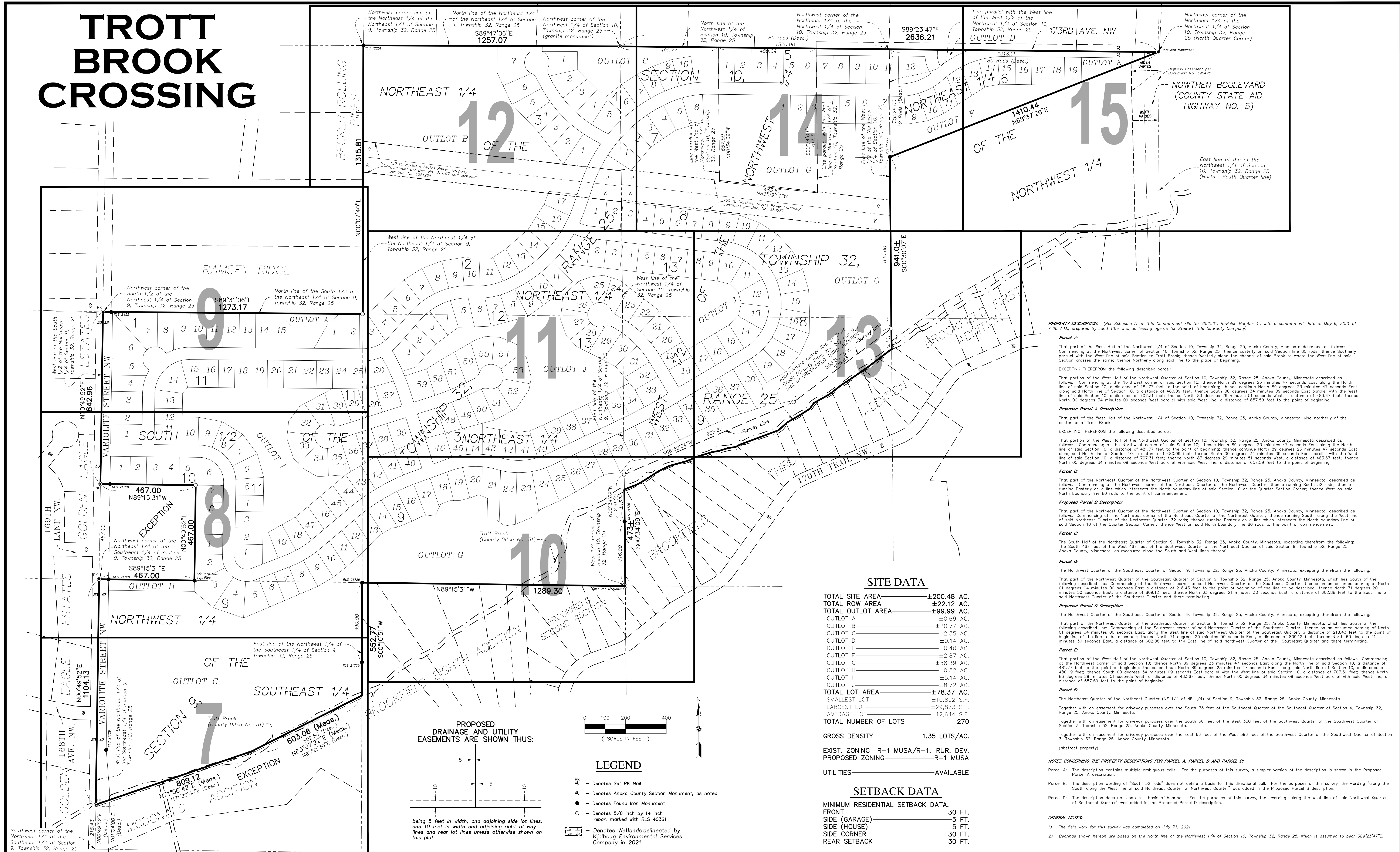


# TROTT BROOK CROSSING



PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. 602501, Revision Number 1, with a commitment date of May 6, 2021 at 7:00 A.M., prepared by Land Title, Inc. as issuing agents for Stewart Title Guaranty Company)

**Parcel A:**  
That part of the West Half of the Northwest 1/4 of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 10, thence East along said Section line 80 rods; thence South along said Section line 80 rods; thence West along said Section line 80 rods; thence North along said Section line 80 rods to the place of beginning.

**Parcel B:**  
That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 10, thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

**Parcel C:**  
That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 10, thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

**Parcel D:**  
The South Half of the Northeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: The South 467 feet of the West 467 feet of the Southwest Quarter of the Northeast Quarter of said Section 9, Township 32, Range 25, Anoka County, Minnesota, as measured along the South and West lines therefor.

**Parcel E:**  
The Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: That portion of the Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, which lies South of the following described line: Commencing at the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 01 degrees 04 minutes 00 seconds East, a distance of 218.43 feet to the point of beginning of the line to be described; thence North 71 degrees 20 minutes 50 seconds East, a distance of 809.12 feet; thence North 63 degrees 21 minutes 30 seconds East, a distance of 602.88 feet to the East line of said Northwest Quarter of the Southeast Quarter and there terminating.

