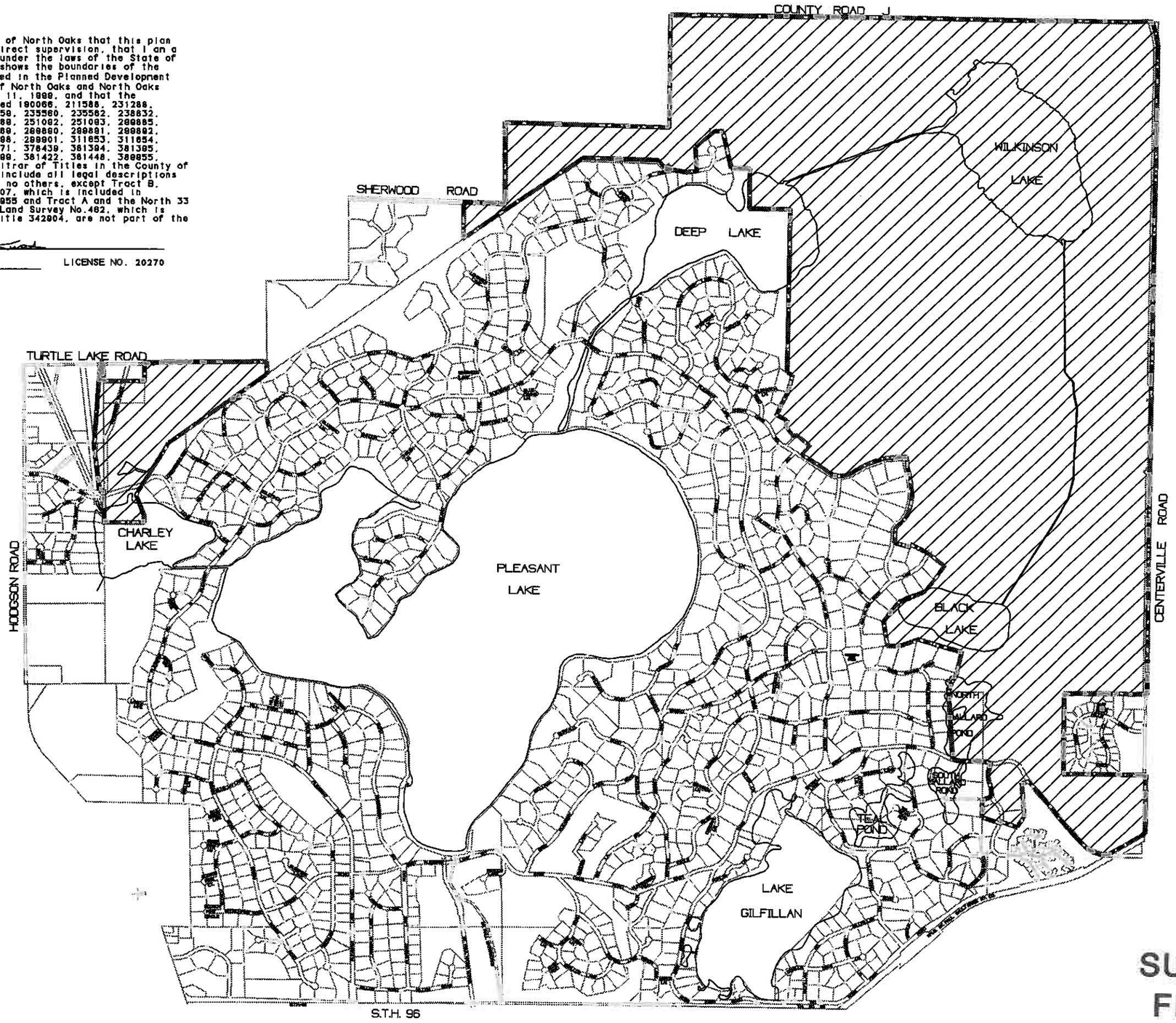
# EAST OAKS PROJECT

I hereby certify to the City of North Oaks that this plan was made by me or under my direct supervision, that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota and that the plan shows the boundaries of the Subject Property as referenced in the Planned Development Agreement between the City of North Oaks and North Oaks Company, LLC, dated February 11, 1999, and that the Certificates of Title numbered 190066, 211588, 231288, 231280, 231281, 235548, 235550, 235560, 235562, 238832, 251081, 251086, 251087, 251088, 251092, 251093, 289885, 289886, 289887, 289888, 289889, 289890, 289891, 289892, 289895, 289896, 289897, 289898, 289901, 311653, 311654, 342804, 367069, 367072, 375871, 378439, 381384, 381385, 381386, 381387, 381388, 381389, 381422, 381448, 389855, and 500821, files of the Registrar of Titles in the County of Ramsey, State of Minnesota, include all legal descriptions for the Subject Property and no others, except Tract B, Registered Land Survey No. 207, which is included in Certificate of Title No. 389855 and Tract A and the North 33 feet of Tract B, Registered Land Survey No.462, which is included in Certificate of Title 342804, are not part of the Subject Property.

