

BROOKFIELD EIGHTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Brookfield Land, LLC, a Minnesota limited liability company, owner, and Tradition Capital Bank, a Minnesota corporation, mortgagee, of the following described property:

Outlot A, BROOKFIELD SECOND ADDITION, Anoka County, Minnesota.

AND

TRACT A:

That part of the North 200 feet of the South 677.6 feet (as measured along the West line) of the Southeast Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, lying West of the East 933 feet (as measured along the North line) of the Southeast Quarter of the Southeast Quarter thereof, Anoka County, Minnesota.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, lying West of the East 933 feet (as measured along the North line of said Southeast Quarter of the Southeast Quarter) thereof and lying North of the South 677.6 feet, as measured along the West line of said Southeast Quarter of the Southeast Quarter, thereof.

EXCEPT THE FOLLOWING THREE PARCELS:

EXCEPTION 1: The east 33.00 feet of Tract A

EXCEPTION 2: An 80.00 foot strip of land over, under and across Tract A. The center line of said strip of land is described as follows: Commencing at the southwest corner of said Tract A; thence North 00 degrees 25 minutes 01 seconds East, assumed bearing, along the west line of said Tract A, a distance of 203.11 feet to the point of beginning of said center line; thence South 89 degrees 01 minutes 26 seconds East a distance of 87.41 feet; thence southeasterly a distance of 222.37 feet along a tangential curve concave to the southwest having a central angle of 39 degrees 48 minutes 52 seconds and a radius of 320.00 feet; thence South 49 degrees 12 minutes 34 seconds East, tangent to last described curve, a distance of 30.56 feet; thence southeasterly a distance of 40.03 feet along a tangential curve concave to the northeast having a central angle of 07 degrees 10 minutes 01 seconds and a radius of 320.00 feet to the west line of the east 33.00 feet of said Tract A and there terminating.

The side lines of said strip of land are prolonged or shortened to terminate on said west line of Tract A and said west line of the east 33.00 feet of Tract A.

EXCEPTION 3: That part of Tract A lying southerly of the southerly boundary of Exception 2.

Have caused the same to be surveyed and platted as BROOKFIELD EIGHTH ADDITION and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Brookfield Land, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

BROOKFIELD LAND, LLC

Barry B. Onufrock, Chief Manager

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20__ by Barry B. Onufrock, Chief Manager of Brookfield Land, LLC a Minnesota limited liability company.

Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Tradition Capital Bank, a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

TRADITION CAPITAL BANK

Thomas M. Grotbo, Vice President

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20__ by Thomas M. Grotbo, Vice President of Tradition Capital Bank, a Minnesota corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Jason E. Rud do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20__.

Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20__ by Jason E. Rud.

Notary Public, _____ County, Minnesota
My Commission Expires _____

City Council, City of Ramsey, Minnesota

This plat of BROOKFIELD EIGHTH ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

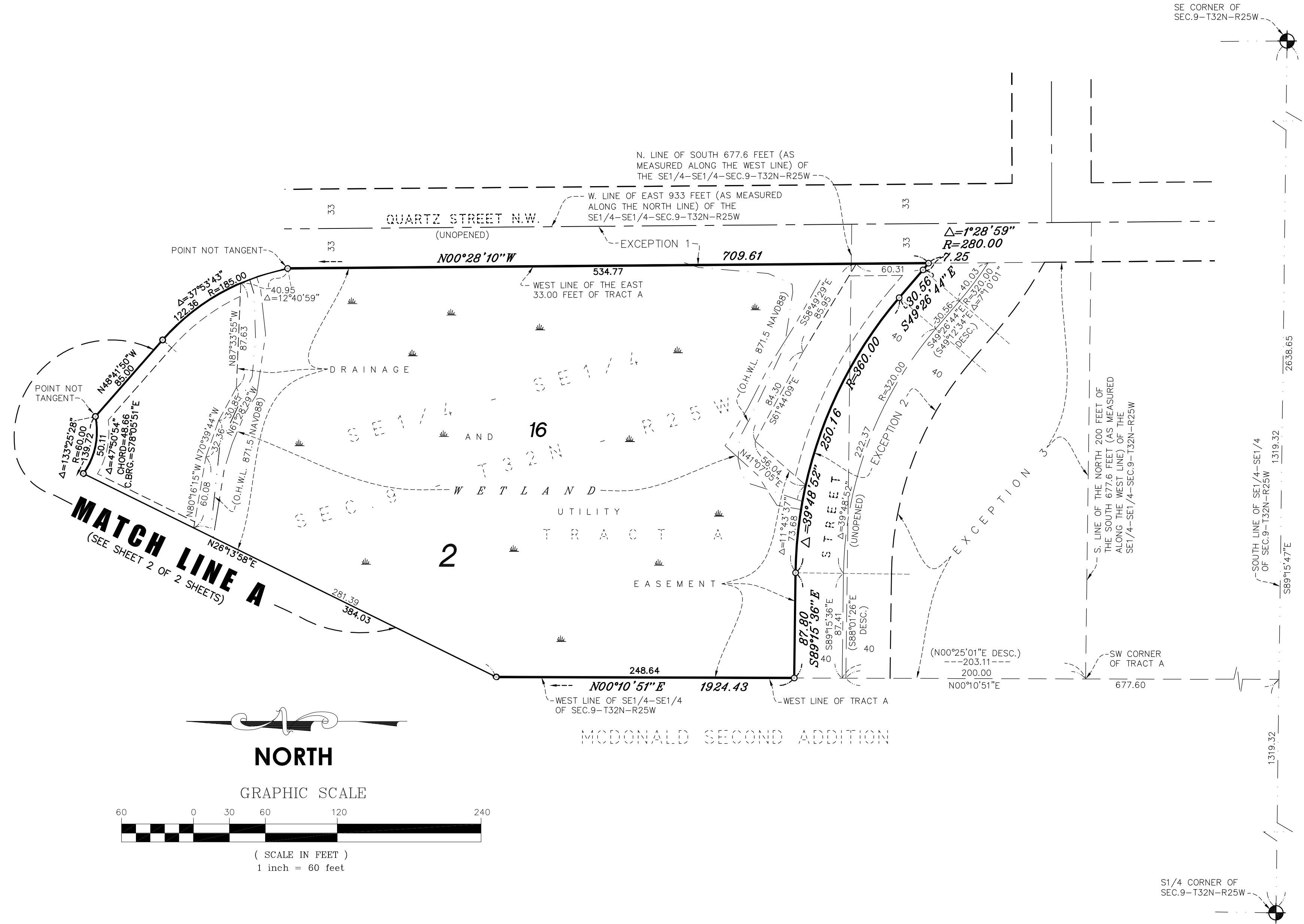
By _____ Mayor

By _____ Clerk

County Surveyor

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20__.

Larry D. Hoiom
Anoka County Surveyor



NORTH

GRAPHIC SCALE



(SCALE IN FEET)
1 inch = 60 feet

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20__.

Property Tax Administrator

By _____ Deputy

County Recorder/Registrar of Titles

County of Anoka, State of Minnesota

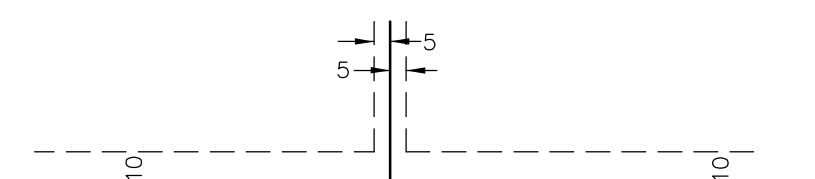
I hereby certify that this plat of BROOKFIELD EIGHTH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20__, at _____ o'clock _____ M. and was duly recorded in Book _____ Page _____, as Document Number _____.

County Recorder/Registrar of Titles

By _____ Deputy

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578.
- DENOTES FOUND IRON MONUMENT
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- (DESC.) REFERS TO LEGAL DESCRIPTION

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



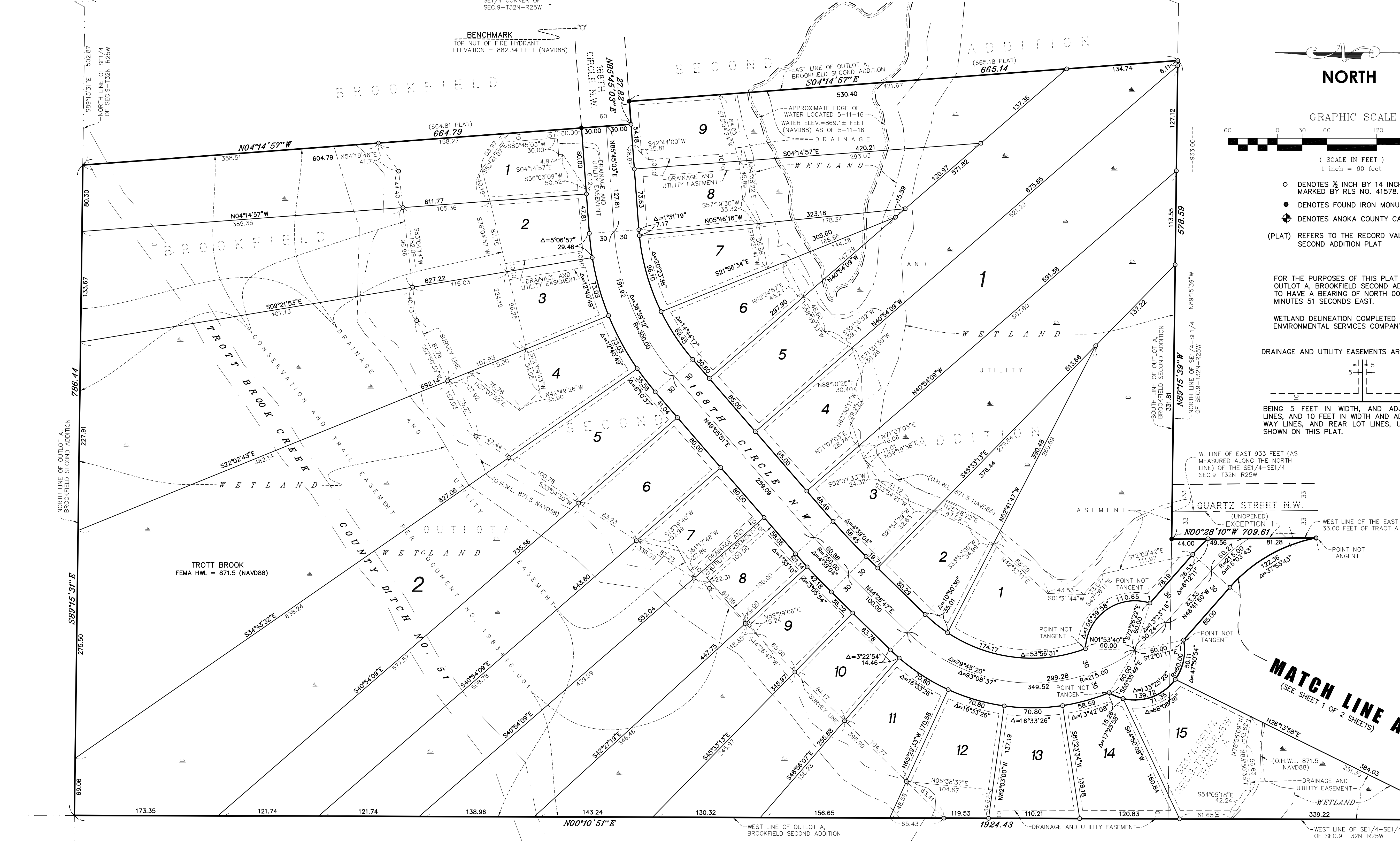
FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF OUTLOT A, BROOKFIELD SECOND ADDITION IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 10 MINUTES 51 SECONDS EAST.

