

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

Outlot C, Northfork, EXCEPT part of Outlot C platted as Northfork Second, Northfork Third, Northfork Fourth, Northfork Park Addition, Northfork Trail Addition, Northfork Links Addition, Northfork Point Addition, Northfork Links Second Addition, Northfork Lake Addition, Northfork Highlands Addition, Northfork Oaks Addition, Northfork Moors Addition, Northfork Oaks Second Addition, Northfork Oaks Third Addition, Northfork Highlands Second Addition, Northfork Oaks Fourth Addition, Northfork St. Andrews Addition.

And also except that part of Outlot C, lying within Government Lot 5, Section 19, Township 32, Range 25, Anoka County, Minnesota.

Torrens Property
Torrens Certificate No. 138193.

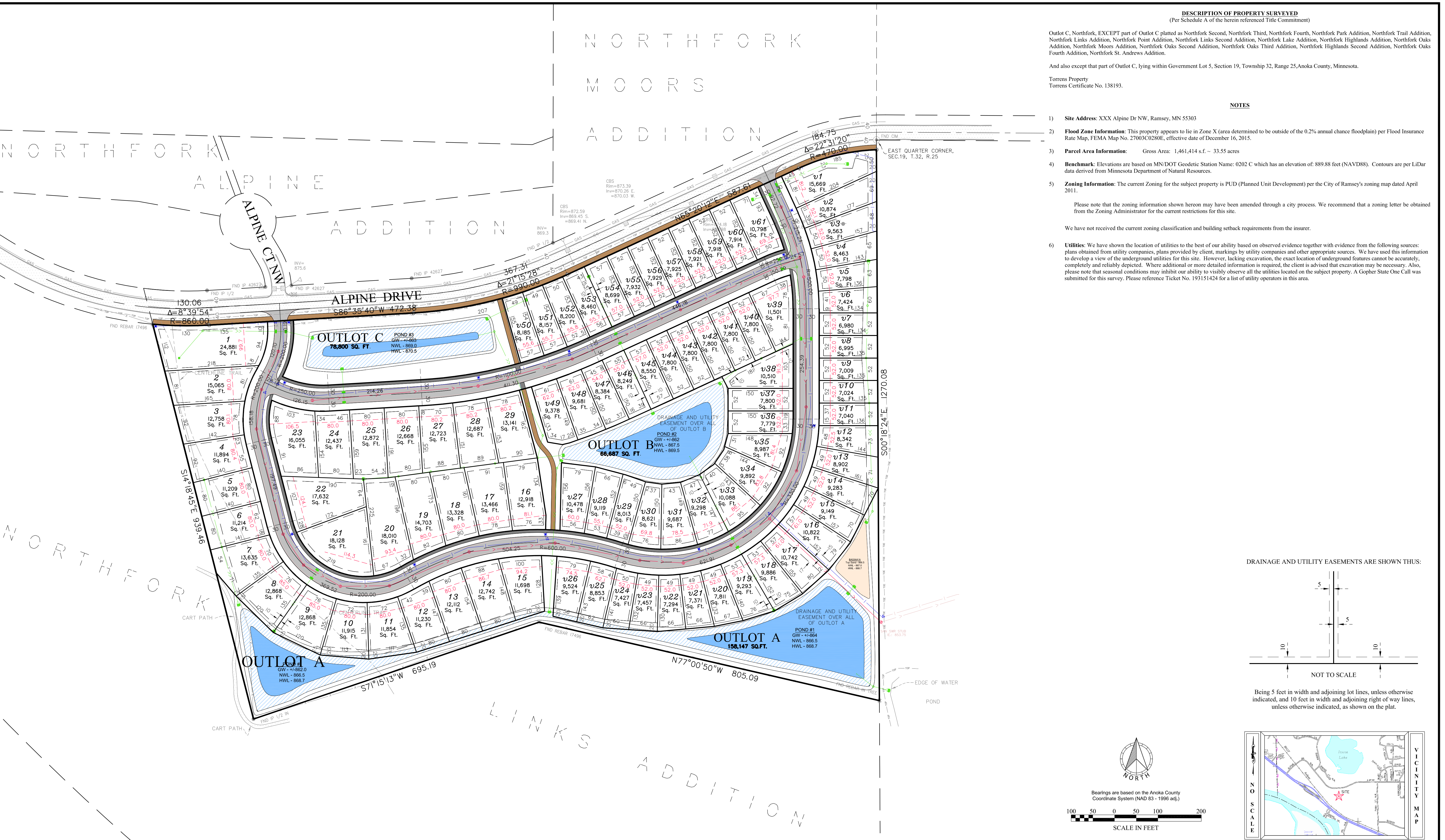
NOTES

- 1) **Site Address:** XXX Alpine Dr NW, Ramsey, MN 55303
- 2) **Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, FEMA Map No. 27003C0280E, effective date of December 16, 2015.
- 3) **Parcel Area Information:** Gross Area: 1,461,414 s.f. ~ 33.55 acres
- 4) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: 0202 C which has an elevation of: 889.88 feet (NAVD88). Contours are per LiDAR data derived from Minnesota Department of Natural Resources.
- 5) **Zoning Information:** The current Zoning for the subject property is PUD (Planned Unit Development) per the City of Ramsey's zoning map dated April 2011.

