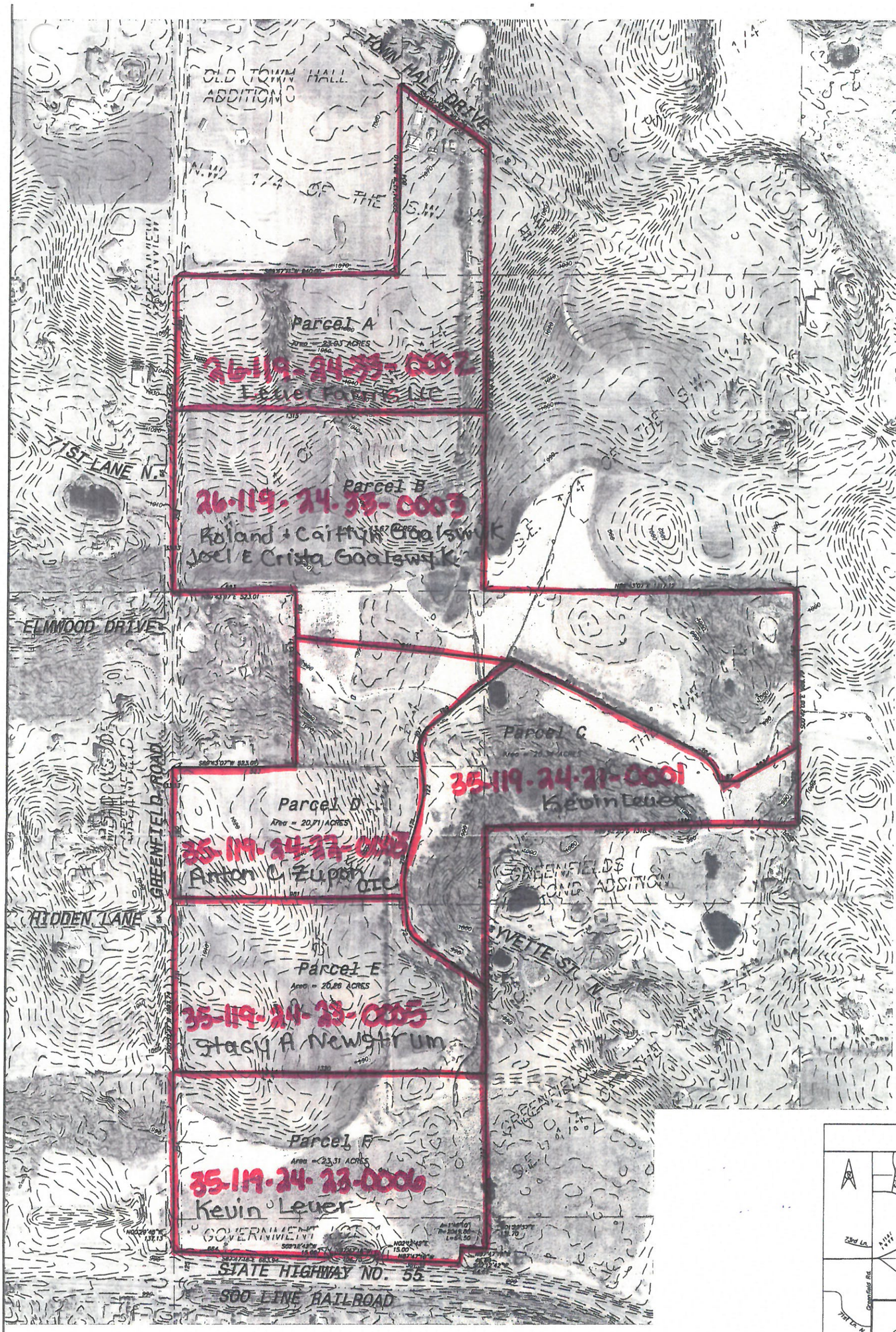
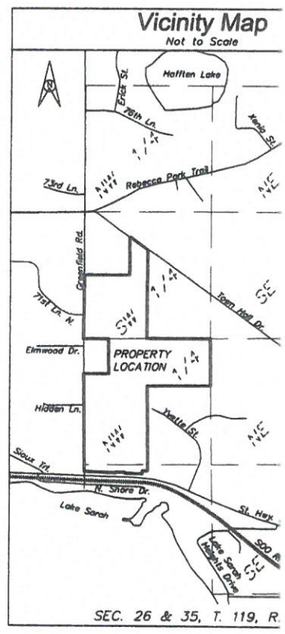


Total Property Area =
PID NO. 3511924

Total Area of Parcel A
Total Area of Parcel B
Total Area of Parcel C
Total Area of Parcel D
Total Area of Parcel E
Total Area of Parcel F

LEGEND
988 denotes Lidar per the MN.