**Parcel F:**  
That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 10, thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

**Parcel G:**  
The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section 9, Township 32, Range 25, Anoka County, Minnesota.

**Parcel H:**  
Together with an easement for driveway purposes over the South 33 feet of the Southwest Quarter of the Southeast Quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota.

**Parcel I:**  
Together with an easement for driveway purposes over the South 66 feet of the West 330 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

**Parcel J:**  
Together with an easement for driveway purposes over the East 66 feet of the West 396 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

**Parcel K:**  
That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 10, thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

**Parcel L:**  
The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section 9, Township 32, Range 25, Anoka County, Minnesota.

**Parcel M:**  
Together with an easement for driveway purposes over the South 33 feet of the Southwest Quarter of the Southeast Quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota.

**Parcel N:**  
Together with an easement for driveway purposes over the South 66 feet of the West 330 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

**Parcel O:**  
Together with an easement for driveway purposes over the East 66 feet of the West 396 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

**Parcel P:**  
That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 10, thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

**GENERAL NOTES:**  
1) The field work for this survey was completed on July 23, 2021.  
2) Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 10, Township 32, Range 25, which is assumed to bear S89°23'47"E.

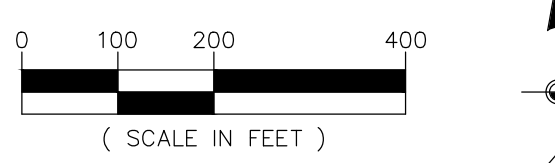
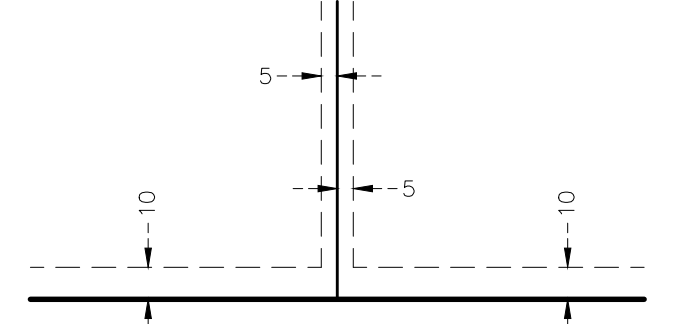
### SITE DATA

TOTAL SITE AREA	±200.48 AC.
TOTAL ROW AREA	±22.12 AC.
TOTAL OUTLOT AREA	±99.99 AC.
OUTLOT A	±0.69 AC.
OUTLOT B	±20.77 AC.
OUTLOT C	±2.35 AC.
OUTLOT D	±0.14 AC.
OUTLOT E	±0.40 AC.
OUTLOT F	±2.87 AC.
OUTLOT G	±58.39 AC.
OUTLOT H	±0.52 AC.
OUTLOT I	±5.14 AC.
OUTLOT J	±8.72 AC.
TOTAL LOT AREA	±78.37 AC.
SMALLEST LOT	±10,892 S.F.
LARGEST LOT	±29,873 S.F.
AVERAGE LOT	±12,644 S.F.
TOTAL NUMBER OF LOTS	270
GROSS DENSITY	1.35 LOTS/AC.
EXIST. ZONING	R-1 MUSA/R-1: RUR. DEV.
PROPOSED ZONING	R-1 MUSA
UTILITIES	AVAILABLE

### SETBACK DATA

MINIMUM RESIDENTIAL SETBACK DATA:	
FRONT	30 FT.
SIDE (GARAGE)	5 FT.
SIDE (HOUSE)	5 FT.
SIDE CORNER	30 FT.
REAR SETBACK	30 FT.

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



### LEGEND

- PK — Denotes Set PK Nail
- — Denotes Anoka County Section Monument, as noted
- — Denotes Found Iron Monument
- — Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- — Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2021.

**CARLSON McCAIN** ENGINEERING SURVEYING ENVIRONMENTAL  
 3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449  
 TEL 763.488.7900 FAX 763.488.7959 CARLSONMCCAIN.COM

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  
 Print Name: Thomas R. Balluff, L.S.  
 Signature: *Thomas R. Balluff*  
 Date: 9/23/21 License #: 40361