WETLAND DELINEATION COMPLETED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY IN 2016.



BROOKFIELD EIGHTH ADDITION

E1/4 CORNER OF SEC. 9-T32N-R25W 500°28'10"E 1322.75 2645.50 1322.75 SE CORNER OF SEC. 9-T32N-R25W



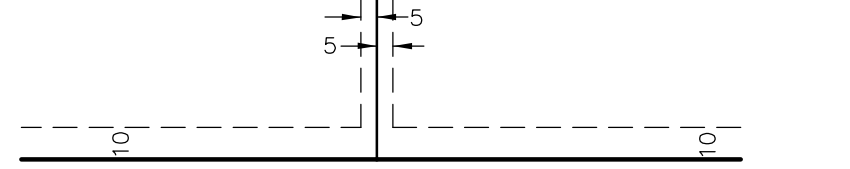
(SCALE IN FEET)
1 inch = 60 feet

- DENOTES 1/2 INCH IRON PIPE MARKED BY RLS NO. 41578.
- DENOTES FOUND IRON MONUMENT
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- (PLAT) REFERS TO THE RECORD VALUE OF BROOKFIELD SECOND ADDITION PLAT

FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF OUTLOT A, BROOKFIELD SECOND ADDITION IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 10 MINUTES 51 SECONDS EAST.

WETLAND DELINEATION COMPLETED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY IN 2016.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

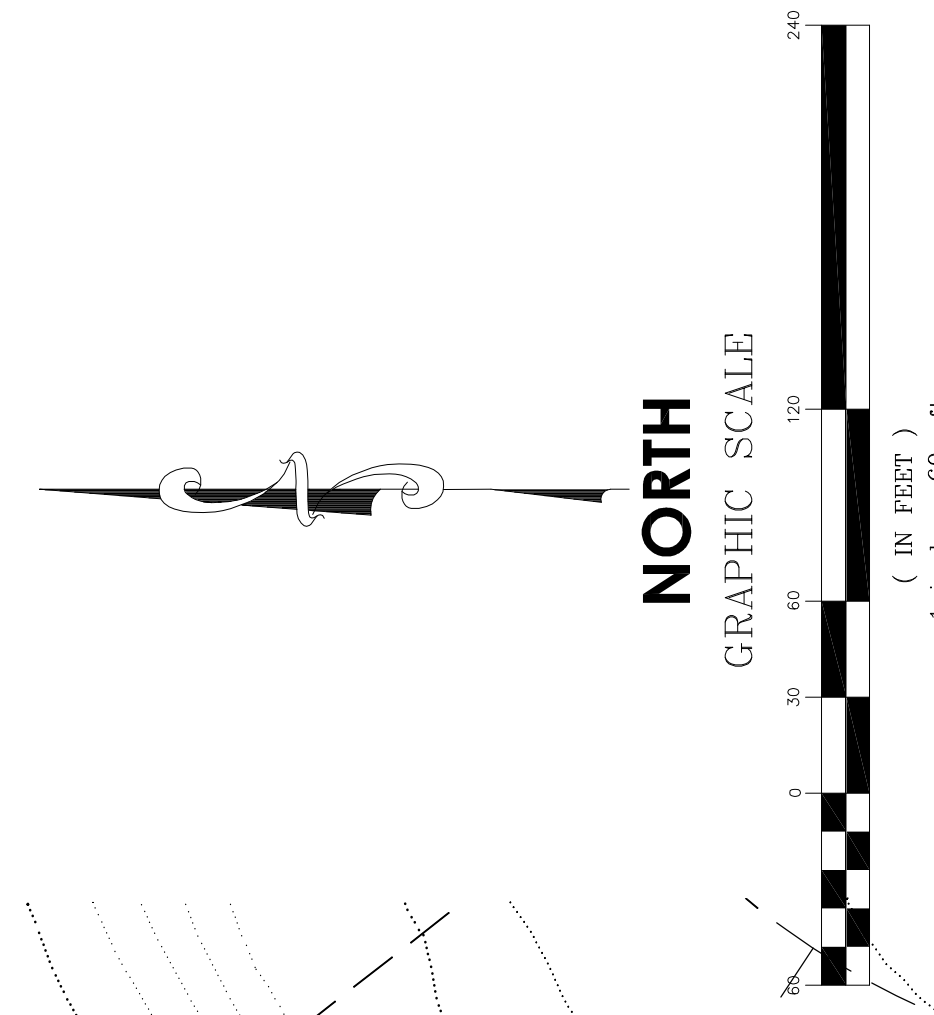
W. LINE OF EAST 933 FEET (AS MEASURED ALONG THE NORTH LINE) OF THE SE1/4-SE1/4 SEC. 9-T32N-R25W

QUARTZ STREET N.W. (UNOPENED) EXCEPTION 1 N00°28'10"W 709.61 WEST LINE OF THE EAST 33.00 FEET OF TRACT A

MATCH LINE A
(SEE SHEET 1 OF 2 SHEETS)

EXISTING CONDITIONS

~of~ BROOKFIELD
EIGHTH ADDITION
~for~ BROOKFIELD LAND, LLC
14015 Sunfish Lake Blvd.
Suite 400
Ramsey, MN 55303



AREA COMPUTATIONS

TOTAL AREA SITE AREA: 10.78± ACRES
UPLAND AREA = 10.94± ACRES

OWNER INFORMATION

BROOKFIELD LAND, LLC
5015 Sunfish Lake Blvd.
Ramsey, MN 55303
TEL: (763) 427-3090

ZONING AND SETBACKS

CURRENT ZONING IS R-1 RESIDENTIAL (MUSA) - Outlot A
R-1 RESIDENTIAL (RURAL DEVELOPING) - Tract A

- R-1 RESIDENTIAL (MUSA) SETBACKS: 30 FEET FRONT YARD SETBACK (INTERIOR)
HOUSE SIDE SETBACK (INTERIOR) 10 FEET
GARAGE SIDE SETBACK (INTERIOR) 6 FEET
REAR SETBACK (CORNER) 30 FEET
TROTTERBROOK CREEK, OHW 100 FEET
WETLAND/STORMWATER PONDS 16.5 FEET

DEVELOPMENT REQUIREMENTS FOR ZONE R-1 RESIDENTIAL (MUSA):
MINIMUM LOT AREA 10,000 SQ. FEET
MINIMUM LOT WIDTH 75 FEET AT OHW TROTTERBROOK
DENSITY 3 UNITS PER ACRE (NET)

BENCHMARK

BENCHMARK: Anoka County Benchmark # 2087
Elevation = 888.599 (NAVD88)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ✱ DENOTES BOLLARD
- DENOTES CATCH BASIN
- ⊠ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊗ DENOTES HYDRANT
- ⊕ DENOTES GATE VALVE
- ⊖ DENOTES EXISTING SPOT ELEVATION
- ⊗ DENOTES SIGN
- ⊙ DENOTES SOIL BORING. (BY NTI INC)
- ⊖ DENOTES STORM SEWER APRON
- ⊗ DENOTES WET LAND
- ⊙ DENOTES WETLAND LINE
- ⊖ DENOTES RETAINING WALL
- ⊗ DENOTES EXISTING CONTOURS
- ⊖ DENOTES PROPOSED CONTOURS
- ⊗ DENOTES EXISTING SANITARY SEWER
- ⊖ DENOTES EXISTING STORM SEWER
- ⊗ DENOTES EXISTING WATER MAIN
- ⊖ DENOTES CONCRETE SURFACE
- ⊗ DENOTES GRAVEL SURFACE
- ⊖ DENOTES SOIL TYPE / LIMIT LINE FROM USGS SOIL REPORT

VICINITY MAP

PART OF SEC. 09, TWP. 32, RNG. 25



ANOKA COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION

Outlot A, BROOKFIELD SECOND ADDITION, Anoka County, Minnesota.

AND
Tract A, BROOKFIELD SECOND ADDITION, Anoka County, Minnesota.

That part of the North 200 feet of the South 677.6 feet (as measured along the West line) of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, lying West of the East 933 feet (as measured along the West line of said Section 9, Township 32, Range 25, Anoka County, Minnesota) and East 933 feet (as measured along the North line) of the Southeast Quarter of the Southeast Quarter thereof, Anoka County, Minnesota.

AND
That part of the Southeast Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, lying West of the East 933 feet (as measured along the West line of said Section 9, Township 32, Range 25, Anoka County, Minnesota) and East 933 feet (as measured along the North line) of the Southeast Quarter of the Southeast Quarter thereof, Anoka County, Minnesota.

EXCEPT THE FOLLOWING THREE PARCELS:
EXCEPTION 1: The east 33.00 feet of Tract A

EXCEPTION 2: An 80.00 foot strip of land over, under and across Tract A. The center line of said strip of land is described as follows: Commencing at the southwest corner of said Tract A; thence North 00 degrees 25 minutes 01 seconds East, assumed bearing, along the west line of said Tract A, a distance of 222.37 feet; thence South 87 degrees 41 minutes 26 seconds East, a distance of 87.41 feet; thence southeasterly a distance of 222.37 feet along a tangential curve concave to the southwest having a central angle of 39 degrees 48 minutes 52 seconds and a radius of 30.56 feet; thence southeasterly a distance of 40.03 feet along a tangential curve concave to the northeast having a central angle of 07 degrees 10 minutes 01 seconds and a radius of 350.00 feet to the west line of the east 33.00 feet of said Tract A and there terminating.

EXCEPTION 3: That part of Tract A lying southerly of the southerly boundary of Exception 2.