DATE JANUARY 25, 1999 LICENSE NO. 20270




SUBJECT PROPERTY

SUBJECT PROPERTY BOUNDARY

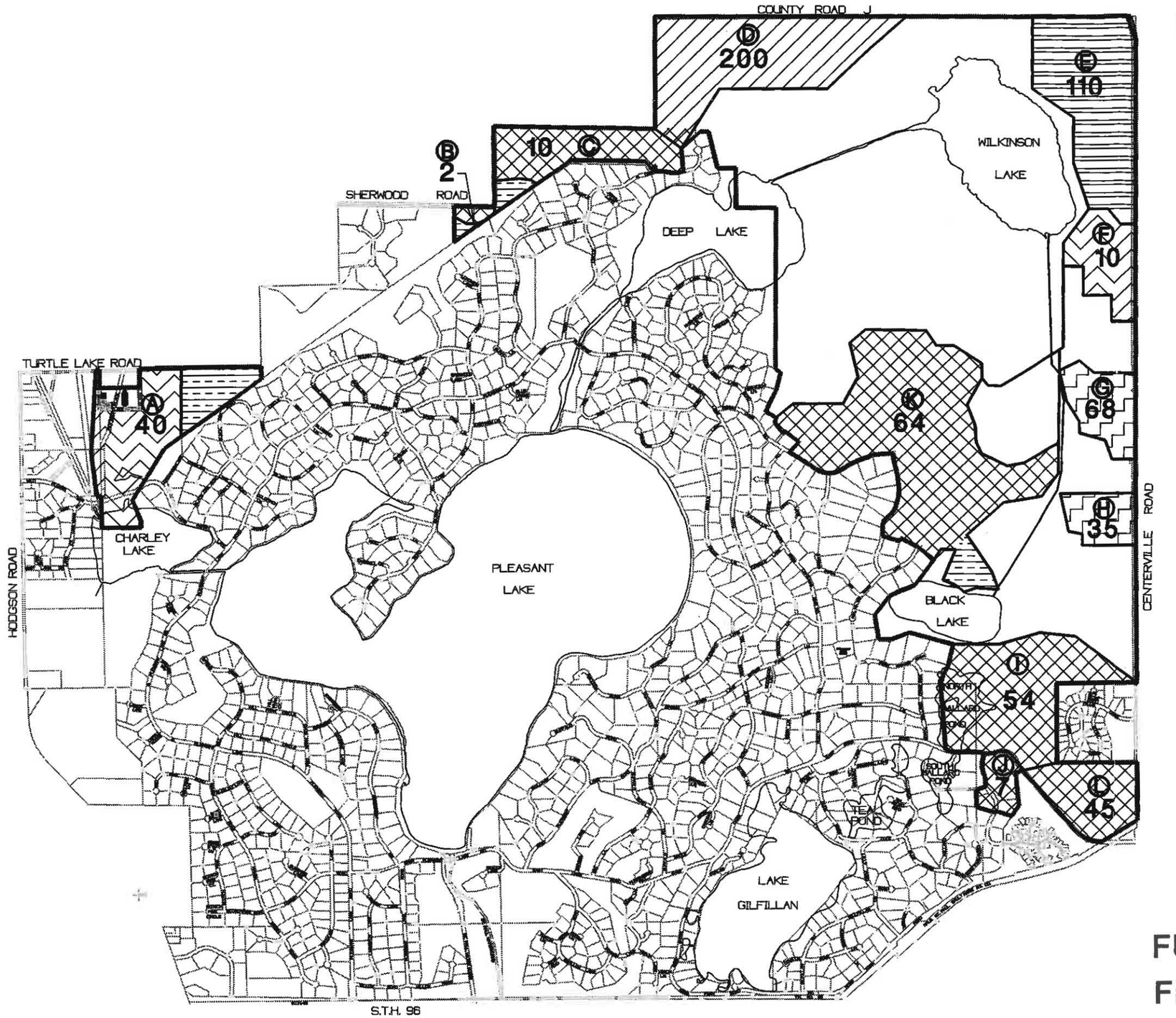
N

0 500 1000 1500 2000 2500

## EXHIBIT "A"
## SUBJECT PROPERTY
## FEBRUARY 11, 1999

NMP4EXAR - KSI - 1/25/99

# EAST OAKS PROJECT




- A — AREA DESIGNATION
- 645 — FUTURE HOUSEHOLDS
- MIXED USE
- PROTECTED LAND
- PASSIVE PRIVATE OPEN SPACE
- SINGLE FAMILY DETACHED
- LIMITED MIXED RESIDENTIAL
- MIXED RESIDENTIAL
- LIMITED MIXED USE
- DEVELOPMENT BOUNDARY
- LI — LIGHT INDUSTRIAL