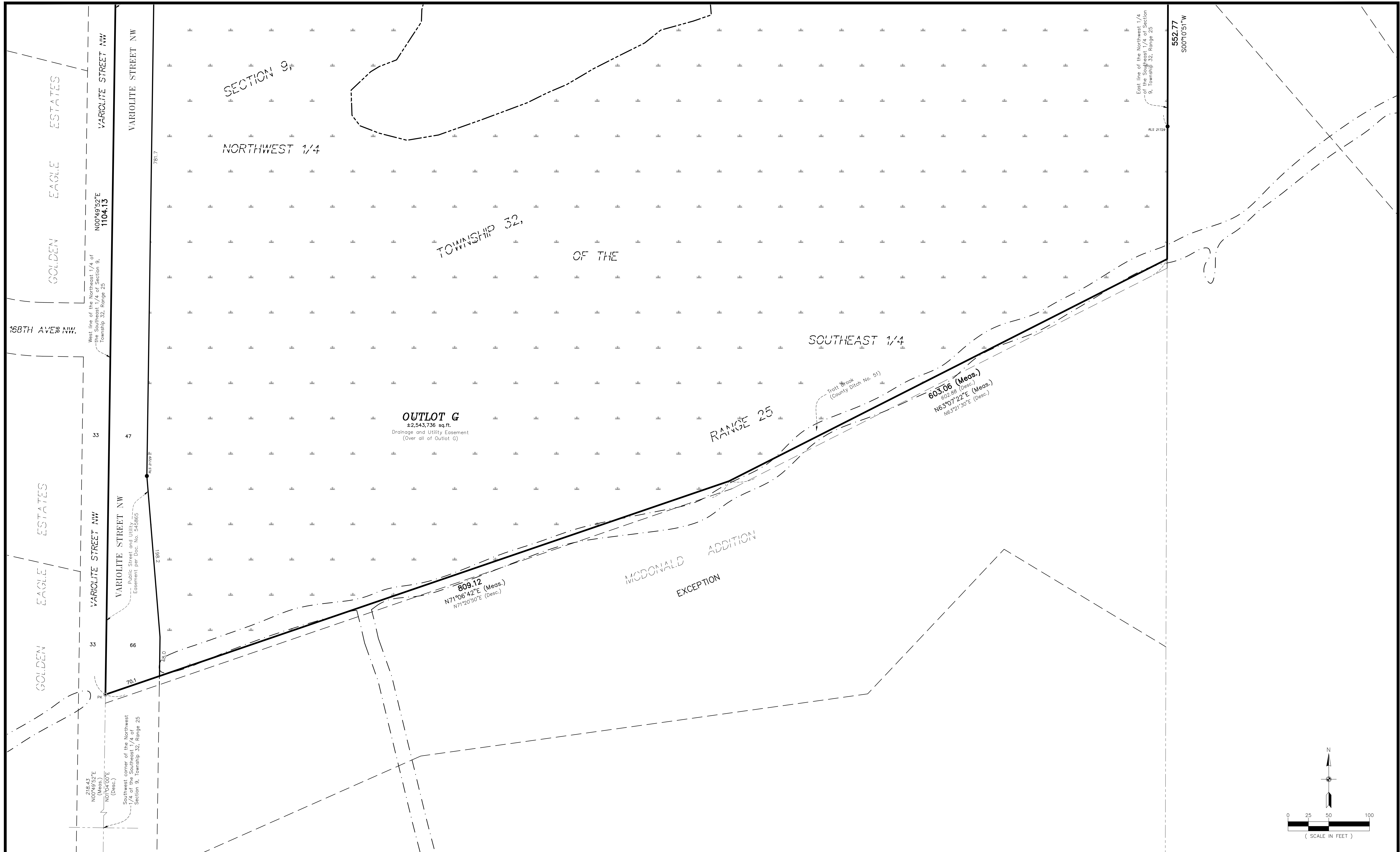
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 ISSUE DATE: 9/23/21  
 FILE NO: 2334