SITE SOIL TYPES

- A₁C - Mazonia loam, fine sand, 6 to 12 percent slopes
- L₁A - Lino loam, fine sand, 0 to 4 percent slopes
- Z₁mB - Zimmerman fine sand, 1 to 6 percent slopes
- Z₁mC - Zimmerman fine sand, 6 to 12 percent slopes
- R₁L - Rifle mucky peat

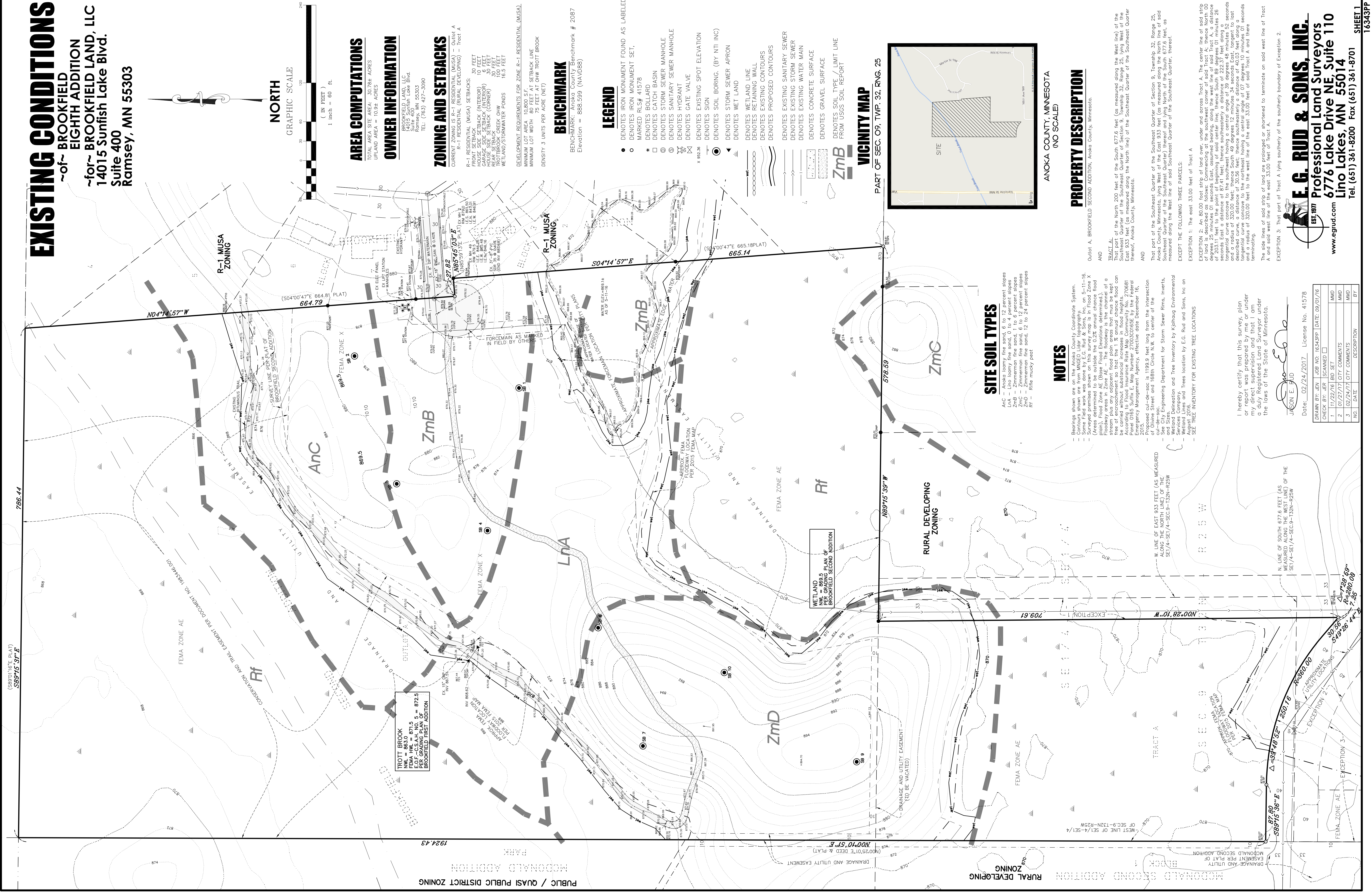
NOTES

- Bearings shown are on the Anoka County Coordinate System.
- Contours shown are from MNCED Litar Topography, Inc. on 5-11-16
- Surveyed premises shown on this survey map is in Flood Zone X (Area determined to be outside the 0.2% annual chance flood plain). Flood Zone AE (Base Flood Elevations determined) or a stream plus any adjacent flood plain areas that may be kept free of encroachment so that the 1% annual chance flood can be maintained.
- According to Flood Insurance Rate Map Community No. 270681 Panel 0165 Surfix E, Map Number 2700300165E by the Federal Emergency Management Agency, effective date December 16, 2016.
- Proposed cul-de-sac is 1199.9 feet long from the intersection of Olive Street and 168th Circle N.W. to center of the proposed driveway.
- See City Engineering Department for Storm Sewer Rims, Inverts, and Sizes.
- See City Engineering Department for Storm Sewer Rims, Inverts, and Sizes.
- Wetland Lines and Trees location by Kjhobag Environmental Services Company.
- Wetland Lines and Trees location by E.G. Rud and Sons, Inc on August 22, 2016.
- SEE TREE INVENTORY FOR EXISTING TREE LOCATIONS

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

JASON E. RUD
Date: 02/24/2017 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	11/22/16	BD SET	MWD
2	01/27/17	CITY COMMENTS	MWD
3	02/24/17	CITY COMMENTS	MWD



W. LINE OF SOUTH 677.6 FEET (AS MEASURED ALONG THE NORTH LINE) OF THE SECTION 9, TWP. 32, R. 25

N. LINE OF SOUTH 677.6 FEET (AS MEASURED ALONG THE WEST LINE) OF THE SECTION 9, TWP. 32, R. 25

W. LINE OF EAST 933 FEET (AS MEASURED ALONG THE NORTH LINE) OF THE SECTION 9, TWP. 32, R. 25

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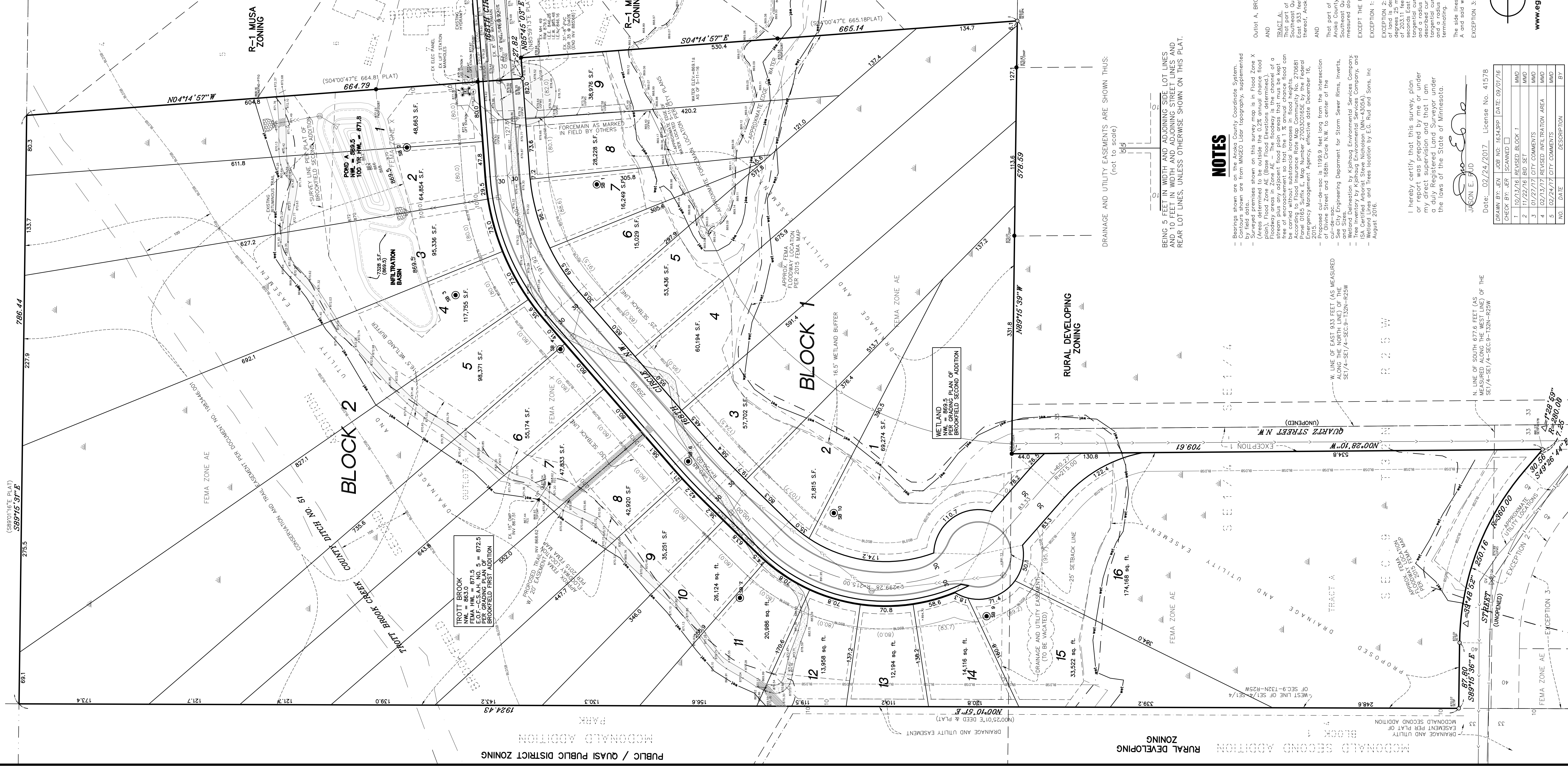
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N. LINE OF SOUTH 677.6 FEET (AS MEASURED ALONG THE WEST LINE) OF THE SECTION 9, TWP. 32, R. 25

PRELIMINARY PLAT

~of~ BROOKFIELD EIGHTH ADDITION
 ~for~ BROOKFIELD LAND, LLC
 14015 Sunfish Lake Blvd.
 Suite 400
 Ramsey, MN 55303

