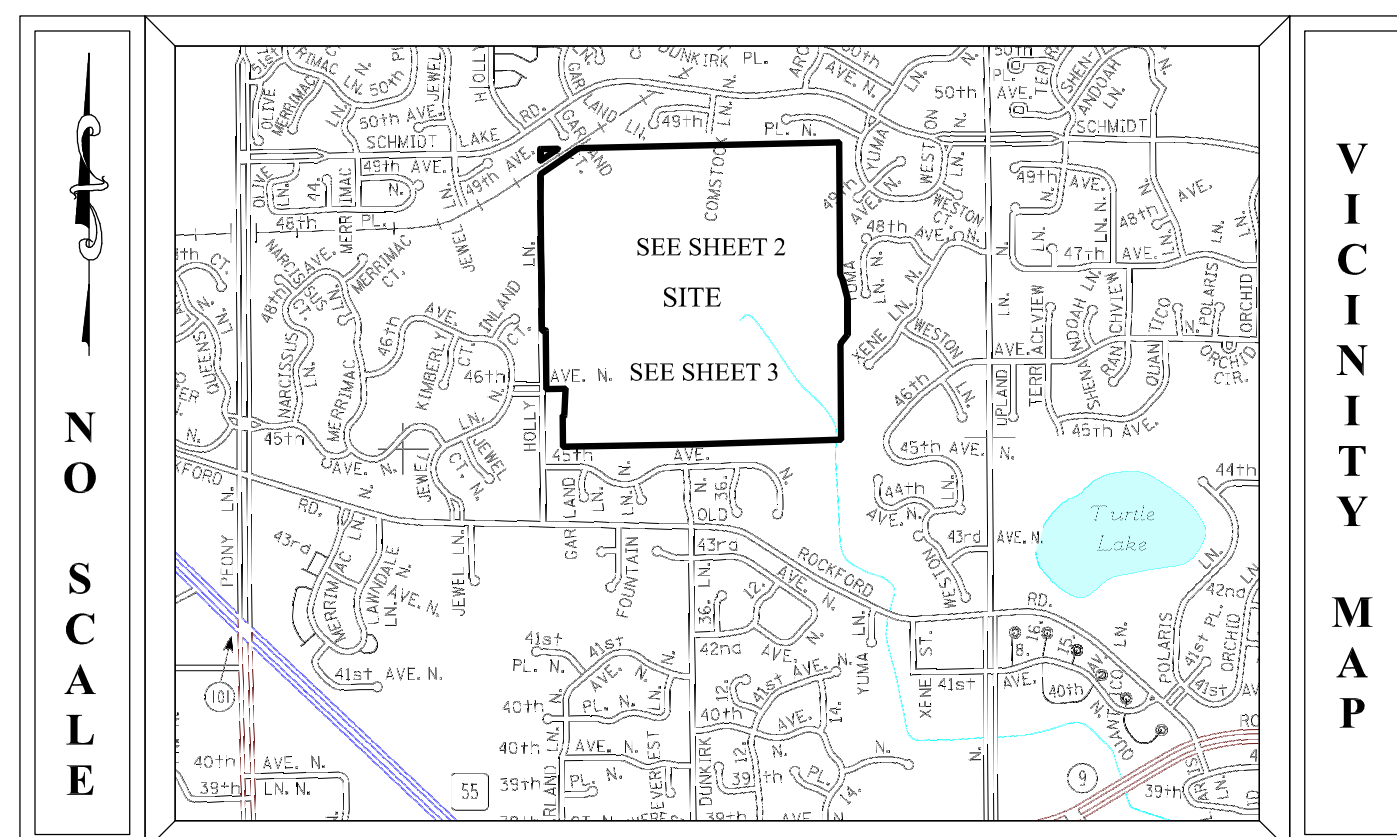
Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

We have not received the current zoning classification from the insurer.

11) **Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No.192203876 for a list of utility operators in this area.

15) The cart paths, driving range screens and the water within wetland 6 were located per Aerial photo.

18) **Wetland Delineation:** The wetland delineation was performed by Kjolhaug Environmental Services and was flagged July 2019. Sathre-Bergquist located the wetland flags on August 19, 2019.



PREPARED BY	PREPARED FOR
SURVEYOR SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: JARED AVERBECK EMAIL: JAVERBECK@SATHRE.COM	DEVELOPER GW LAND DEVELOPMENT 10850 OLD COUNTY RD 15 SUITE 200 PLYMOUTH, MINNESOTA 55441 CONTACT: JAKE WALESCH PHONE: 763-546-2727 EMAIL: JAKE@JAKEWALESCH.COM

Notes:
Zoning: PUD
Lots: 229 Single Family Lots
66' Width - 89 Lots
76' Width - 32 Lots
92' Width - 108 Lots
Min Depth: +/- 125'
50' ROW - 28' B-B Street
Front Yard Setback: 25'
Side Yard Setback: 8'/8'
Side Yard Setback Corner Lot: 20'
Rear Yard Setback: 25'