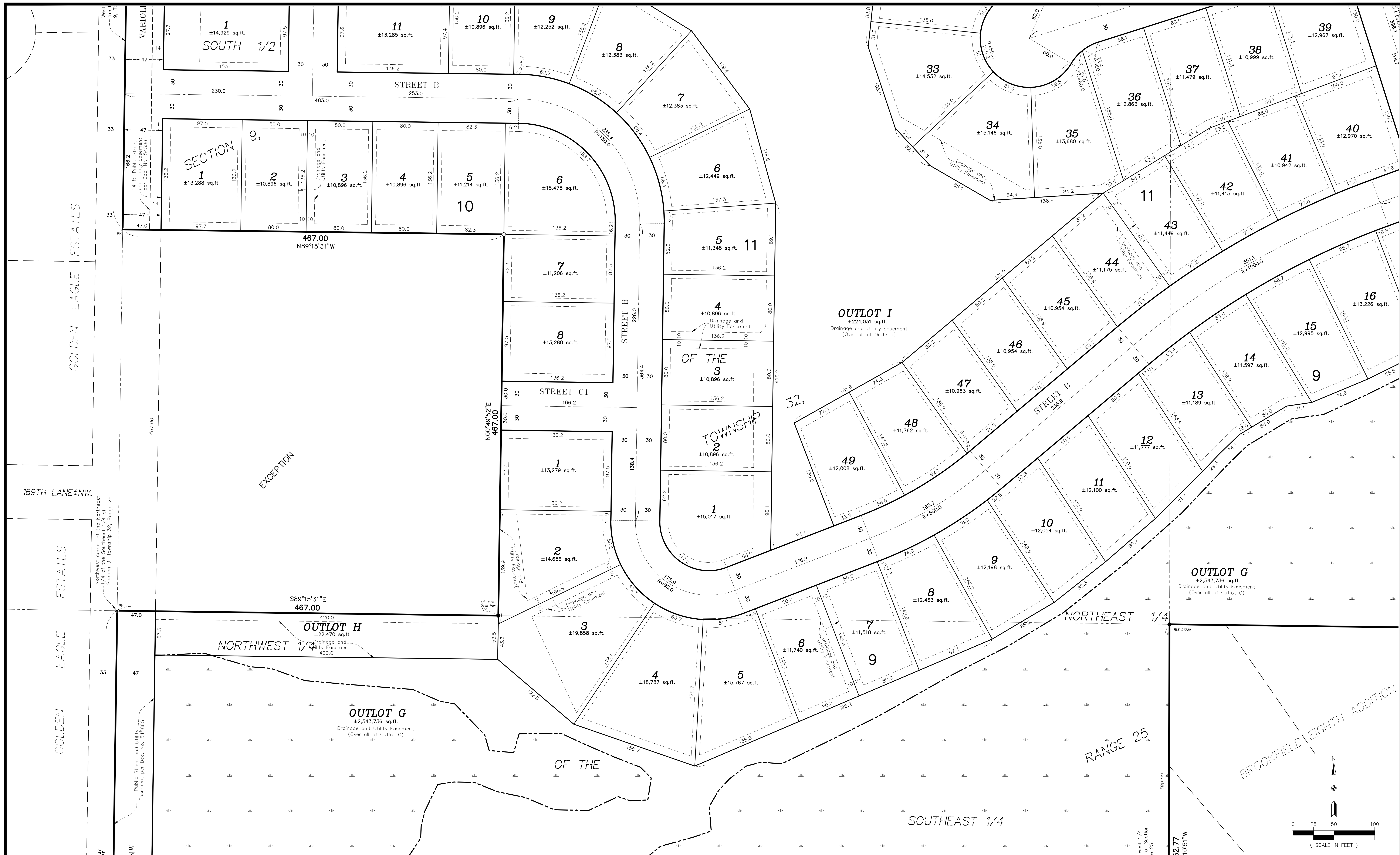
**SOTARRA, LLC**  
 (TEG LAND HOLDINGS, LLC.)  
 1660 Hwy 100 South, Suite 400  
 St. Louis Park, Minnesota 55416