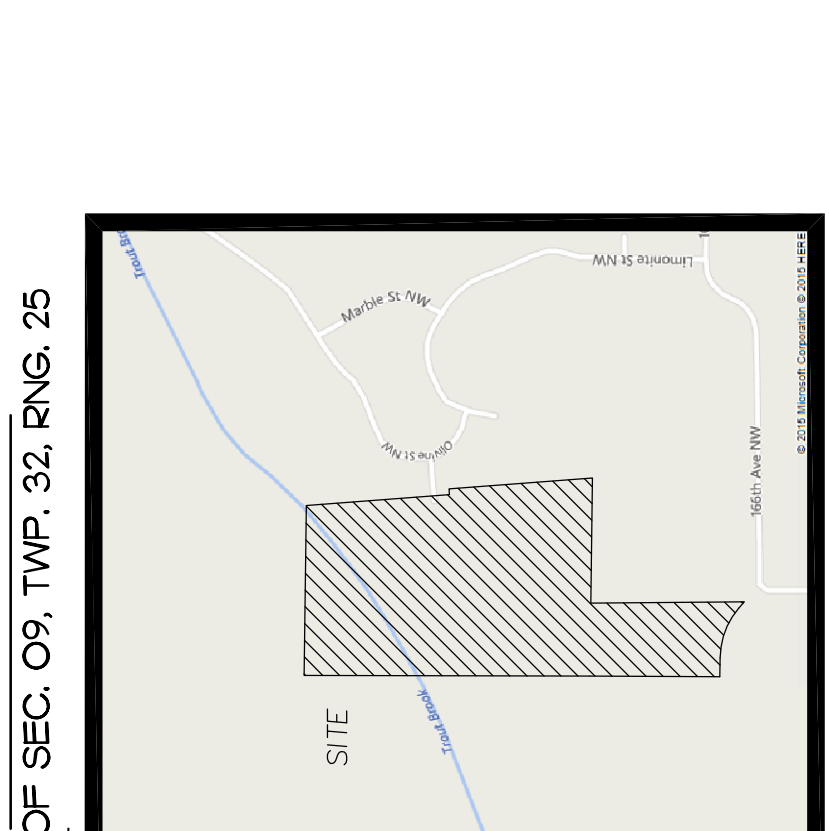


AREA COMPUTATIONS
 TOTAL AREA SITE AREA: 30.784 ACRES
 25 PROPOSED SINGLE FAMILY LOTS
 UPON COMPLETION: 10.24 ACRES 260+ ACRES
 GROSS DENSITY: 0.81 UNITS/ACRE
 NET UPLAND DENSITY: 2.29+ UNITS/ACRE

OWNER INFORMATION
 BROOKFIELD LAND, LLC
 14015 Sunfish Lake Blvd.
 Ramsey, MN 55303
 TEL: (763) 427-3090

ZONING AND SETBACKS
 CURRENT ZONING IS R-1 RESIDENTIAL (MUSA) - QUASI A
 R-1 RESIDENTIAL (RURAL DEVELOPING) - Tract A
 R-1 RESIDENTIAL (MUSA) SETBACKS: 30 FEET FRONT SETBACK, 10 FEET HOUSE SIDE SETBACK (INTERIOR), 10 FEET HOUSE SIDE SETBACK (CORNER), 30 FEET REAR SETBACK, 30 FEET WETLAND/STORMWATER PONDS
 DEVELOPMENT REQUIREMENTS FOR ZONE R-1 RESIDENTIAL (MUSA): MINIMUM LOT AREA 10,800 SF, MINIMUM LOT WIDTH 80 FEET AT SETBACK LINE, 75 FEET AT OHW TROTTER BROOK, DENSITY 3 UNITS PER ACRE (NET)

- LEGEND**
- DENOTES IRON MONUMENT FOUND AS LABELED
 - DENOTES IRON MONUMENT SET.
 - ★ DENOTES BOLLARD
 - DENOTES CATCH BASIN
 - ⊗ DENOTES STORM SEWER MANHOLE
 - ⊕ DENOTES SANITARY SEWER MANHOLE
 - ⊘ DENOTES HYDRANT
 - ⊙ DENOTES GATE VALVE
 - ⊚ DENOTES EXISTING SPOT ELEVATION
 - ⊛ DENOTES SIGN
 - ⊜ DENOTES SOIL BORING, (BY NTI INC)
 - ⊝ DENOTES STORM SEWER APRON
 - ⊞ DENOTES WET LAND
 - ⊟ DENOTES RETAINING WALL
 - ⊠ DENOTES EXISTING CONTOURS
 - ⊡ DENOTES PROPOSED CONTOURS
 - ⊢ DENOTES EXISTING SANITARY SEWER
 - ⊣ DENOTES EXISTING STORM SEWER
 - ⊤ DENOTES EXISTING WATER MAIN
 - ⊥ DENOTES BUILDING SETBACK LINE
 - ⊦ DENOTES WETLAND LINE
 - ⊧ DENOTES 16.5' WETLAND LINE BUFFER LINE
 - ⊨ DENOTES CONCRETE SURFACE
 - ⊩ DENOTES GRAVEL SURFACE



PROPERTY DESCRIPTION
 (NO SCALE)
 OUTLOT A, BROOKFIELD SECOND ADDITION, ANOKA COUNTY, MINNESOTA.

NOTES

1. Bearings shown are on the Anoka County Coordinate System.
 2. Contours shown are from MNGEO Labor Topography, supplemented by field data.
 3. (Areas determined to be outside the 0.2% annual chance flood plain). Flood Zone AE (Base Flood Elevations determined).
 4. Floodway area in Zone AE - The floodway is the channel of a free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
 5. According to Minnesota State Flood Insurance Rate (MIFIR) No. 270681, the 1% Annual Chance Flood Elevation for the 100-year return period is 1199.9 feet less from the intersection of Olivine Street and 168th Circle N.W. to center of the cul-de-sac.
 6. The City of Ramsey Engineering Department for Storm Sewer Rims, Inverts, and Sizer.
 7. Wetland Determination by Kiphuth Environmental Services Company, and State.
 8. Wetland Lines and Trees location by E.G. Rud and Sons, Inc - August 2016.

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

JASON E. RUD
 License No. 41578
 Date: 02/24/2017

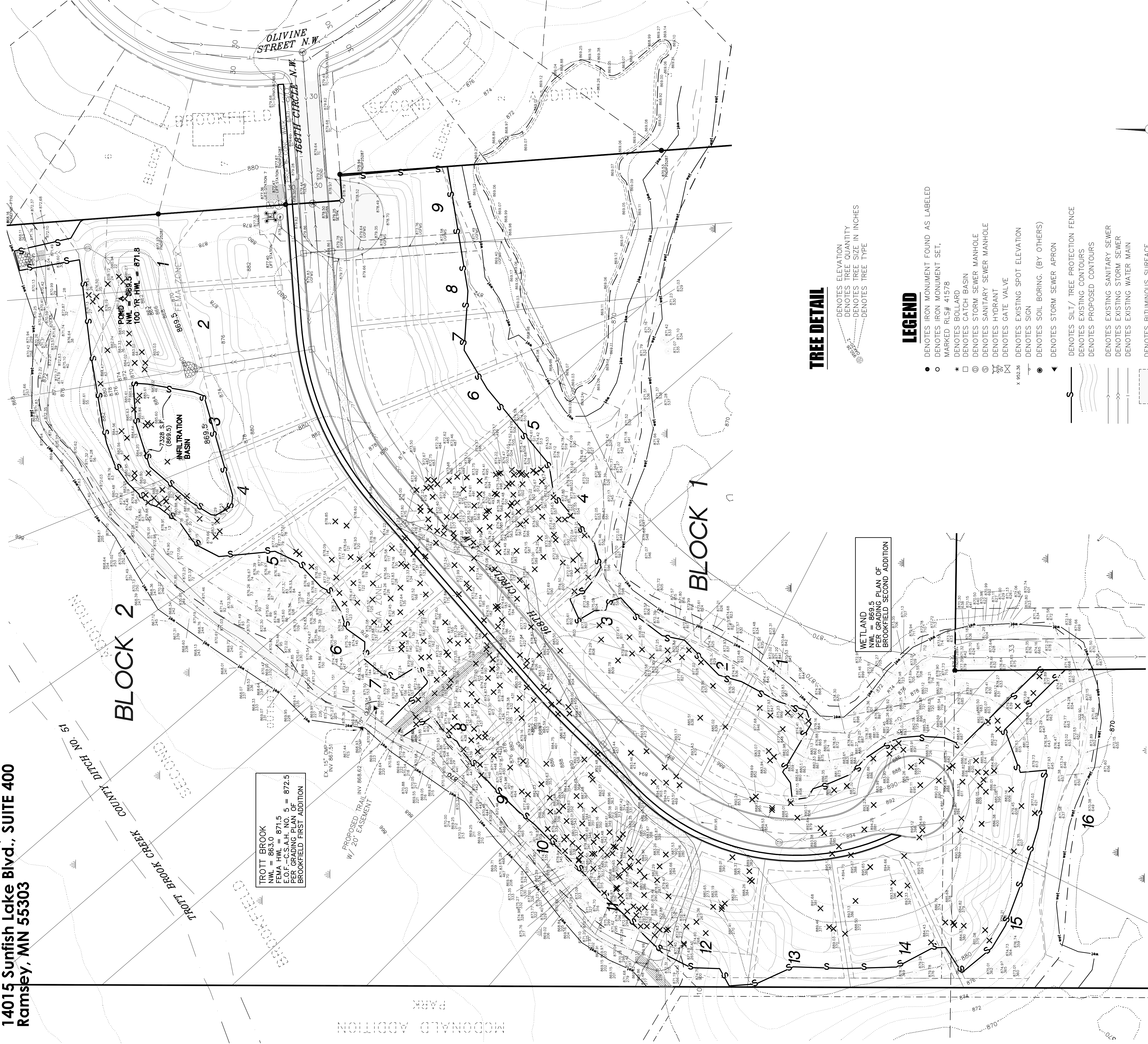
NO.	DATE	DESCRIPTION	BY
1	10/23/16	REVISED BLOCK 1	AMD
2	11/22/16	REVISED BLOCK 1	AMD
3	07/27/17	CITY COMMENTS	AMD
4	02/23/17	REVISED INFILTRATION AREA	AMD
5	02/22/17	CITY COMMENTS	AMD

E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701
 www.egrud.com

Professional Land Surveyors
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TREE INVENTORY AND TREE PROTECTION PLAN

~of~ BROOKFIELD
EIGHTH ADDITION
~for~ BROOKFIELD LAND, LLC
14015 Sunfish Lake Blvd., SUITE 400
Ramsey, MN 55303



TROTT BROOK
NWL = 863.0
FEMA HWL = 871.5
E.O.P. -CSA# - NO. 5 = 872.5
BROOKFIELD FIRST ADDITION

WETLAND
AREAS
PER CS-AP# PLAN OF
BROOKFIELD SECOND ADDITION

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- MARKED RLS# 41578
- DENOTES BOLLARD
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES SIGN
- DENOTES SOIL BORING. (BY OTHERS)
- DENOTES STORM SEWER APRON
- DENOTES SILT / TREE PROTECTION FENCE
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- X DENOTES TREE TO BE REMOVED

NOTES

- Bearings shown are on the Anoka County Coordinate System.
- Contours shown are from MNGEO LIDAR topography, supplemented by ground survey.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance flood plain). Flood Zone AE (Base Flood Elevations determined).
- Areas shown in hatched pattern are within the 1% annual chance flood stream plus any adjacent flood plain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- See City Engineering Department for Storm Sewer Rims, Inverts, and Sizes.
- See City Engineering Department for Sanitary Sewer Rims, Inverts, and Sizes.
- Tree Inventory by Kibbha Environmental Services Company, and Tree Inventory by Kibbha Environmental Services Company, and ISA Certified Arborist Steve Nicholson, (MN-4305A).
- Wetland Lines and Trees location by E.G. Rud and Sons, Inc. August, 2016.

