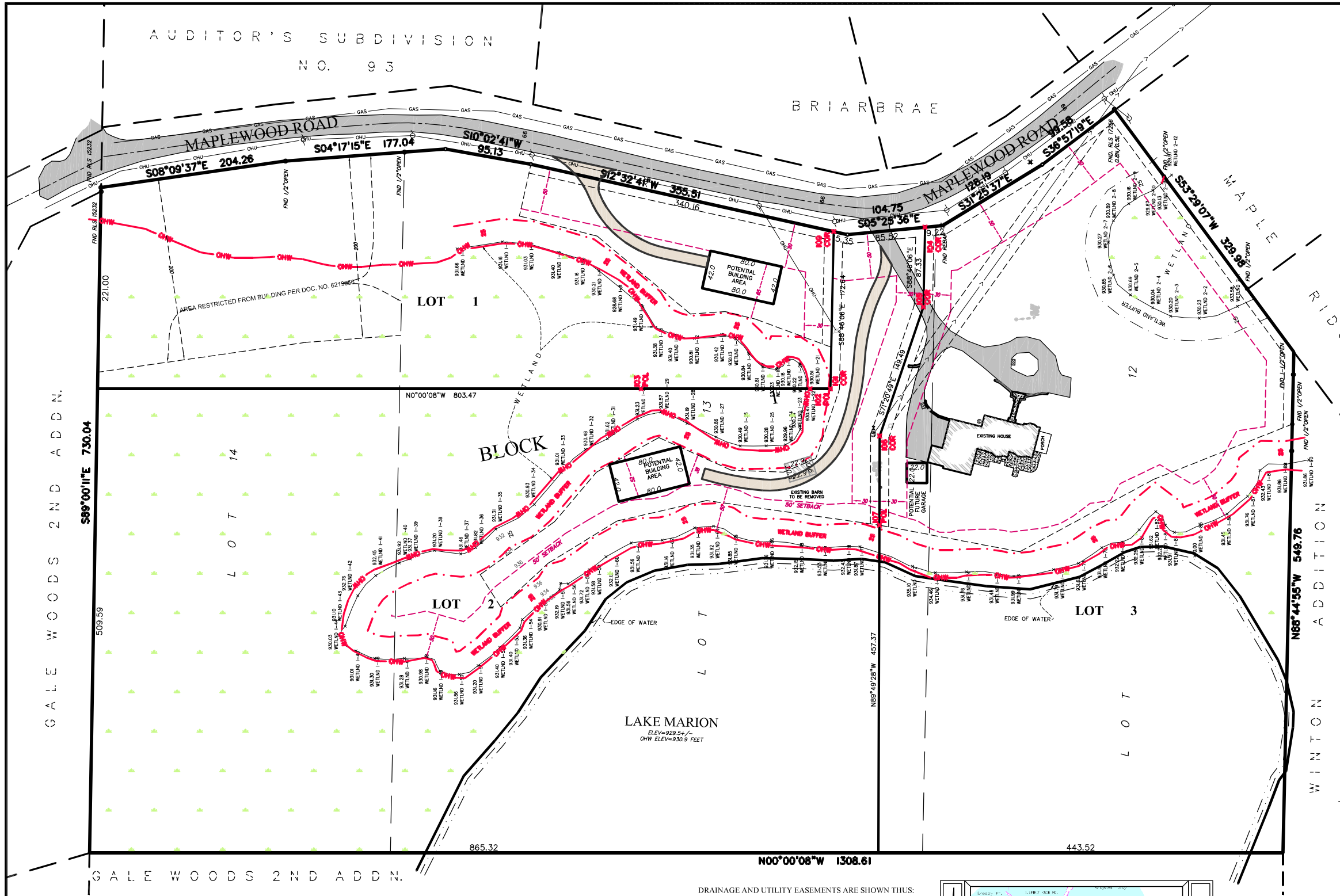


DESCRIPTION OF PROPERTY SURVEYED

Lots 12, 13 and 14, AUDITOR'S SUBDIVISION NO. 93, Hennepin County, Minnesota.

NOTES

Address: 3100 Maplewood Road, Woodland, MN 55391

This property is contained in Zone X (Shaded and Non Shaded) (Areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.) per Flood Insurance Rate Map, Community Panel No. 27053C0309E, effective date of September 2, 2013.

The Gross land area is 953,033 +/- square feet or 21,879 +/- acres.

Elevations are based on MnDOT Geodetic Monument ~ Rogers MN053 ~ Located at the southeast quadrant of State Highway 12 and Bushaway Road in Wayzata.

Elevation = 993.879 feet (NAVD88)

Contours derived from MnDNR Data Deli GIS data base.

The current Zoning for the subject property is R-1 (Single Family Residential) per the City of Woodland.

SETBACKS -		
	Front:	50 feet
	Side:	30 feet
	Rear:	50 feet (Open Water ~ Lake)
	Rear:	25 feet (Inland)

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the conclusive restrictions for this site.

We have shown the location of utilities on the surveyed property by observed evidence only.

This survey does not purport to show all underground utilities. The source of information from plans and markings will be combined with observed evidence of utilities to develop a view of those underground utilities. 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. ContactGOPHER STATE ONE CALL at 651-454-0002 for precise onsite location of utilities prior to any excavation.