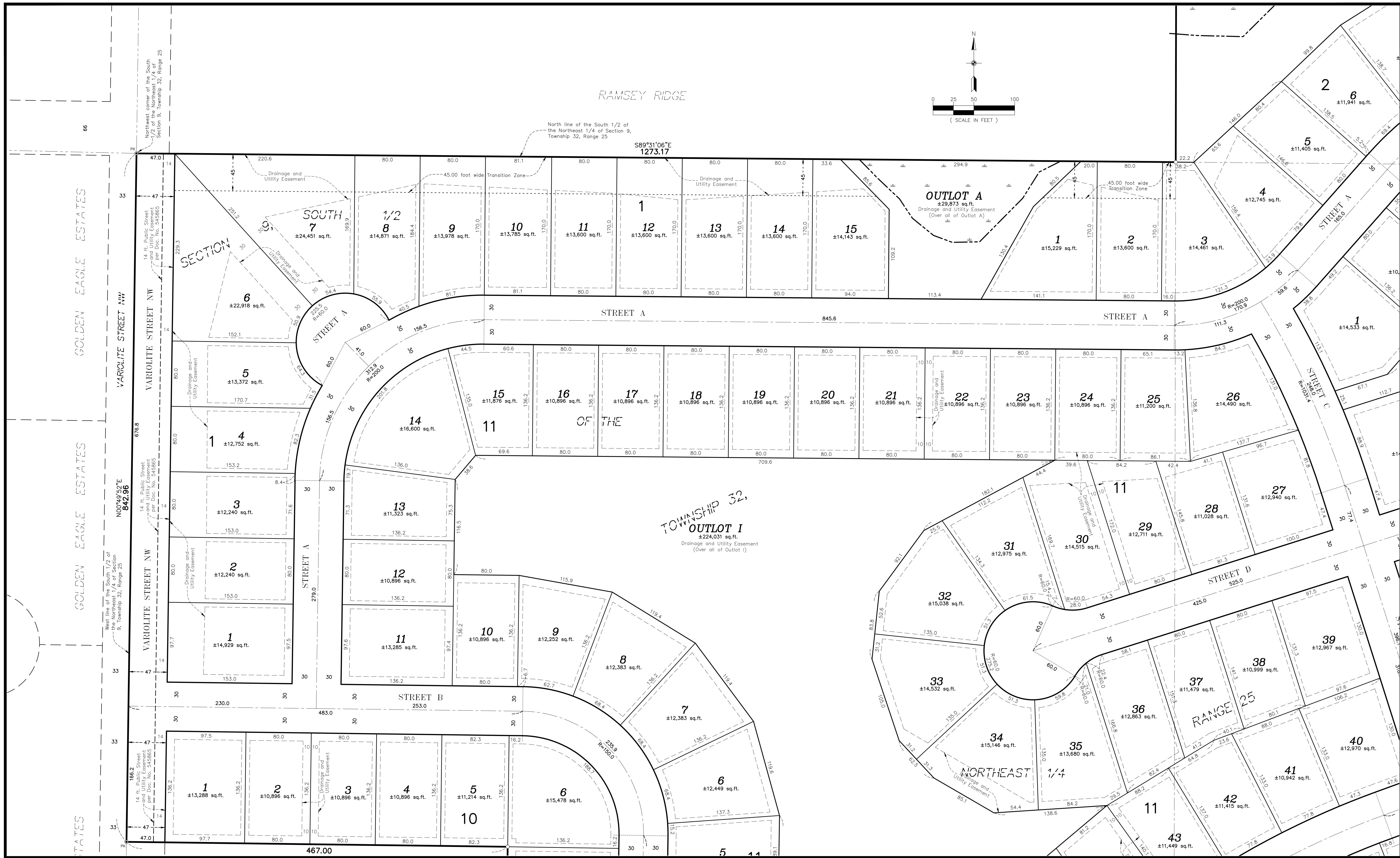
**TROTT BROOK CROSSING**  
 Ramsey, MN

**PRELIMINARY PLAT INDEX**

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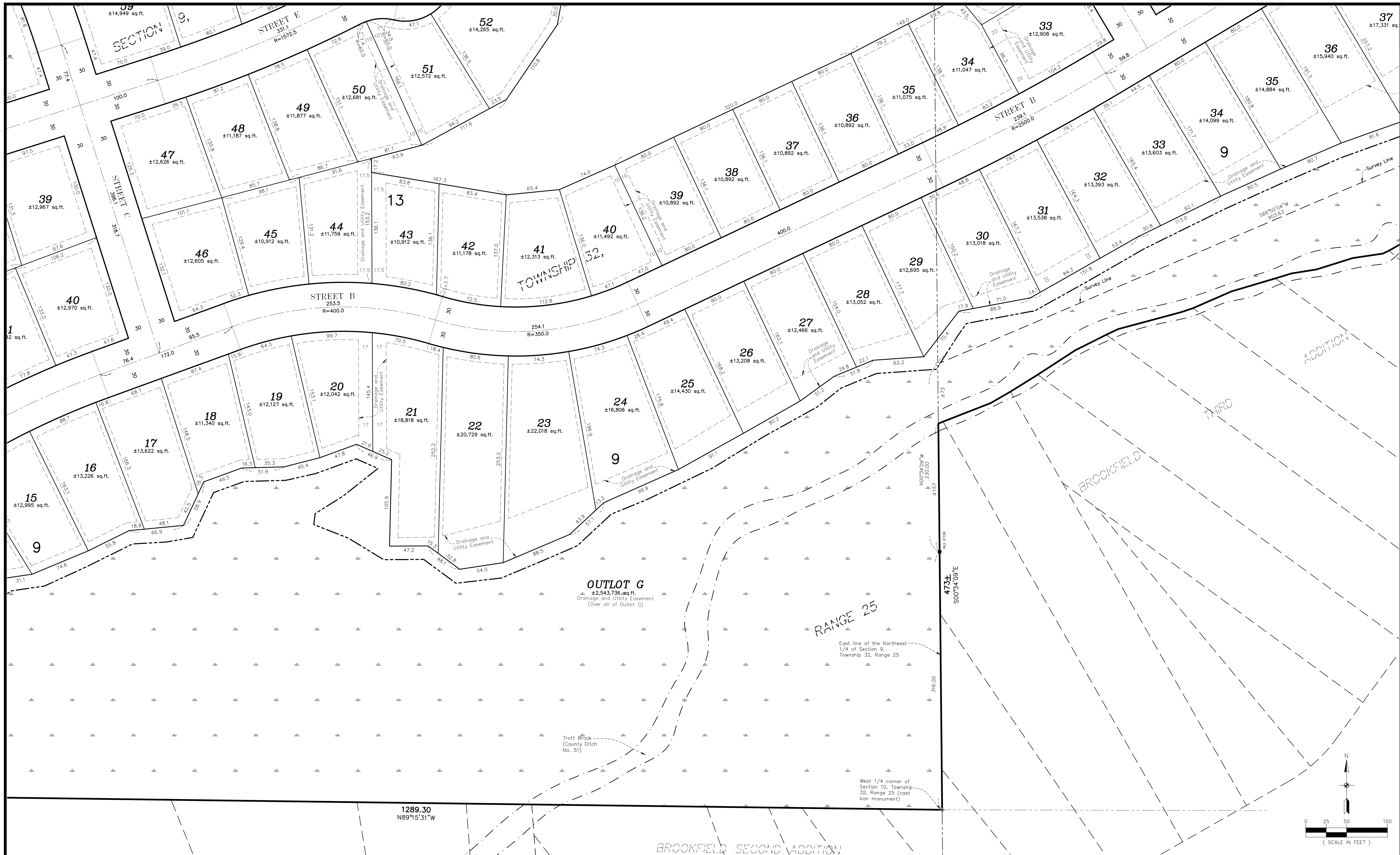
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**SOTARRA, LLC**  
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1660 Hwy 100 South, Suite 400  
St. Louis Park, Minnesota 55416