TREE PRESERVATION NOTES

- TOTAL ON-SITE SIGNIFICANT TREE CALIPER INCHES = 3,738.5 DBH
- TOTAL SIGNIFICANT TREE CALIPER INCHES OUTSIDE PROPOSED POND, STREETS, AND WALKS = 6,205.1 DBH
- SIGNIFICANT TREES TO BE REMOVED FOR PONDS, STREETS AND WALKS = 1,589.0 DBH
- SIGNIFICANT TREE CALIPER INCHES REMOVED FOR HOUSE PADS AND YARDS = 2,686.5 DBH
- PERCENTAGE OF TOTAL CALIPER INCHES REMAINING FOR HOUSE PADS AND YARDS = 34.9%
- PERCENTAGE OF TOTAL CALIPER INCHES REMOVED FOR HOUSE PADS AND YARDS = 65.1%
- TREES REMOVED OUTSIDE OF POND, STREET AND WALK AREAS = 43.5%
- THIS TREE INVENTORY DID NOT INCLUDE SEVERAL ACRES OF WOODED WETLAND AND ISOLATED WOODED UPLAND AREAS.

TREE PROTECTION NOTES

- TREE PROTECTION LIMITS TO BE MARKED IN FIELD AND APPROVED BY THE CITY PRIOR TO INSTALLATION OF TREE PROTECTION / SILT FENCE OR TREE CLEARING ACTIVITY.
- SILT FENCE TO BE TAKEN DOWN AND CONSTRUCTION ACTIVITY TO BE STOPPED WITHIN THE DRIP LINE OF TREES IN THE TREE PROTECTION ZONE.
- FIELD DECISIONS WILL BE MADE ON LOCATION OF TREE PROTECTION LIMITS TO PRESERVE SOME TREES AND DEAD FALL ARE TO BE CLEARED. THIS MAY BE DONE PRIOR TO INSTALLATION OF SILT / TREE PROTECTION FENCE. GRUBBING OF STUMPS WILL OCCUR AFTER END OF CLEARING ACTIVITIES TO OCCUR PRIOR TO APRIL 15TH OR AFTER JULY 15 TO MINIMIZE THE POTENTIAL INTRODUCTION OF OAK WILT TO THE SITE.

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

JACON E. RUD
Date: 02/24/2017 License No. 41578

TREE REMOVAL/PLANTING SUMMARY

- TOTAL ON-SITE SIGNIFICANT TREE CALIPER INCHES = 7,726.6 DBH
- TOTAL TREE REMOVAL = 4,265.5 DBH
- PROPOSED LANDSCAPE TREE PLANTING = 71 DBH

OWNER INFORMATION

BROOKFIELD LAND, LLC
14015 Sunfish Lake Blvd.
Suite 400
Ramsey, MN 55303
TEL: (763) 427-3090

BENCHMARK

BENCHMARK: Anoka County Benchmark # 2087
Elevation = 868.595 (NAVD88)

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

TREE INVENTORY BY
Steve Nicholson
ISA Certification (MN-4305A)

NO.	DATE	DESCRIPTION	BY
1	11/22/16	IBD SET	MMD
2	01/27/17	CITY COMMENTS	MMD
3	02/24/17	CITY COMMENTS	MMD

TREE INVENTORY CHART

~of~ BROOKFIELD
EIGHTH ADDITION

~for~ BROOKFIELD LAND, LLC
14015 Sunfish Lake Blvd., SUITE 400
Ramsey, MN 55303

Tag #	Species	DBH	Condition	Stems	Status	Total DBH	Tag #	Species	DBH	Condition	Stems	Status	Total DBH	Tag #	Species	DBH	Condition	Stems	Status	Total DBH	Tag #	Species	DBH	Condition	Stems	Status	Total DBH	Tag #	Species	DBH	Condition	Stems	Status	Total DBH
1	Aspen	8.5	Good	1	removed	8.5	86	Aspen	8.5	Good	1	saved	8.5	174	Oak, red	4.0	Good	1	pond/street	4	262	Aspen	9.0	Fair	1	saved	9	352	Oak, red	18.0	Fair	1	removed	18
2	Aspen	12.5	Fair	2	removed	25	87	Aspen	8.5	Good	1	saved	8.5	175	Cherry, black	9.5	Good	1	pond/street	9.5	263	Birch, paper	10.0	Fair	1	saved	10	353	Aspen	9.0	Fair	1	removed	9
3	Oak, bur	11.0	Good	1	removed	11	88	Aspen	9.5	Good	1	saved	9.5	176	Aspen	8.0	Fair	1	pond/street	8	264	Oak, bur	10.0	Fair	1	removed	10	354	Aspen	8.0	Fair	1	removed	8
4	Oak, bur	9.5	Good	1	removed	9.5	89	Aspen	8.5	Good	1	saved	8.5	177	Oak, red	8.0	Good	1	removed	8	265	Ash, green	11.0	Poor	1	dead removed	11	355	Oak, bur	5.0	Fair	1	removed	5
5	Oak, bur	8.5	Good	1	removed	8.5	90	Aspen	8.0	Good	1	saved	8	178	Oak, red	12.5	Fair	1	removed	12.5	266	Ash, green	13.0	Poor	1	dead removed	13	356	Oak, bur	4.0	Good	1	removed	4
6	Cherry, black	10.5	Fair	1	removed	10.5	91	Aspen	11.0	Good	1	saved	11	179	Aspen	8.0	Fair	1	pond/street	8	267	Aspen	9.0	Fair	1	removed	9	357	Aspen	8.0	Good	1	removed	8
7	Oak, bur	27.0	Good	1	removed	27	92	Aspen	8.5	Good	1	saved	8.5	180	Aspen	10.0	Good	1	pond/street	10	268	Oak, red	11.0	Fair	1	removed	11	358	Oak, red	5.0	Good	1	removed	5
8	Oak, red	10.5	Good	1	saved	10.5	93	Aspen	10.5	Good	1	saved	10.5	181	Aspen	8.5	Fair	1	pond/street	8.5	269	Oak, red	15.0	Good	1	removed	15	359	Oak, red	6.0	Fair	1	saved	6
9	Oak, bur	4.5	Good	1	saved	4.5	94	Aspen	8.0	Good	1	saved	8	182	Aspen	10.0	Fair	1	pond/street	10	270	Oak, red	12.0	Fair	1	removed	12	360	Oak, bur	4.0	Poor	1	saved	4
10	Oak, red	7.0	Good	1	saved	7	95	Oak, red	8.0	Good	1	saved	8	183	Aspen	10.0	Fair	1	pond/street	10	271	Oak, red	16.0	Good	1	removed	16	361	Aspen	11.0	Fair	1	saved	11
11	Oak, bur	14.0	Good	2	saved	28	96	Aspen	11.5	Good	1	saved	11.5	184	Aspen	11.0	Fair	1	pond/street	11	272	Oak, red	8.0	Fair	1	removed	8	363	Oak, bur	7.0	Good	1	removed	7
12	Oak, bur	4.5	Good	1	saved	4.5	97	Aspen	9.5	Good	1	saved	9.5	185	Oak, red	7.5	Good	1	pond/street	7.5	273	Cherry, black	8.0	Good	1	removed	8	364	Oak, red	7.0	Good	1	saved	7
13	Oak, red	5.0	Good	1	saved	5	98	Aspen	10.5	Good	1	saved	10.5	186	Aspen	11.5	Good	1	pond/street	11.5	274	Oak, bur	5.0	Good	1	removed	5	365	Oak, red	6.0	Fair	1	saved	6
14	Oak, bur	7.5	Good	1	saved	7.5	99	Aspen	10.5	Good	1	saved	10.5	187	Oak, red	4.5	Good	1	removed	4.5	275	Oak, bur	4.0	Good	1	removed	4	366	Oak, red	6.0	Good	1	removed	6
15	Oak, bur	9.0	Good	1	pond/street	9	100	Oak, bur	5.5	Good	1	saved	5.5	188	Aspen	11.0	Fair	1	removed	11	276	Oak, bur	8.0	Good	1	saved	8	367	Oak, red	4.0	Fair	1	removed	4
16	Oak, bur	7.5	Good	1	pond/street	7.5	101	Aspen	11.0	Good	1	saved	11	189	Aspen	10.5	Good	1	removed	10.5	277	Oak, red	11.0	Good	1	saved	11	368	Aspen	8.0	Poor	1	removed	8
17	Oak, red	4.5	Good	1	pond/street	4.5	102	Oak, bur	5.0	Good	1	saved	5	190	Aspen	9.0	Fair	1	removed	9	278	Aspen	8.0	Fair	1	removed	8	369	Oak, bur	4.0	Good	1	saved	4