EXHIBIT 1



10-8-19

Concept Plan on part of the N.W. 1/4 of the S.W. 1/4 and part of the S.W. 1/4 of the S.W. 1/4 of Section 26, and part of the N.W. 1/4 and part of Government Lot 1, Section 35, Township 119, Range 24, Hennepin County, Minnesota

Revised:

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.

Paul E. Otto
License #40062 Date: 12-12-18

Requested By: Leon & Mary Leuer Trust

Date:	Drawn By:	Scale:	Checked By:
10-27-17	E.M.S	1"=200'	P.E.O.

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

● denotes iron m
○ denotes 1/2 inc set and marked

Project No. 17-

EXHIBIT 2

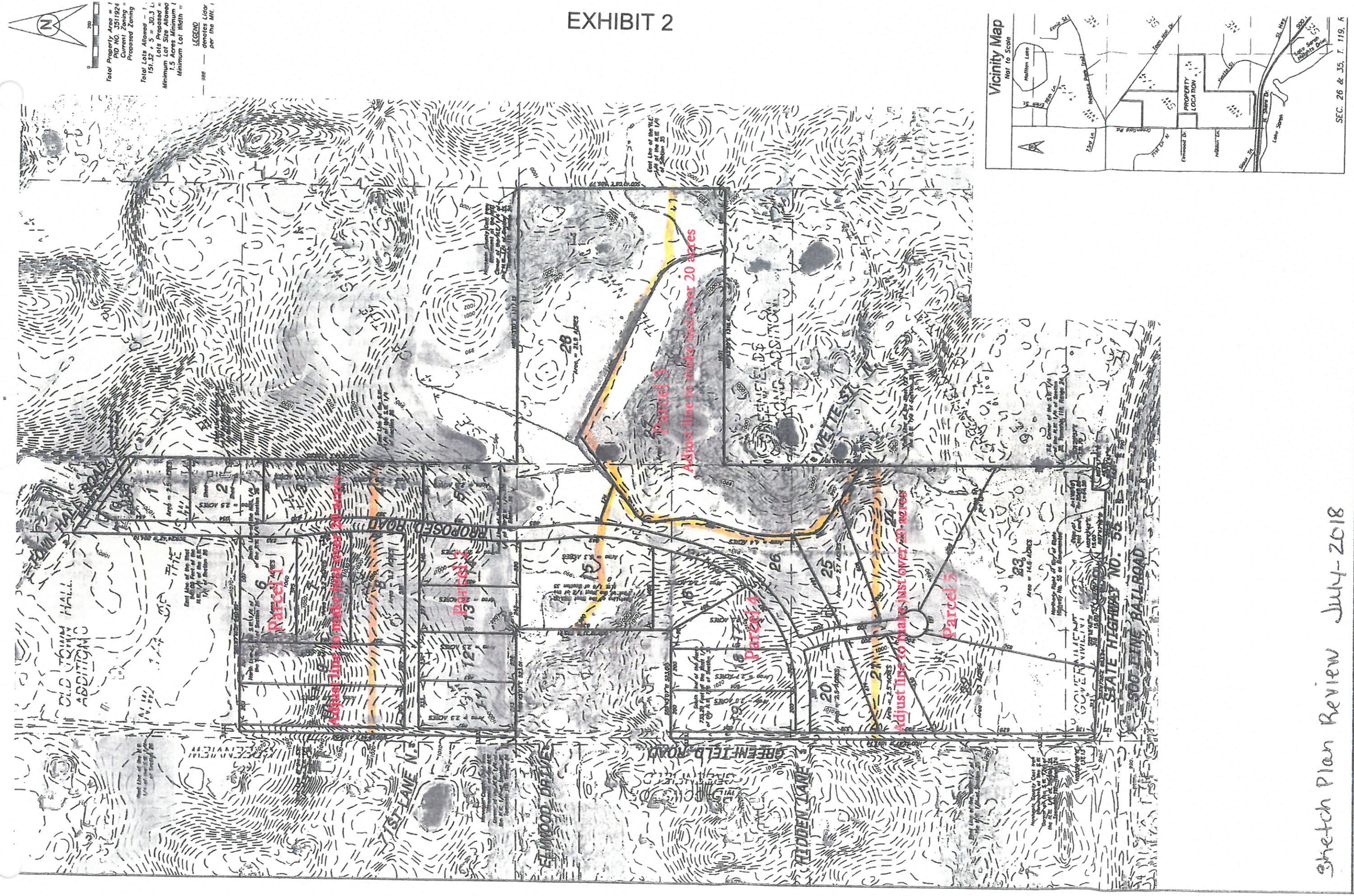
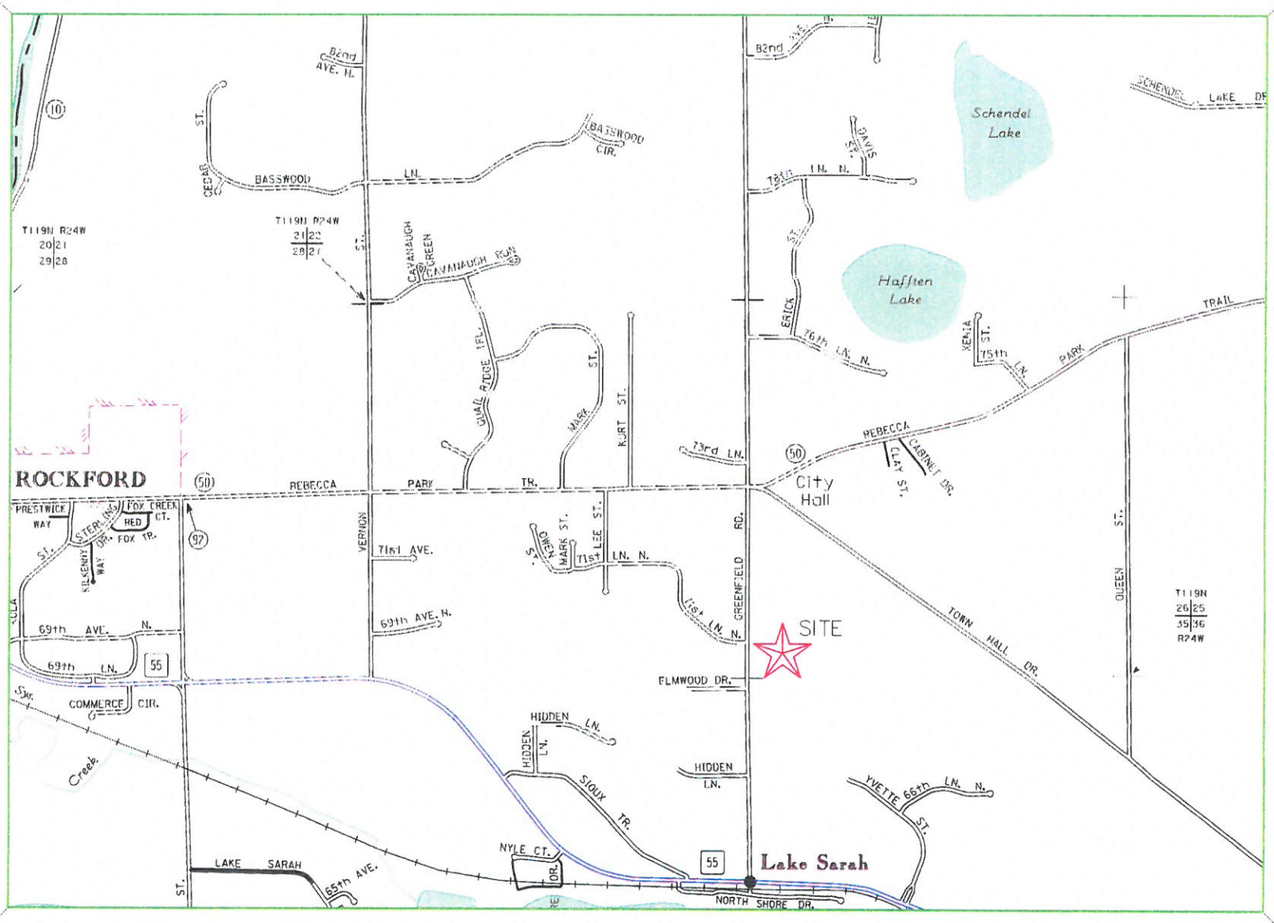