FIELD CREW	NO.	BY	DATE	REVISION
DRAWN				
CMT				
CHECKED				
JJA				
DATE				
6/8/2020				

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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 14th day of July, 2020.
Jared Averbeck
Jared J. Averbeck, PLS
javerbeck@sathre.com
Minnesota License No. 53642

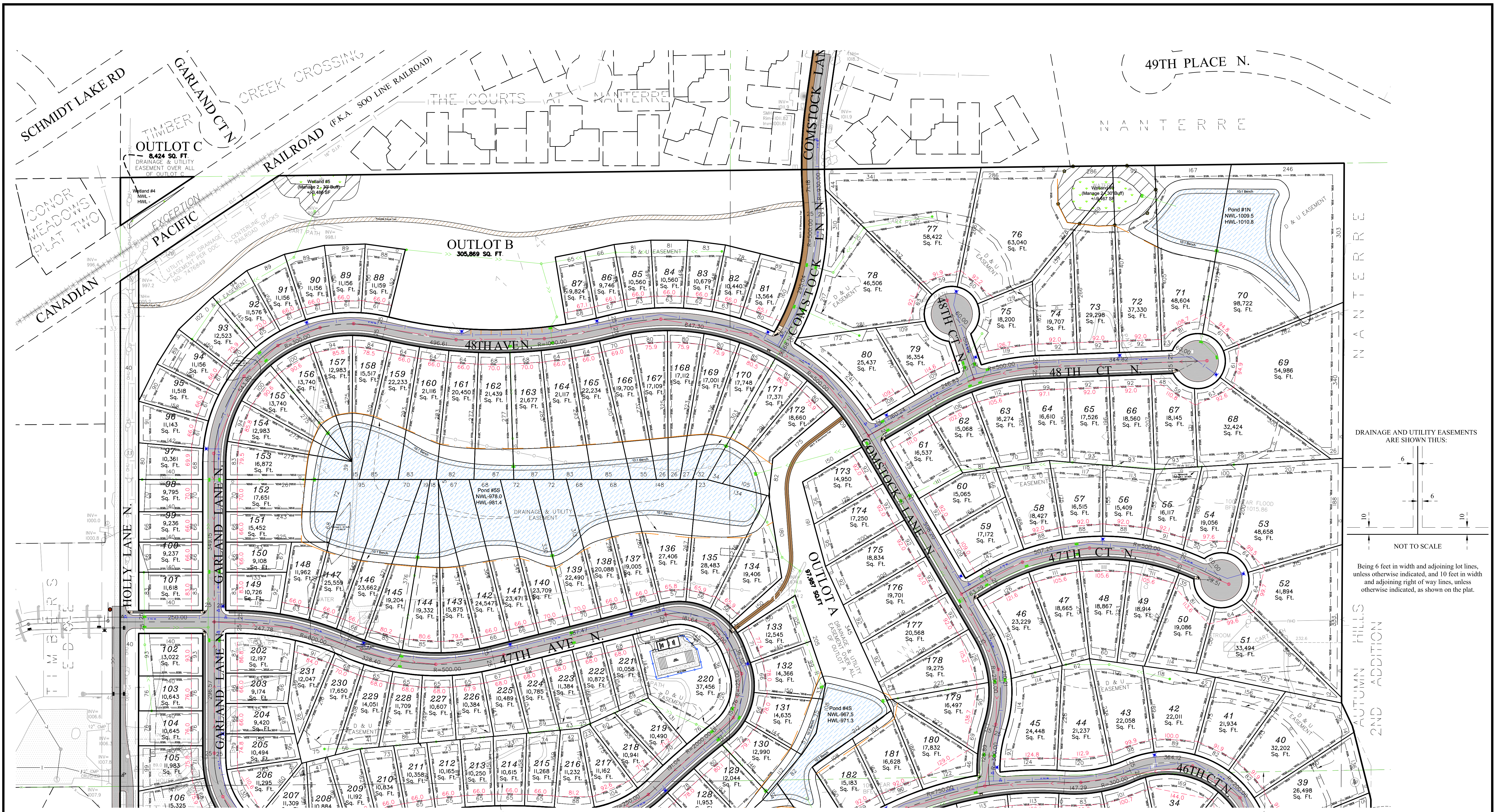
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TWP:118-RGE-22-SEC.08
Hennepin County
PLYMOUTH, MINNESOTA

HOLLYDALE GOLF COURSE

PRELIMINARY PLAT
GW LAND DEVELOPMENT

FILE NO.
3120-077
1
3



49TH PLACE N.

NANTERRE

OUTLOT B
305,869 SQ. FT.

48TH AVENUE

OUTLOT A
97,987 SQ. FT.

47TH CT N

46TH CT N

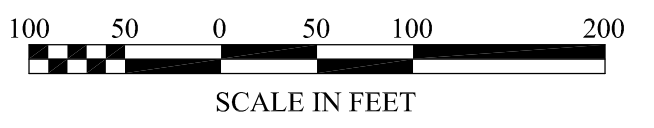
MATCH LINE

SEE SHEET 3

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

NOT TO SCALE

Being 6 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.



Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

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CMT				
CHECKED				
JJA				
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6/8/2020				

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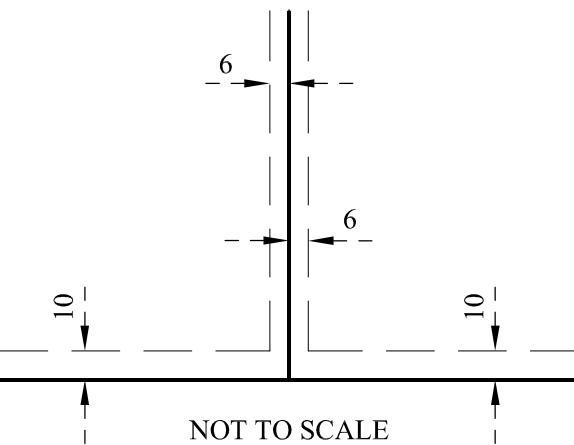
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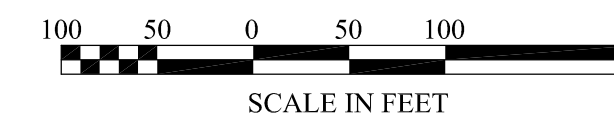
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2
3

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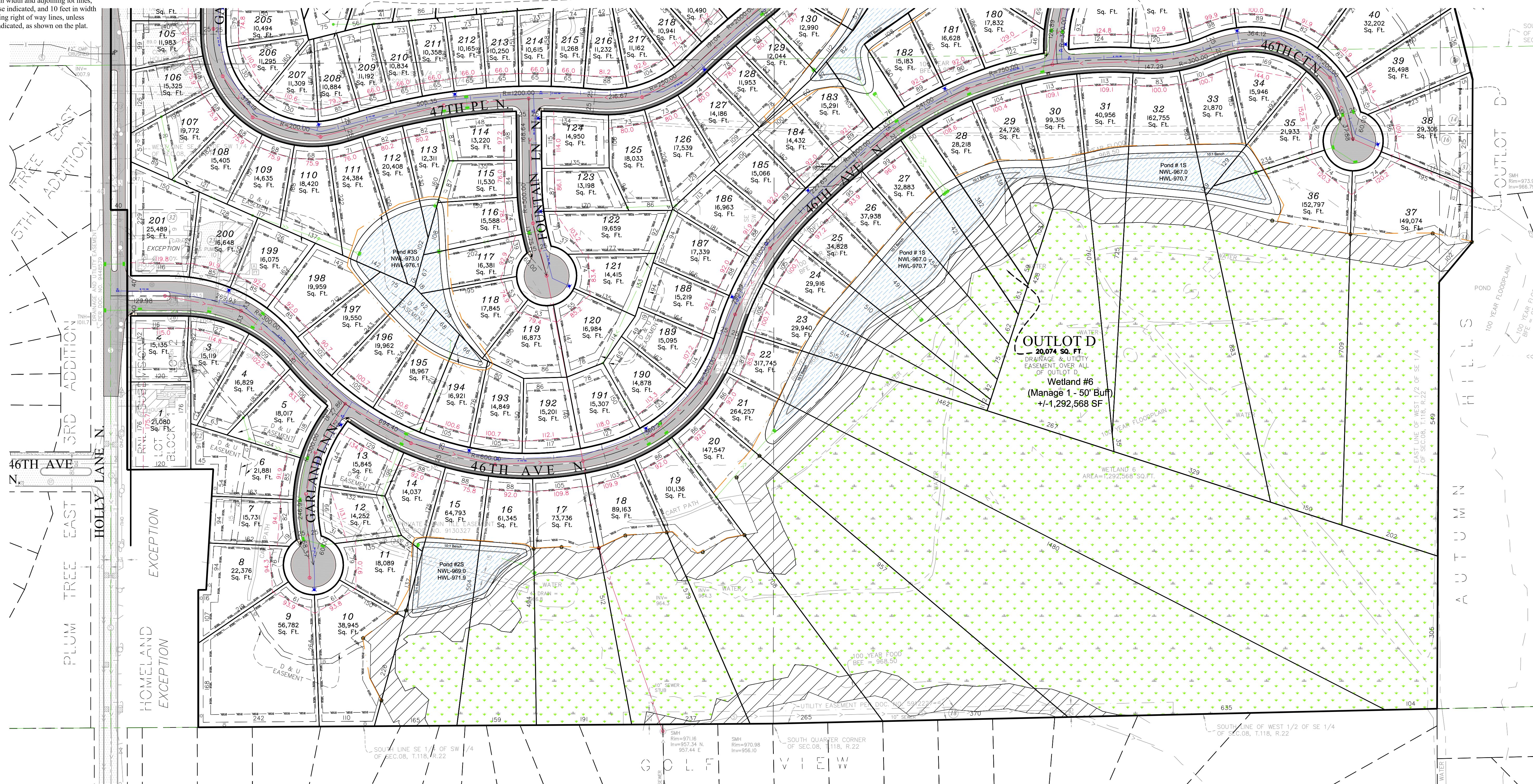
Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)



SEE SHEET 2

MATCH LINE

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 Dated this 14th day of July, 2020.

 Jared J. Averbeck, PLS
 javerbeck@sathre.com
 Minnesota License No. 53642

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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