**TROTT BROOK CROSSING**  
Ramsey, MN

**PRELIMINARY PLAT**

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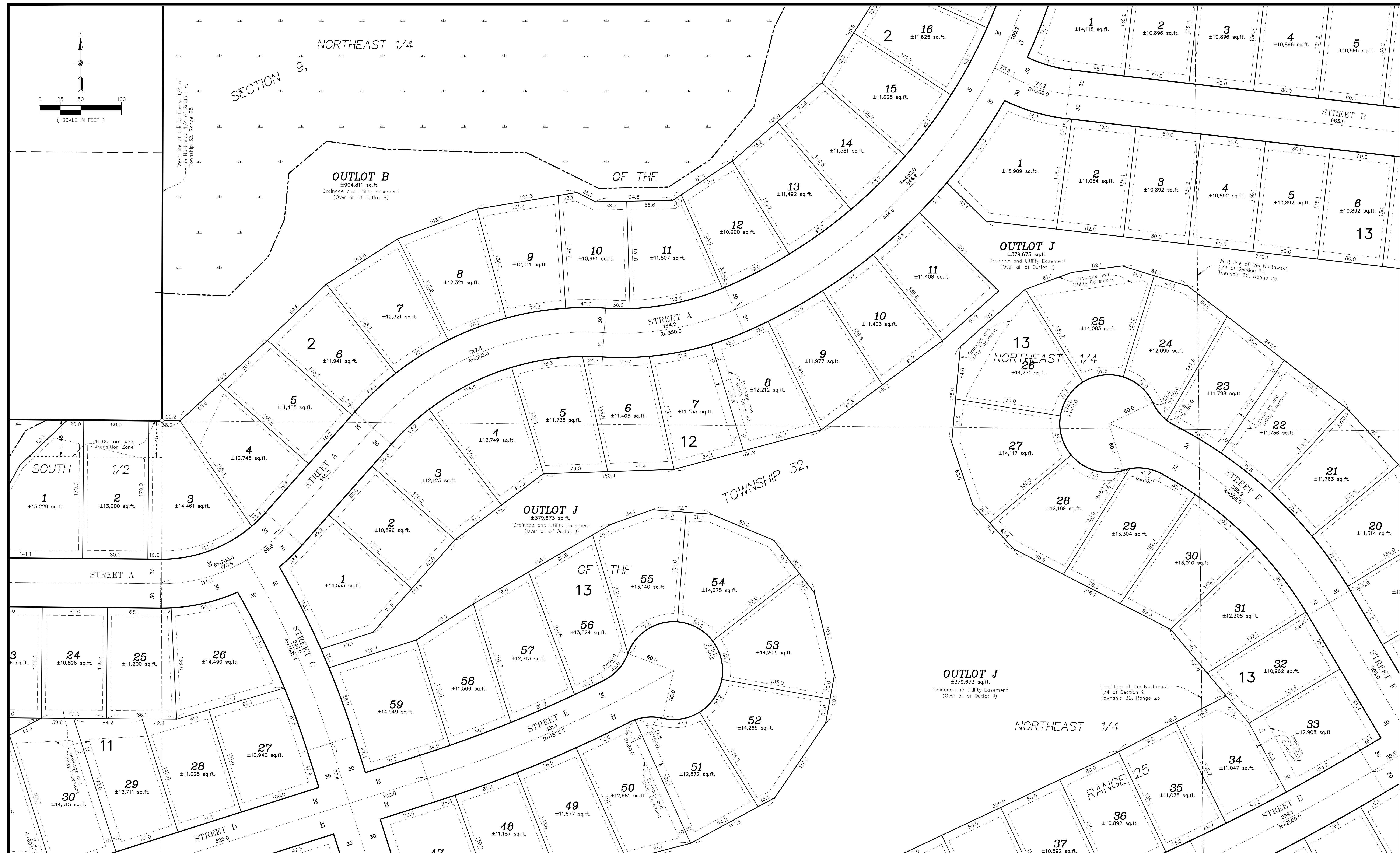
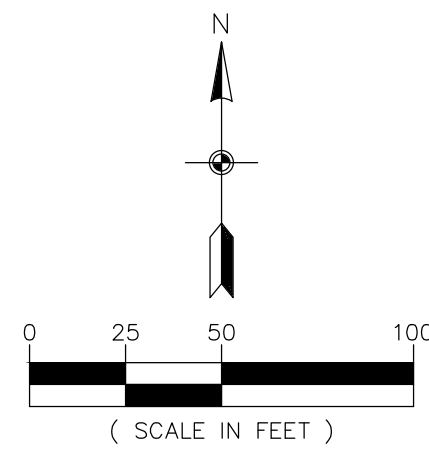
Revisions:

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**TROTT BROOK CROSSING**  
Ramsey, MN

**PRELIMINARY PLAT**

10 of 33



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**PRELIMINARY PLAT**

SECTION 4

TOWNSHIP 32,

RANGE 25

SECTION 9,

Northwest corner line of the Northeast 1/4 of Section 9, Township 32, Range 25

S89°47'06"E  
1257.07

Northwest corner of the Northwest 1/4 of Section 10, Township 32, Range 25 (granite monument)