Total Property Area = 1
PID NO. 3511924
Current Zoning =
Proposed Zoning
Total Lots Allowed = 30.3 Lo
151.5 Acres Proposed
Lots Proposed =
Minimum Lot Size Allowed
1.5 Acres Minimum
Minimum Lot Width =
LEGEND
— 988 — denotes Lidar
per the MN
Vicinity Map
Not to Scale
Hallam Lane
Kelly St
Elm St
Main St
Rebecca Park Trail
Lake Nor. Dr.
Greenfield Rd
Zitz Ln.
First Ln. N
Elmwood Dr.
Hidden Ln.
Sauk Trl.
PROPERTY LOCATION
Joella St.
St. Mary Dr.
Lake Sarah
Lake Sarah Heights Drive
SEC. 26 & 35, T. 119, R
Parcel 1
Parcel 2
Parcel 3
Parcel 4
Parcel 5
Adjust line to make just over 20 acres
Adjust line to make just over 20 acres
Adjust line to make just over 20 acres
Adjust line to make just over 20 acres
PROPOSED ROAD
OLD TOWN HALL ADDITION
GREENFIELD ADDITION
GREENFIELD ADDITION
GREENFIELD ROAD
ELMWOOD DRIVE
HIDDEN LANE
1ST LANE N
STATE HIGHWAY NO. 55
SOO LINE RAILROAD
GOVERNMENT LOT 1
Sketch Plan Review July-2018
www.ottoassociates.com
9 West Division Street
Princeton, MN 55318
(763) 389-1277
Fax: (763)682-3522
OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.
denotes iron n
denotes 1/2 in
set and marke
Project No. 17
Requested By:
Leon & Mary Leuer Trust
Checked By:
P.E.O.
Scale:
1"=200'
Drawn By:
S.O.S.
Date:
10-27-17
Revised:
Concept Plan on part of the N.W. 1/4 of the S.W. 1/4 and part of the S.W. 1/4 of the S.W. 1/4 of Section 26, and part of the N.W. 1/4 and part of Government Lot 1, Section 35, Township 119, Range 24, Hennepin County, Minnesota
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.
Paul E. Otto
License #40082 Date: 11-8-17