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

NORTH

60 30 0 30 60 120

SCALE IN FEET

OWNER

Anthony & Mary Miller
Contact: Mary Miller

Site Address:
3100 Maplewood Road
Woodland, MN 55391

APPLICANT

Kyle Hunt & Partners, Inc.
18324 Minnetonka Blvd.
Deephaven, MN 55391
Contact: Kyle Hunt

tel: 952-476-5999
email:kyle.hunt@kylehuntpartners.com

ENGINEERING/LAND SURVEYING

Sathre-Bergquist, Inc.
150 Broadway Ave. S.
Wayzata, MN 55391

tel: 952-476-6000

Land Surveyor: David Pemberton
Email: Pemberton@sathre.com

Engineer: Nathan Herman
Email: NHerman@sathre.com

PROPOSED AREAS

Lot 1:	Gross:	186,160 sq. ft. ~	4.274 acres
	Low Lands:	96,402 sq. ft. ~	2.213 acres
	Upland:	89,758 sq. ft. ~	2.061 acres
Lot 2:	Gross:	454,898 sq. ft. ~	10.443 acres
	Low Lands:	362,499 sq. ft. ~	8.322 acres
	Upland:	92,399 sq. ft. ~	2.121 acres
Lot 3:	Gross:	311,975 sq. ft. ~	7.162 acres
	Low Lands:	164,265 sq. ft. ~	3.771 acres
	Upland:	147,710 sq. ft. ~	3.391 acres

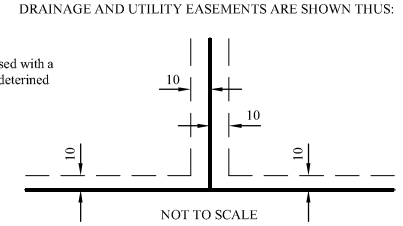
PROPOSED HARDCOVER

Lot 1:	House/Garage:	3,360 sq. ft.
	Driveway:	2,805 sq. ft.
	Hardcover %:	6,165 sq. ft./89,758 sq. ft. = 6.87%
Lot 2:	House/Garage:	3,360 sq. ft.
	Driveway:	4,564 sq. ft.
	Hardcover %:	7,924 sq. ft./92,399 sq. ft. = 8.58%
Lot 3:	House/Garage:	4,803 sq. ft.
	Driveway/Other:	12,353 sq. ft.
	Hardcover %:	17,156 sq. ft./147,710 sq. ft. = 11.61%

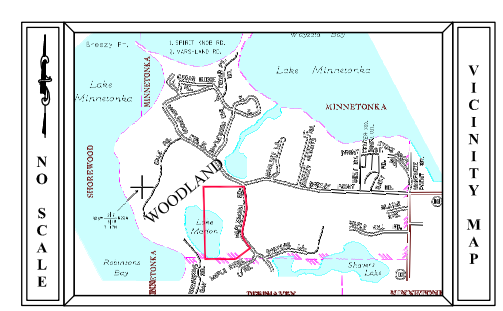
* Hardcover information shown hereon is shown to relate the available areas and hardcover percentages for each lot. Since no house plans and/or design work has been completed at this time this data is for informational purposes only

All Wetlands and Water areas are to be encompassed with a drainage and utility easement - Exact areas to be deterined

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10 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.



SURVEY LEGEND

CAST IRON MONUMENT	A/C UNIT	CABLE TV
CATCH BASIN	CABLE TV PEDESTAL	CONCRETE CURB
FLARED END SECTION	ELECTRIC TRANSFORMER	CONCRETE
GATE VALVE	ELECTRIC MANHOLE	DRAIN TILE
GUY WIRE	ELECTRIC METER	ELECTRIC UNDERGROUND
HYDRANT	GAS METER	FENCE
IRON PIPE SET	GAS VALVE	FIBER OPTIC UNDERGROUND
IRON PIPE FOUND	HAND HOLE	GAS UNDERGROUND
LIGHT POLE	SOIL BORING	OVERHEAD UTILITY
POWER POLE	TREE CONIFEROUS	RAILROAD TRACKS
SANITARY MANHOLE	TREE DECIDUOUS	SANITARY SEWER
SIGN	TELEPHONE MANHOLE	STORM SEWER
GROUND ELEVATION	TELEPHONE PEDESTAL	TELEPHONE UNDERGROUND
STORM DRAIN	UTILITY MANHOLE	TRAFFIC SIGNAL
STORM MANHOLE	UTILITY PEDESTAL	UTILITY UNDERGROUND
YARD LIGHT		WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISIONS
DH/CL/DP				
DRAWN BY				
DBP				
CHECKED BY				
DBP				
DATE				
xx/xx/xx				

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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 7th day of November, 2013.

David B. Pemberton, Professional Land Surveyor
Minnesota License No. 40344

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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

TWP.117 - RGE.22 - SEC.18
HENNEPIN COUNTY
BOOK XXX/PAGE XXX

Woodland, Minnesota

PRELIMINARY PLAT OF LAKE MARION WOODS

FILE NO.
57580-001

PP / PP