30 ft. Roadway, Utility and Trail Easement per Doc. No. 2036331.005 (to be potentially vacated at a future date)

NORTHEAST 1/4 SECTION 9,

OUTLOT B  
±904,811 sq.ft.  
Drainage and Utility Easement (Over all of Outlot B)

OF THE

TOWNSHIP 32,

OUTLOT C  
±102,488 sq.ft.  
Drainage and Utility Easement (Over all of Outlot C)

BECKER ROLLING PINES

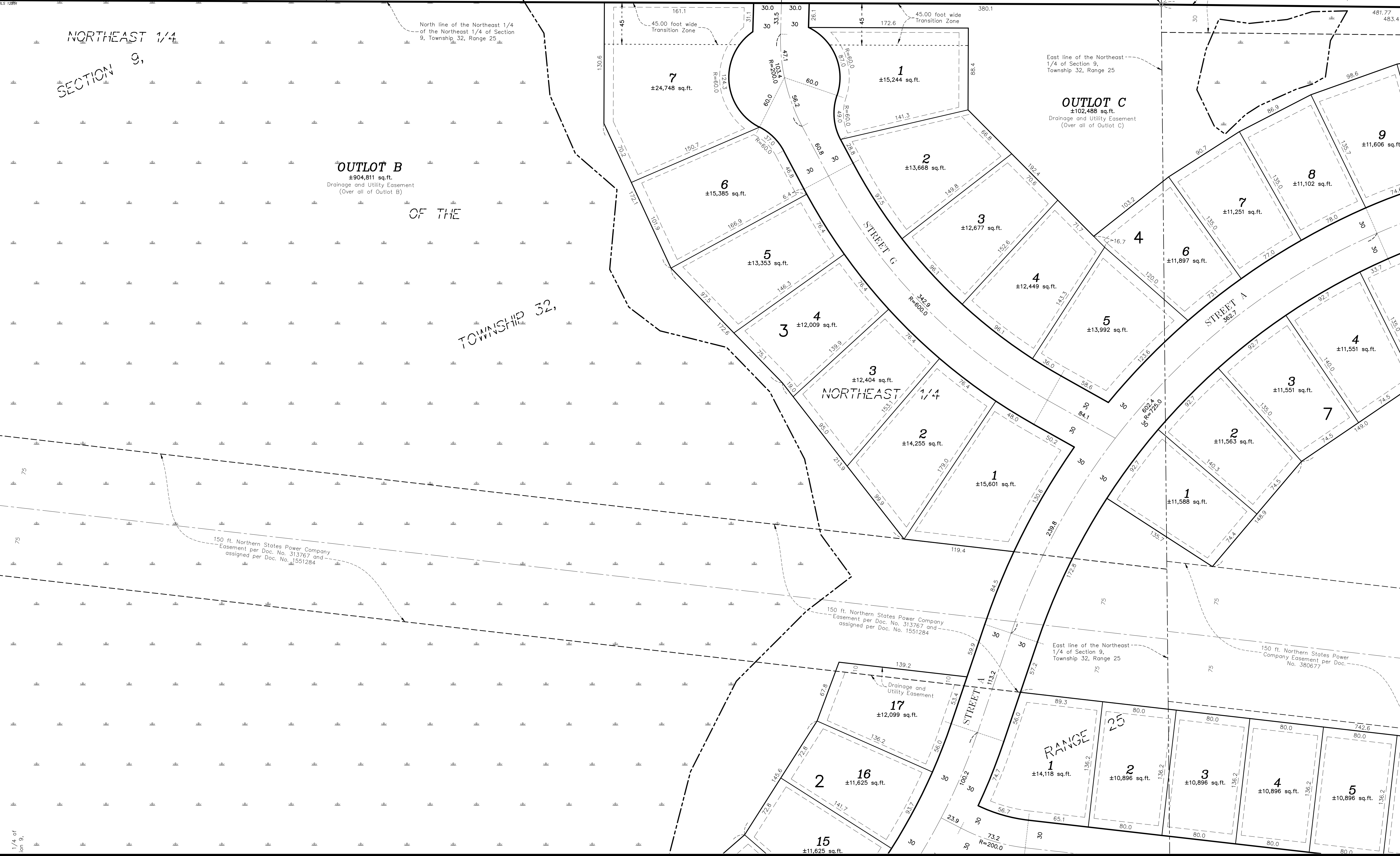
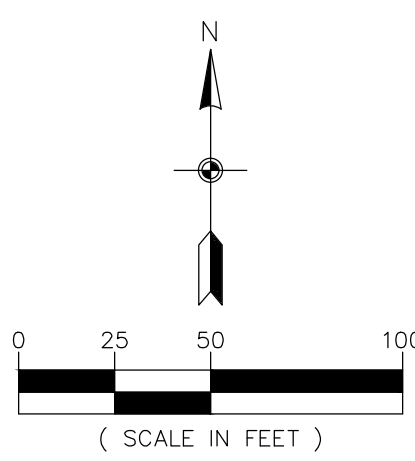
N00°07'40"E  
1315.81