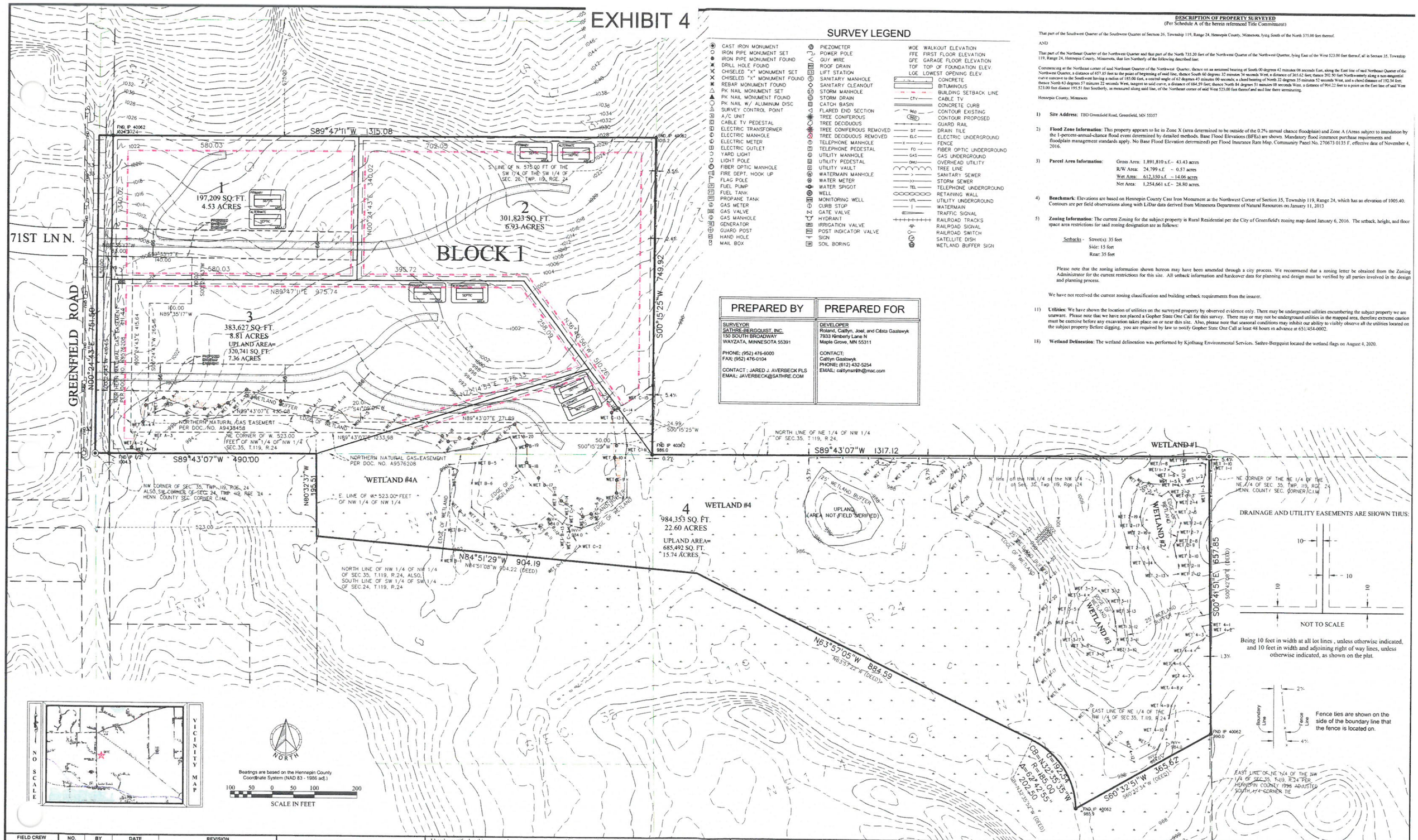
EXHIBIT 3

VICINITY MAP



NO SCALE

EXHIBIT 4



SURVEY LEGEND

CAST IRON MONUMENT	PIEZOMETER	WOE WALKOUT ELEVATION
IRON PIPE MONUMENT SET	POWER POLE	FFE FIRST FLOOR ELEVATION
IRON PIPE MONUMENT FOUND	GUY WIRE	GFE GARAGE FLOOR ELEVATION
DRILL HOLE FOUND	ROOF DRAIN	TOF TOP OF FOUNDATION ELEV.
CHISELED "X" MONUMENT SET	LIFT STATION	LOE LOWEST OPENING ELEV.
CHISELED "X" MONUMENT FOUND	SANITARY MANHOLE	CONCRETE
REBAR MONUMENT FOUND	SANITARY CLEANOUT	BITUMINOUS
PK NAIL MONUMENT SET	STORM MANHOLE	BUILDING SETBACK LINE
PK NAIL MONUMENT FOUND	STORM DRAIN	CABLE TV
PK NAIL W/ ALUMINUM DISC	CATCH BASIN	CONCRETE CURB
SURVEY CONTROL POINT	FLARED END SECTION	CONTOUR EXISTING
A/C UNIT	TREE CONIFEROUS	CONTOUR PROPOSED
CABLE TV PEDESTAL	TREE DECIDUOUS	GUARD RAIL
ELECTRIC TRANSFORMER	TREE CONIFEROUS REMOVED	DRAIN TILE
ELECTRIC MANHOLE	TREE DECIDUOUS REMOVED	ELECTRIC UNDERGROUND
ELECTRIC METER	TELEPHONE MANHOLE	FENCE
ELECTRIC OUTLET	TELEPHONE PEDESTAL	FIBER OPTIC UNDERGROUND
YARD LIGHT	UTILITY MANHOLE	GAS UNDERGROUND
LIGHT POLE	UTILITY PEDESTAL	OVERHEAD UTILITY
FIBER OPTIC MANHOLE	UTILITY VAULT	TREE LINE
FIRE DEPT. HOOK UP	WATERMAIN MANHOLE	SANITARY SEWER
FLAG POLE	WATER METER	STORM SEWER
FUEL PUMP	WATER SPIGOT	TELEPHONE UNDERGROUND
FUEL TANK	WELL	RETAINING WALL
PROPANE TANK	MONITORING WELL	UTILITY UNDERGROUND
GAS METER	CURB STOP	WATERMAIN
GAS VALVE	GATE VALVE	TRAFFIC SIGNAL
GAS MANHOLE	HYDRANT	RAILROAD TRACKS
GENERATOR	IRRIGATION VALVE	RAILROAD SIGNAL
GUARD POST	POST INDICATOR VALVE	RAILROAD SWITCH
HAND HOLE	SIGN	SATELLITE DISH
MAIL BOX	SOIL BORING	WETLAND BUFFER SIGN