18	Oak, bur	7.0	Good	1	pond/street	7	103	Oak, bur	4.0	Good	1	saved	4	191	Oak, bur	12.5	Good	1	removed	12.5	279	Oak, red	20.0	Good	1	removed	20	370	Oak, bur	5.0	Good	1	removed	5
19	Oak, red	7.5	Good	1	pond/street	7.5	104	Aspen	10.0	Good	1	saved	10	192	Aspen	8.5	Fair	1	removed	8.5	280	Oak, red	4.0	Good	1	removed	4	371	Oak, red	4.0	Good	1	removed	4
20	Oak, bur	7.0	Good	1	pond/street	7	105	Aspen	9.5	Good	1	saved	9.5	193	Oak, red	4.5	Good	1	removed	4.5	281	Oak, bur	5.0	Good	1	removed	5	372	Oak, red	4.0	Good	1	removed	4
21	Aspen	8.5	Good	1	pond/street	8.5	106	Oak, bur	4.5	Good	1	saved	4.5	194	Oak, red	5.0	Good	1	removed	5	282	Oak, red	10.0	Fair	1	removed	10	373	Aspen	8.0	Good	1	removed	8
22	Oak, red	15.0	Good	1	pond/street	15	107	Aspen	10.0	Good	1	saved	10	195	Aspen	9.0	Fair	1	removed	9	283	Aspen	8.0	Good	1	removed	8	374	Aspen	10.0	Fair	1	removed	10
23	Oak, red	18.0	Good	1	pond/street	18	108	Aspen	10.0	Fair	1	saved	10	196	Aspen	10.0	Good	1	removed	10	284	Oak, red	7.0	Good	1	removed	7	375	Oak, bur	5.0	Good	1	removed	5
24	Oak, red	18.0	Good	1	pond/street	18	109	Aspen	10.5	Good	1	saved	10.5	197	Aspen	9.0	Fair	1	removed	9	286	Oak, bur	5.0	Good	1	removed	5	376	Oak, red	6.0	Fair	1	saved	6
25	Oak, bur	15.0	Good	1	pond/street	15	110	Aspen	9.0	Good	1	saved	9	198	Aspen	8.0	Fair	1	removed	8	287	Cherry, black	8.0	Good	1	removed	8	377	Oak, red	5.0	Fair	1	saved	5
26	Oak, bur	26.0	Good	1	pond/street	26	111	Aspen	9.0	Fair	1	saved	9	199	Oak, red	6.0	Good	1	pond/street	6	288	Aspen	13.0	Good	1	removed	13	378	Aspen	10.0	Fair	1	removed	10
27	Basswood	12.0	Good	1	pond/street	12	112	Aspen	8.5	Good	1	removed	8.5	200	Oak, red	6.0	Good	1	pond/street	6	289	Oak, bur	6.0	Good	1	removed	6	379	Aspen	10.0	Fair	1	removed	10
28	Oak, red	4.5	Good	1	saved	4.5	113	Aspen	10.5	Good	1	removed	10.5	201	Ash, green	13.0	Good	1	saved	13	290	Oak, red	11.0	Fair	1	removed	11	380	Cedar, red	6.0	Good	1	removed	6
29	Oak, bur	16.0	Good	1	saved	16	114	Aspen	10.0	Good	1	removed	10	202	Ash, green	12.0	Good	1	saved	12	291	Oak, bur	6.0	Fair	1	removed	6	381	Cherry, black	11.0	Good	1	removed	11
30	Aspen	11.0	Good	1	saved	11	115	Aspen	8.5	Good	1	removed	8.5	203	Ash, green	8.0	Good	1	saved	8	292	Aspen	8.0	Poor	1	removed	8	382	Oak, red	11.0	Fair	1	removed	11
31	Aspen	9.0	Good	1	saved	9	116	Oak, red	6.0	Good	1	pond/street	6	204	Ash, green	9.0	Good	1	saved	9	293	Aspen	8.0	Fair	1	removed	8	383	Oak, red	10.0	Fair	1	removed	10
32	Birch, paper	19.0	Good	2	saved	38	117	Oak, red	25.0	Fair	1	removed	25	205	Ash, green	10.0	Good	1	saved	10	294	Aspen	8.0	Fair	1	removed	8	384	Oak, red	10.0	Fair	1	removed	10
33	Oak, red	6.5	Good	1	pond/street	6.5	118	Oak, red	6.0	Good	1	removed	6	206	Ash, green	10.0	Good	1	saved	10	295	Aspen	8.0	Fair	1	saved	8	385	Oak, bur	7.0	Fair	1	pond/street	7
34	Oak, bur	6.5	Good	1	pond/street	6.5	119	Oak, bur	5.5	Good	1	removed	5.5	207	Aspen	11.0	Good	1	saved	11	296	Oak, red	9.0	Fair	1	removed	9	386	Oak, red	16.0	Fair	1	removed	16
35	Oak, bur	31.0	Good	1	pond/street	31	120	Oak, bur	6.0	Good	1	removed	6	208	Ash, green	6.0	Good	1	saved	6	297	Aspen	10.0	Fair	1	saved	10	387	Oak, red	15.0	Fair	1	pond/street	15
36	Oak, bur	11.0	Fair	1	pond/street	11	121	Aspen	11.0	Good	1	removed	11	209	Birch, paper	7.0	Good	1	saved	7	298	Aspen	6.0	Good	1	saved	6	388	Oak, red	23.0	Fair	1	pond/street	23
37	Oak, bur	21.0	Good	1	pond/street	21	122	Aspen	12.5	Good	1	removed	12.5	210	Basswood	7.0	Good	1	saved	7	299	Oak, bur	6.0	Poor	1	removed	6	389	Oak, red	11.0	Fair	1	removed	11
38	Aspen	11.0	Good	1	saved	11	123	Aspen	9.0	Good	1	removed	9	211	Ash, green	Dead	Good	1	saved	300	Aspen	8.0	Good	1	removed	8	390	Oak, red	5.0	Good	1	removed	5	
39	Aspen	10.0	Good	1	saved	10	124	Aspen	9.5	Good	1	removed	9.5	212	Aspen	13.0	Good	1	saved	13	301	Oak, bur	5.0	Poor	1	removed	5	391	Oak, red	24.0	Good	1	removed	24
40	Aspen	11.5	Fair	1	saved	11.5	125	Cherry, black	10.0	Good	1	removed	10	213	Aspen	8.0	Good	1	saved	8	302	Oak, red	17.0	Good	1	removed	17	392	Oak, red	10.0	Fair	1	removed	10
41	Basswood	26.0	Fair	1	saved	26	126	Aspen	11.5	Fair	1	removed	11.5	214	Aspen	13.0	Good	1	saved	13	303	Oak, bur	4.0	Fair	1	removed	4	393	Oak, red	11.0	Good	1	pond/street	11
42	Oak, bur	19.5	Fair	1	pond/street	19.5	127	Oak, bur	30.0	Good	1	removed	30	215	Aspen	12.0	Good	1	saved	12	304	Oak, bur	9.0	Fair	1	removed	9	394	Oak, red	7.0	Poor	1	pond/street	7
43	Oak, bur	5.0	Fair	1	pond/street	5	128	Oak, red	17.0	Fair	1	removed	17	217	Aspen	12.0	Good	1	saved	12	305	Oak, bur	6.0	Fair	1	removed	6	395	Oak, red	14.0	Fair	1	removed	14
44	Oak, red	5.5	Good	1	pond/street	5.5	129	Oak, red	11.0	Good	1	removed	11	218	Cherry, black	8.0	Good	1	saved	8	306	Oak, bur	10.0	Fair	1	removed	10	396	Oak, red	29.0	Poor	1	removed	29
45	Oak, red	6.5	Good	1	pond/street	6.5	130	Oak, red	4.5	Good	1	removed	4.5	219	Aspen	7.0	Good	1	saved	7	307	Oak, bur	4.0	Fair	1	removed	4	397	Oak, bur	5.0	Poor	1	removed	5
46	Oak, bur	12.0	Fair	2	pond/street	24	131	Oak, red	9.0	Good	1	pond/street	9	220	Ash, green	10.0	Good	1	saved	10	308	Oak, bur	10.0	Fair	1	removed	10	398	Oak, white	10.0	Fair	1	pond/street	10
47	Oak, bur	5.5	Good	1	pond/street	5.5	132	Oak, red	4.0	Fair	1	pond/street	4	221	Basswood	6.0	Fair	1	saved	6	309	Oak, bur	12.0	Poor	1	removed	12	399	Oak, red	19.0	Fair	1	removed	19
48	Oak, bur	4.5	Good	1	pond/street	4.5	133	Oak, red	4.0	Fair	1	pond/street	4	222	Oak, bur	5.0	Good	1	saved	5	310	Oak, red	5.0	Poor										