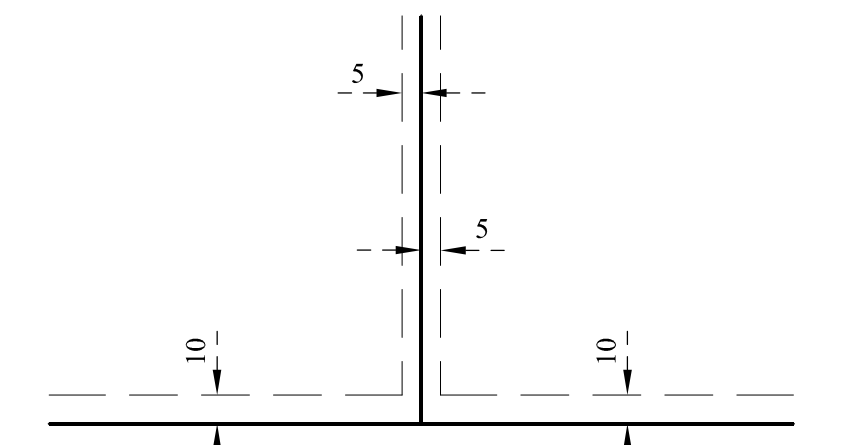
Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

We have not received the current zoning classification and building setback requirements from the insurer.

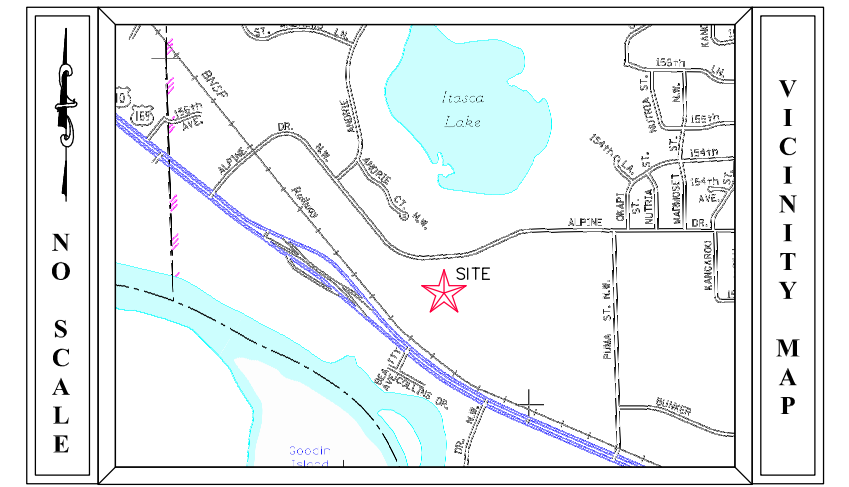
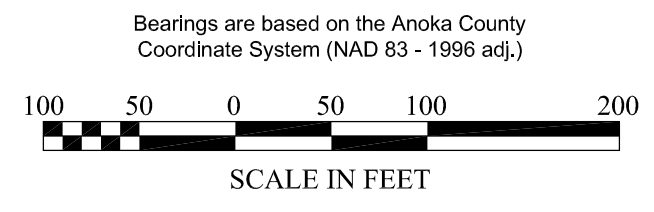
- 6) **Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used 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. 193151424 for a list of utility operators in this area.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NOT TO SCALE
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.



FIELD CREW	NO.	BY	DATE	REVISION
JJA				
DRAWN				
JJA				
CHECKED				
JJA				
DATE				
11/26/2019				

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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 4th day of March, 2020.
Jared J. Averbeck
Jared J. Averbeck, PLS
javerbeck@sathre.com
Minnesota License No. 53642

SATHRE-BERGQUIST, INC.
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TWP:32-RGE.25-SEC.19
Anoka County
Ramsey, MINNESOTA

PRELIMINARY PLAT
THE PRESERVE AT NORTHFORK
PREPARED FOR:
BK LAND DEVELOPMENT, LLC

FILE NO.
10945-003
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