PREPARED BY	PREPARED FOR
SURVEYOR SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : JARED J. AVERBECK PLS EMAIL: JAVERBECK@SATHRE.COM	DEVELOPER Roland, Caitlyn, Joel, and Crista Gaalswyk 7933 Kimberly Lane N Maple Grove, MN 55311 CONTACT: Caitlyn Gaalswyk PHONE: (612) 432-5254 EMAIL: caitlynsmith@msc.com

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

That part of the Southwest Quarter of the Southwest Quarter of Section 26, Township 119, Range 24, Hennepin County, Minnesota, lying South of the North 575.00 feet thereof.

AND

That part of the Northeast Quarter of the Northwest Quarter and that part of the North 735.20 feet of the Northwest Quarter of the Northwest Quarter, lying East of the West 523.00 feet thereof, all in Section 35, Township 119, Range 24, Hennepin County, Minnesota, that lies Northerly of the following described line:

Commencing at the Northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 00 degrees 42 minutes 08 seconds East, along the East line of said Northeast Quarter of the Northwest Quarter, a distance of 657.85 feet to the point of beginning of said line; thence South 60 degrees 32 minutes 34 seconds West, a distance of 365.62 feet; thence 202.50 feet Northwesterly along a non-tangential curve concave to the Southwest having a radius of 185.00 feet, a central angle of 62 degrees 43 minutes 00 seconds; a chord bearing of North 32 degrees 35 minutes 52 seconds West, and a chord distance of 192.54 feet; thence North 63 degrees 57 minutes 22 seconds West, tangent to said curve, a distance of 884.59 feet; thence North 84 degrees 51 minutes 08 seconds West, a distance of 904.22 feet to a point on the East line of said West 523.00 feet distant 195.51 feet Southerly, as measured along said line, of the Northeast corner of said West 523.00 feet thereof and said line there terminating.

Hennepin County, Minnesota

1) **Site Address:** TBD Greenfield Road, Greenfield, MN 55357

2) **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 A (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply. No Base Flood Elevation determined) per Flood Insurance Rate Map, Community Panel No. 270673 0135 F, effective date of November 4, 2016.

3) **Parcel Area Information**:

Gross Area:	1,891,810 s.f.~	43.43 acres
R/W Area:	24,799 s.f. ~	0.57 acres
Wet Area:	612,350 s.f. ~	14.06 acres
Net Area:	1,254,661 s.f.~	28.80 acres.

4) **Benchmark**: Elevations are based on Hennepin County Cast Iron Monument at the Northwest Corner of Section 35, Township 119, Range 24, which has an elevation of 1005.40. Contours are per field observations along with LiDar data derived from Minnesota Department of Natural Resources on January 11, 2013

5) **Zoning Information**: The current Zoning for the subject property is Rural Residential per the City of Greenfield's zoning map dated January 6, 2016. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Setbacks - Street(s): 35 feet
Side: 15 feet
Rear: 35 feet

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. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

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

11) **Utilities**: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

18) **Wetland Delineation**: The wetland delineation was performed by Kjolhaug Environmental Services. Sathre-Bergquist located the wetland flags on August 4, 2020.

FIELD CREW	NO.	BY	DATE	REVISION
DM, AK	1	CMT	9/10/2020	REVISED LOT LINES AND PONDS
DRAWN				
CMT				
CHECKED				
JJA				
DATE				
8/28/2020				

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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 31st day of August, 2020.

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

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

TWP: 119-RGE 24-SEC 26/35
HENNEPIN County

GREENFIELD, MINNESOTA

PRELIMINARY PLAT
GAALSWYK ACRES
PREPARED FOR:
Roland, Caitlyn, Joel, and Crista Gaalswyk

FILE NO. 29100-001

1 / 1