TREE INVENTORY CHART

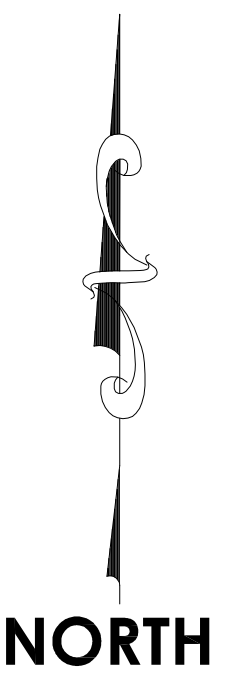
~of~ BROOKFIELD
EIGHTH ADDITION

~for~ BROOKFIELD LAND, LLC
14015 Sunfish Lake Blvd., SUITE 400
Ramsey, MN 55303

Tag #	Species	DBH	Condition	Stems	Status	Total DBH	Tag #	Species	DBH	Condition	Stems	Status	Total DBH	Tag #	Species	DBH	Condition	Stems	Status	Total DBH	Tag #	Species	DBH	Condition	Stems	Status	Total DBH	Tag #	Species	DBH	Condition	Stems	Status	Total DBH
440	Aspen	10.5	Fair	1	saved	10.5	527	Oak, red	13.0	Fair	1	saved	13	614	Oak, red	11.0	Good	1	removed	11	715	Oak, red	8.0	Good	1	saved	8	874	Aspen	9.5	Good	1	saved	9.5
441	Aspen	8.0	Fair	1	saved	8	528	Oak, red	10.0	Good	1	saved	10	615	Oak, red	12.0	Fair	1	pond/street	12	716	Aspen	12.0	Good	1	saved	12	875	Aspen	11.5	Good	1	saved	11.5
442	Aspen	10.0	Good	1	saved	10	529	Birch, paper	11.0	Fair	2	saved	22	616	Oak, red	12.0	Fair	1	pond/street	12	717	Aspen	11.0	Good	1	saved	11	876	Aspen	9.0	Good	1	pond/street	9
443	Oak, red	7.5	Good	1	saved	7.5	530	Birch, paper	10.0	Good	2	saved	20	618	Oak, red	12.0	Poor	1	removed	12	718	Oak, red	17.0	Good	1	saved	17	877	Cherry, black	26.0	Fair	1	pond/street	26
444	Oak, red	6.5	Good	1	saved	6.5	531	Birch, paper	18.0	Good	4	saved	72	619	Oak, red	13.0	Fair	1	removed	13	719	Oak, red	5.0	Good	1	saved	5	878	Aspen	8.0	Good	1	saved	8
445	Oak, red	8.0	Good	1	saved	8	532	Aspen	9.5	Good	1	saved	9.5	620	Oak, red	14.0	Fair	1	removed	14	720	Aspen	8.0	Good	1	saved	8	879	Oak, red	7.5	Good	1	pond/street	7.5
446	Oak, red	10.5	Good	1	removed	10.5	533	Oak, red	13.5	Good	1	saved	13.5	621	Oak, red	4.0	Fair	1	removed	4	721	Aspen	8.0	Fair	1	saved	8	880	Cherry, black	9.0	Fair	1	pond/street	9
447	Aspen	8.0	Fair	1	saved	8	534	Aspen	11.0	Good	1	saved	11	622	Oak, red	9.0	Good	1	off site	9	722	Aspen	9.0	Good	1	saved	9	881	Oak, red	28.0	Good	1	pond/street	28
448	Aspen	8.0	Fair	1	removed	8	535	Aspen	11.0	Good	1	saved	11	623	Oak, red	4.0	Fair	1	off site	4	723	Aspen	8.0	Good	1	saved	8	882	Oak, red	19.0	Good	1	pond/street	19
449	Aspen	8.5	Fair	1	removed	8.5	536	Aspen	15.0	Fair	2	saved	30	624	Cedar, red	4.0	Good	1	off site	4	724	Aspen	8.0	Good	1	saved	8	883	Oak, red	4.5	Good	1	saved	4.5
450	Aspen	9.5	Fair	1	removed	9.5	537	Birch, paper	8.0	Good	1	saved	8	625	Oak, red	6.0	Good	1	off site	6	725	Aspen	9.0	Good	1	saved	9	884	Oak, bur	4.0	Good	1	saved	4
451	Aspen	8.0	Good	1	removed	8	538	Aspen	9.5	Good	1	saved	9.5	626	Oak, red	6.0	Good	1	off site	6	726	Oak, red	5.5	Good	1	pond/street	5.5	885	Aspen	8.0	Good	1	saved	8
452	Aspen	8.0	Good	1	removed	8	539	Aspen	8.5	Good	1	saved	8.5	627	Aspen	9.0	Good	1	off site	9	727	Oak, red	11.0	Fair	1	pond/street	11	886	Oak, red	4.5	Good	1	pond/street	4.5
453	Oak, red	15.0	Fair	1	pond/street	15	540	Aspen	9.0	Good	1	saved	9	628	Oak, red	15.0	Fair	1	off site	15	728	Aspen	8.0	Good	1	pond/street	8	887	Aspen	9.0	Good	1	saved	9
454	Oak, red	6.0	Good	1	pond/street	6	541	Aspen	9.5	Good	1	saved	9.5	629	Oak, red	4.0	Fair	1	off site	4	801	Oak, red	4.0	Good	1	pond/street	4	888	Aspen	8.0	Good	1	saved	8
455	Oak, red	10.0	Good	1	pond/street	10	542	Aspen	9.0	Fair	1	saved	9	630	Oak, red	7.0	Fair	1	saved	7	802	Oak, red	4.5	Good	1	removed	4.5	889	Aspen	8.0	Good	1	pond/street	8
456	Cherry, black	8.0	Good	1	pond/street	8	543	Aspen	11.0	Good	1	saved	11	631	Oak, red	4.0	Good	1	saved	4	803	Oak, red	5.0	Good	1	removed	5	890	Aspen	8.5	Good	1	pond/street	8.5
457	Oak, bur	5.5	Good	1	pond/street	5.5	544	Aspen	12.0	Good	1	saved	12	632	Oak, red	18.0	Poor	5	off site	90	804	Aspen	8.5	Good	1	removed	8.5	891	Aspen	8.0	Good	1	pond/street	8
458	Oak, bur	6.0	Good	1	removed	6	545	Aspen	12.0	Fair	1	saved	12	633	Oak, red	4.0	Fair	1	saved	4	805	Oak, red	5.0	Good	1	saved	5	892	Oak, red	8.0	Good	1	saved	8
459	Oak, bur	5.0	Good	1	removed	5	546	Aspen	9.0	Fair	1	saved	9	634	Oak, red	14.0	Good	1	off site	14	806	Oak, red	4.0	Good	1	saved	4	893	Aspen	8.5	Good	1	saved	8.5
460	Oak, bur	7.0	Good	1	removed	7	547	Aspen	9.5	Fair	1	saved	9.5	636	Aspen	9.0	Fair	1	off site	9	807	Oak, red	22.0	Fair	1	saved	22	894	Aspen	8.5	Good	1	saved	8.5
461	Aspen	15.0	Fair	2	removed	30	548	Oak, red	4.5	Good	1	saved	4.5	637	Oak, red	8.0	Good	1	saved	8	808	Oak, red	4.0	Good	1	saved	4	895	Aspen	8.5	Good	1	saved	8.5
462	Aspen	8.5	Fair	1	removed	8.5	549	Oak, red	6.5	Good	1	saved	6.5	638	Oak, red	4.0	Fair	1	off site	4	809	Oak, red	9.5	Good	1	removed	9.5	896	Aspen	8.0	Good	1	saved	8
463	Aspen	9.0	Fair	1	removed	9	550	Oak, red	15.0	Good	1	saved	15	639	Cherry, black	11.0	Fair	1	pond/street	11	810	Oak, red	11.0	Fair	1	removed	11	897	Aspen	8.5	Good	1	saved	8.5
464	Aspen	11.0	Fair	1	removed	11	551	Aspen	8.5	Fair	1	saved	8.5	640	Oak, red	5.0	Good	1	off site	5	811	Oak, red	5.5	Good	1	removed	5.5	898	Aspen	8.5	Good	1	saved	8.5
465	Aspen	10.5	Fair	1	saved	10.5	552	Cherry, black	8.0	Fair	1	removed	8	641	Oak, red	6.0	Fair	1	off site	6	812	Oak, red	6.0	Good	1	removed	6	899	Basswood	10.0	Good	1	saved	10
466	Aspen	8.5	Fair	1	saved	8.5	553	Aspen	8.0	Good	1	saved	8	642	Oak, red	11.0	Fair	1	off site	11	813	Oak, red	5.5	Good	1	removed	5.5	900	Aspen	8.5	Fair	1	saved	8.5
467	Oak, bur	6.0	Good	1	saved	6	554	Aspen	9.5	Good	1	saved	9.5	643	Oak, bur	5.0	Good	1	saved	5	814	Ash, black	9.0	Good	1	saved	9	900	Oak, red	15.0	Good	1	saved	15
468	Oak, bur	5.5	Good	1	saved	5.5	555	Aspen	8.0	Fair	1	removed	8	644	Oak, red	8.0	Good	1	saved	8	815	Oak, red	8.5	Good	1	saved	8.5	901	Oak, red	5.0	Good	1	saved	5
469	Oak, red	9.0	Fair	1	pond/street	9	556	Oak, red	5.5	Good	1	removed	5.5	645	Oak, red	35.0	Poor	1	saved	35	816	Oak, red	10.0	Good	1	saved	10	902	Cherry, black	8.0	Good	1	removed	8
470	Oak, red	7.0	Good	1	pond/street	7	557	Aspen	10.0	Fair	1	removed	10	646	Cedar, red	6.0	Fair	1	saved	6	817	Aspen	8.5	Fair	1	saved	8.5	903	Oak, red	4.0	Good	1	pond/street	4
471	Oak, red	28.0	Good	1	pond/street	28	558	Aspen	14.0	Good	1	removed	14	647	Oak, red	17.0	Good	1	saved	17	818	Aspen	8.5	Fair	1	saved	8.5	904	Oak, red	4.0	Good	1	pond/street	4
472	Cherry, black	10.0	Good	1	pond/street	10	559	Aspen	12.5	Good	1	removed	12.5	648	Oak, red	10.0	Fair	3	saved	30	819	Oak, red	5.0	Good	1	removed	5							
473	Cherry, black	15.0	Fair	1	pond/street	15	560	Oak, red	5.0	Fair	1	removed	5	649	Aspen	8.0	Good	1	saved	8	820	Oak, red	6.0	Good	1	removed	6							
474	Oak, bur	5.0	Good	1	pond/street	5	561	Oak, red	18.0	Good	1	removed	18	650	Aspen	8.0	Good	1	saved	8	821	Aspen	8.5	Good	1	removed	8.5							
475	Oak, red	8.5	Good	1	pond/street	8.5	562	Oak, red	6.5	Fair	1	removed	6.5	651	Oak, red	26.0	Fair	2	saved	52	822	Oak, red	5.0	Good	1	removed	5							
476	Oak, red	5.0	Good	1	pond/street	5	563	Oak, red	5.5	Good	1	removed	5.5	652	Oak, red	12.0	Good	1	saved	12	823	Oak, red	6.0	Good	1	saved	6							
477	Oak, red	5.0	Good	1	pond/street	5	564	Oak, red	20.0	Fair	1	removed	20	653	Oak, red	10.0	Fair	1	saved	10	824	Aspen	9.5	Good	1	saved	9.5							
478	Oak, red	5.5	Good	1	pond/street	5.5	565	Oak, red	4.0	Good	1	removed	4	654	Oak, red	23.0	Fair	2	saved	46	825	Oak, red	5.0	Good	1	saved	5							
479	Oak, red	9.5	Good	1	pond/street	9.5	566	Oak, red	4.0	Good	1	removed	4	655	Oak, red	13.0	Good	1	saved	13	826	Aspen	10.0	Good	1	saved	10							
480	Oak, red	8.5	Good	1	pond/street	8.5	567	Aspen	8.0	Good	1	removed	8	656	Oak, red	10.0	Fair	1	saved	10	827	Aspen	9.5	Fair	1	saved	9.5							
481	Oak, red	10.0	Good	1	pond/street	10	568	Oak, red	4.5	Fair	1	removed	4.5	657	Oak, red	4.0	Fair	1	saved	4	828	Oak, red	8.5	Good	1	removed	8.5							
482	Birch, paper	9.5	Good	1	removed	9.5	569	Oak, red	5.0	Good	1	removed	5	658	Oak, bur	5.0	Good	1	saved	5	829	Aspen	11.6	Good	1	saved	11.6							
483	Oak, red	4.5	Good	1	removed	4.5	570	Oak, red	7.5	Good	1	removed	7.5	659	Oak, red	11.0	Good	1	saved	11	830	Oak, red	6.0	Good	1	saved	6							
484	Oak, red	12.5	Good	1	removed	12.5	571	Oak, red	10.5	Good	1	removed	10.5	660	Oak, red	10.0	Good	1	saved	10	831	Aspen	11.0	Fair	1	saved	11							
485	Oak, red	5.5	Good	1	removed	5.5	572	Oak, red	4.5	Fair	1	removed	4.5	661	Oak, red	6.0	Fair	1	saved	6	832	Oak, red	7.0	Good	1	saved	7							
486	Oak, red	11.0	Good	1	removed	11	573	Aspen	8.0	Fair	1	removed	8	662	Oak, red	25.0	Fair	1	saved	25	833	Oak, red	8.0	Good	1	saved	8							
487	Oak, red	8.5	Good	1	removed	8.5	574	Ash, green	9.0	Good	1	pond/street	9	663	Oak, red	25.0	Good	1	saved	25	834	Aspen	9.5	Good	1	saved	9.5							
488	Oak, red	8.0	Good	1	removed	8	575	Oak, red	8.5	Good	1	pond/street	8.5	664	Oak, red	27.0	Poor	1	pond/street	27	835	Oak, red	5.0	Good	1	saved								

GRADING, DRAINAGE AND EROSION CONTROL NOTES AND LOT ELEVATION TABLE

~of~ BROOKFIELD EIGHTH ADDITION
 ~for~ BROOKFIELD LAND, LLC
 14015 Sunfish Lake Blvd., SUITE 400
 Ramsey, MN 55303



TREE PROTECTION NOTES

- TREE PROTECTION LIMITS TO BE MARKED IN FIELD PRIOR TO ANY TREE CLEARING ACTIVITY.
- SILT / TREE PROTECTION FENCE TO BE INSTALLED AT CONSTRUCTION LIMIT LINE.
- CARE IS TO BE TAKEN TO AVOID CONSTRUCTION ACTIVITY OR CONSTRUCTION VEHICLE TRAFFIC WITHIN THE DRIP LINE OF TREES IN THE TREE PROTECTION ZONE.
- FIELD DECISIONS WILL BE MADE ON LOCATION OF TREE PROTECTION LIMITS TO PRESERVE SIGNIFICANT TREES.
- SOME TREES AND DEAD FALL ARE TO BE CLEARED. THIS MAY BE DONE PRIOR TO INSTALLATION OF SILT / TREE PROTECTION FENCE. GRUBBING OF STUMPS WILL OCCUR AFTER EROSION CONTROL MEASURE ARE INSTALLED.
- ALL CLEARING ACTIVITIES TO OCCUR PRIOR TO APRIL 15TH OR AFTER JULY 15 TO MINIMIZE THE POTENTIAL INTRODUCTION OF OAK WILT TO THE SITE.