150 ft. Northern States Power Company Easement per Doc. No. 313767 and assigned per Doc. No. 1551284

150 ft. Northern States Power Company Easement per Doc. No. 313767 and assigned per Doc. No. 1551284

East line of the Northeast 1/4 of Section 9, Township 32, Range 25

150 ft. Northern States Power Company Easement per Doc. No. 380677



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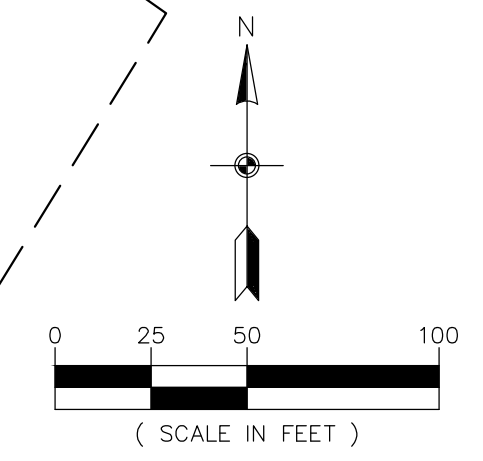
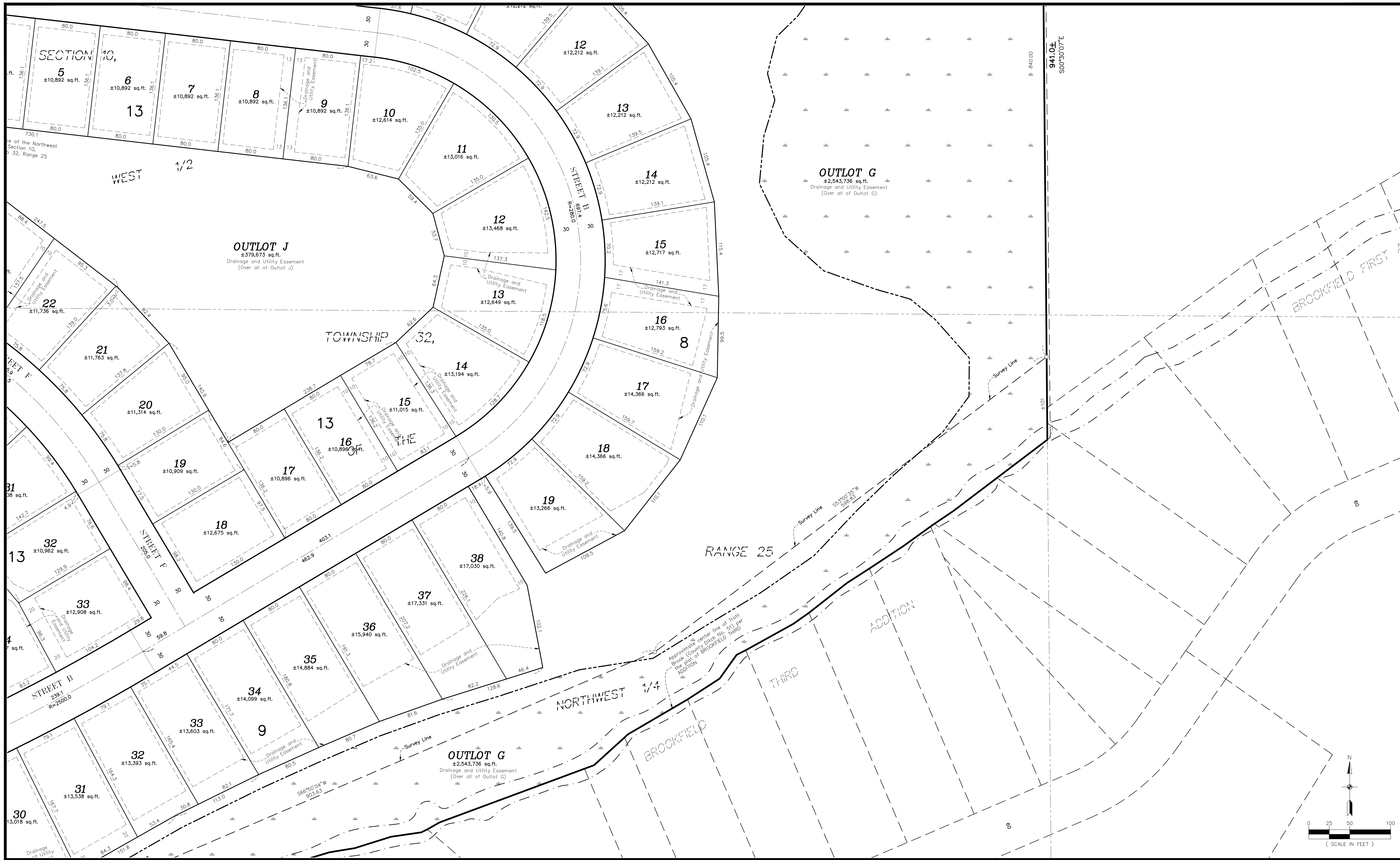
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**TROTT BROOK CROSSING**  
Ramsey, MN

**PRELIMINARY PLAT**

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