BENCHMARK

BENCHMARK: Anoka County Benchmark # 2087
 Elevation = 888.599 (NAVD88)

OWNER INFORMATION

BROOKFIELD LAND, LLC
 14015 Sunfish Lake Blvd.
 Suite 400
 Ramsey, MN 55303
 TEL: (763) 427-3090

LOT ELEVATION TABLE

Lot #	Block #	Building Type	Garage Elevation	Proposed			Regulatory		Highest			Street Elevation	Front Slope	Rear Slope
				Floor Elevation	Opening Elevation	Peak Elevation	Flood Protection Elevation	Source Elevation	Anticipated Elevation	Emergency Elevation	Overflow Elevation			
1	1	W.O.	886.6	878.9	878.9	871.5	872.5	FEMA	868.0 #	872.5	884.6	5.1	4.6	18.00
2	1	W.O.	885.8	878.1	878.1	871.5	872.5	FEMA	873.5 p	872.5	883.1	6.9	6.4	14.60
3	1	W.O.	884.2	876.5	876.5	871.5	872.5	FEMA	873.5 p	872.5	882.1	5.4	4.9	15.20
4	1	W.O.	882.0	874.3	874.3	871.5	872.5	FEMA	866.0	872.5	880.5	3.8	3.3	16.00
5	1	W.O.	881.5	873.8	873.8	871.5	872.5	FEMA	866.0	872.5	880.0	3.8	3.3	6.00
6	1	W.O.	881.8	874.1	874.1	871.5	872.5	FEMA	864.0	872.5	879.5	5.9	5.4	4.70
7	1	W.O.	881.3	873.6	873.6	871.5	872.5	FEMA	864.0	872.5	878.9	6.2	5.6	2.70
8	1	W.O.	881.3	873.6	873.6	871.5	872.5	FEMA	864.0	872.5	878.3	7.7	7.2	3.00
9	1	W.O.	881.3	873.6	873.6	871.5	872.5	FEMA	864.0	872.5	878.0	8.5	7.9	4.00
1	2	L.O.	882.3	874.6	877.8	871.8	873.8	POND A	865.5	872.5	878.0	7.8	7.6	3.60
2	2	W.O.*	881.3	874.3	874.3	871.8	873.8	POND A	865.5	872.5	878.2	9.0	8.1	10.80
3	2	W.O.*	881.3	874.3	874.3	871.8	873.8	POND A	865.0	872.5	878.8	7.3	6.6	7.60
4	2	L.O.	881.7	874.0	877.2	871.8	873.8	POND A	865.0	872.5	879.2	7.3	6.8	7.80
5	2	L.O.	882.4	874.7	877.9	871.5	872.5	FEMA	866.0	872.5	879.6	8.1	7.6	2.00
6	2	L.O.	882.2	874.5	877.7	871.5	872.5	FEMA	866.0	872.5	880.1	6.0	5.4	4.20
7	2	W.O.	882.4	874.7	874.7	871.5	872.5	FEMA	866.0	872.5	880.4	5.6	3.7	6.80
8	2	W.O.*	883.5	876.5	876.5	871.5	872.5	FEMA	873.5 p	872.5	881.5	5.8	1.8	14.50
9	2	W.O.*	883.5	876.5	876.5	871.5	872.5	FEMA	873.5 p	872.5	882.2	3.1	2.5	15.30
10	2	W.O.	885.8	878.1	878.1	871.5	872.5	FEMA	873.5 p	872.5	883.1	8.1	7.3	18.50
11	2	W.O.	885.7	878.0	878.0	871.5	872.5	FEMA	870.5 #	872.5	884.2	4.0	4.1	20.00
12	2	W.O.	886.5	878.8	878.8	871.5	872.5	FEMA	870.5 #	872.5	884.5	5.7	5.0	13.60
13	2	SIDE L.O.	886.8	879.1	882.3	871.5	872.5	FEMA	870.5 #	872.5	884.5	6.7	6.0	6.70
14	2	F.B.	886.4	878.7	886.8	871.5	872.5	FEMA	868.0 #	872.5	883.4	8.9	8.3	15.70
15	2	SIDE W.O.	884.8	877.1	877.1	871.5	872.5	FEMA	868.0 #	872.5	881.4**	8.0	7.5	3.80
16	2	W.O.	884.5	876.8	876.8	871.5	872.5	FEMA	868.0 #	872.5	881.2**	7.7	7.8	3.80

- * INDICATES DROPPED GARAGE
- ** INDICATES CURB ELEVATION INSTEAD OF CENTERLINE ELEVATION
- # INDICATES MAXIMUM DEPTH OF BORING. GROUND WATER WAS NOT ENCOUNTERED.
- p APPEARS TO POTENTIALLY BE A PERCHED WATER CONDITION.
- REAR YARD GRADES MEASURED FROM CENTER OF PAD TO EASEMENT LINE OR GRADE MATCH IN WOODED AREAS.

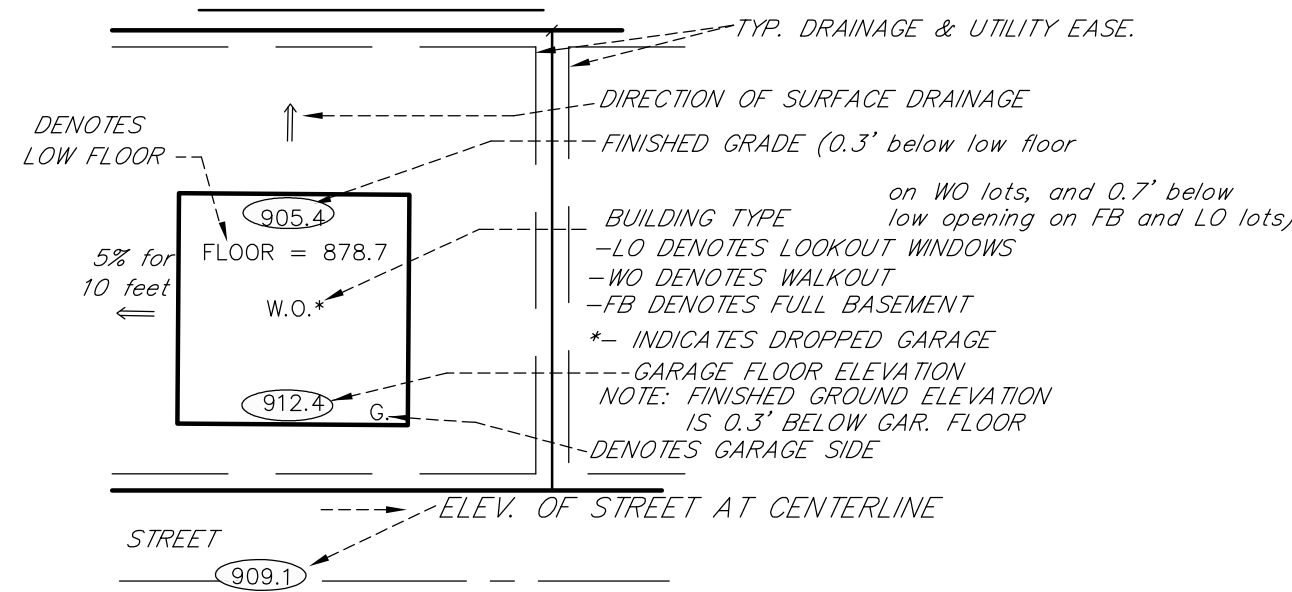
NOTES

- Bearings shown are on the Anoka County Coordinate System.
- Contours shown are from MNGEO Lidar topography, supplemented by field data.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance flood plain). Flood Zone AE (Base Flood Elevations determined). Floodway areas in Zone AE - The floodway is the channel of a stream plus any adjacent flood plain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. According to Flood Insurance Rate Map Community No. 270681 Panel 0165 Suffix E, Map Number 2700300165E by the Federal Emergency Management Agency, effective date December 16, 2015.
- See City Engineering Department for Storm Sewer Rims, Inverts, and Sizes.
- Wetland Delineation by Kjelhaug Environmental Services Company.
- Tree Inventory by Kjelhaug Environmental Services Company, and ISA Certified Arborist Steve Nicholson (MN-4305A).
- Wetland Lines and Trees location by E.G. Rud and Sons, Inc August 2016.

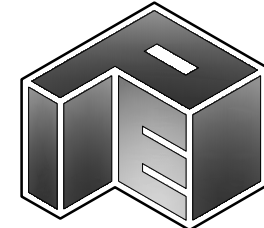
EROSION CONTROL / REVEGETATION SPECS.

1. PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE. INSTALL TREE PROTECTION AS DEEMED NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
2. ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
3. AS EACH AREA OUTSIDE THE STREET IS GRADED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN SEVEN DAYS AFTER ROUGH GRADING.
4. MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.
5. SEE "STORM WATER POLLUTION PREVENTION PLAN" FOR ADDITIONAL EROSION CONTROL NOTES AND SITE SEQUENCING.

TYPICAL LOT



PONDING CALCULATIONS AND STORM SEWER DESIGN BY PLOWE ENGINEERING, INC.



PLOWE
 ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014

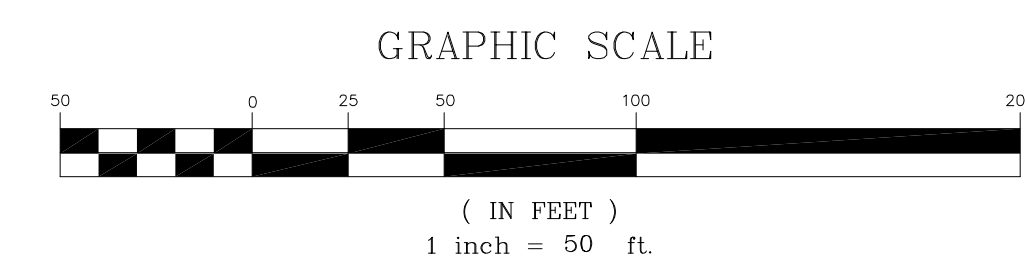
SITE PLANNING & ENGINEERING PHONE: (651) 361-8210 FAX: (651) 361-8701

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Adam Ginkel
 ADAM GINKEL
 DATE: 02.24.2017 LIC. NO. 43963

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

Jason E. Rud
 JASON E. RUD
 Date: 02/24/2017 License No. 41578



NO.	DATE	DESCRIPTION	BY
1	10/13/16	REVISED BLOCK 1	MMD
2	11/22/16	BID SET	MMD
3	01/27/17	CITY COMMENTS	MMD
4	02/13/17	REVISED INFILTRATION AREA	MMD
5	02/24/17	CITY COMMENTS	MMD

E.G. RUD & SONS, INC.
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 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
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 www.egrud.com