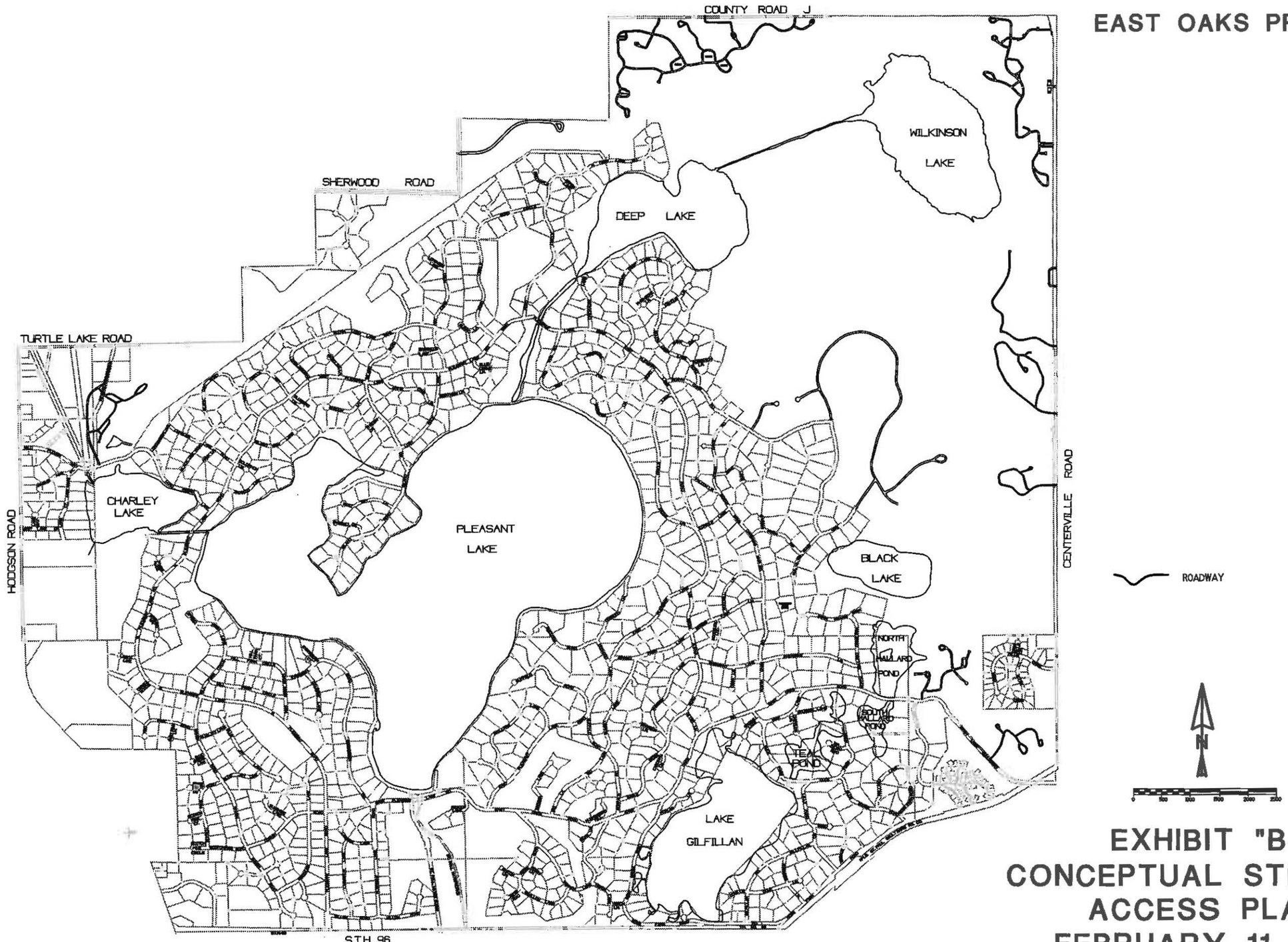
N

0 250 500 1000 2000

## EXHIBIT "B1"
## FUTURE LAND USE
## FEBRUARY 11, 1999

NMP4EXBI - KSI - 1/20/99

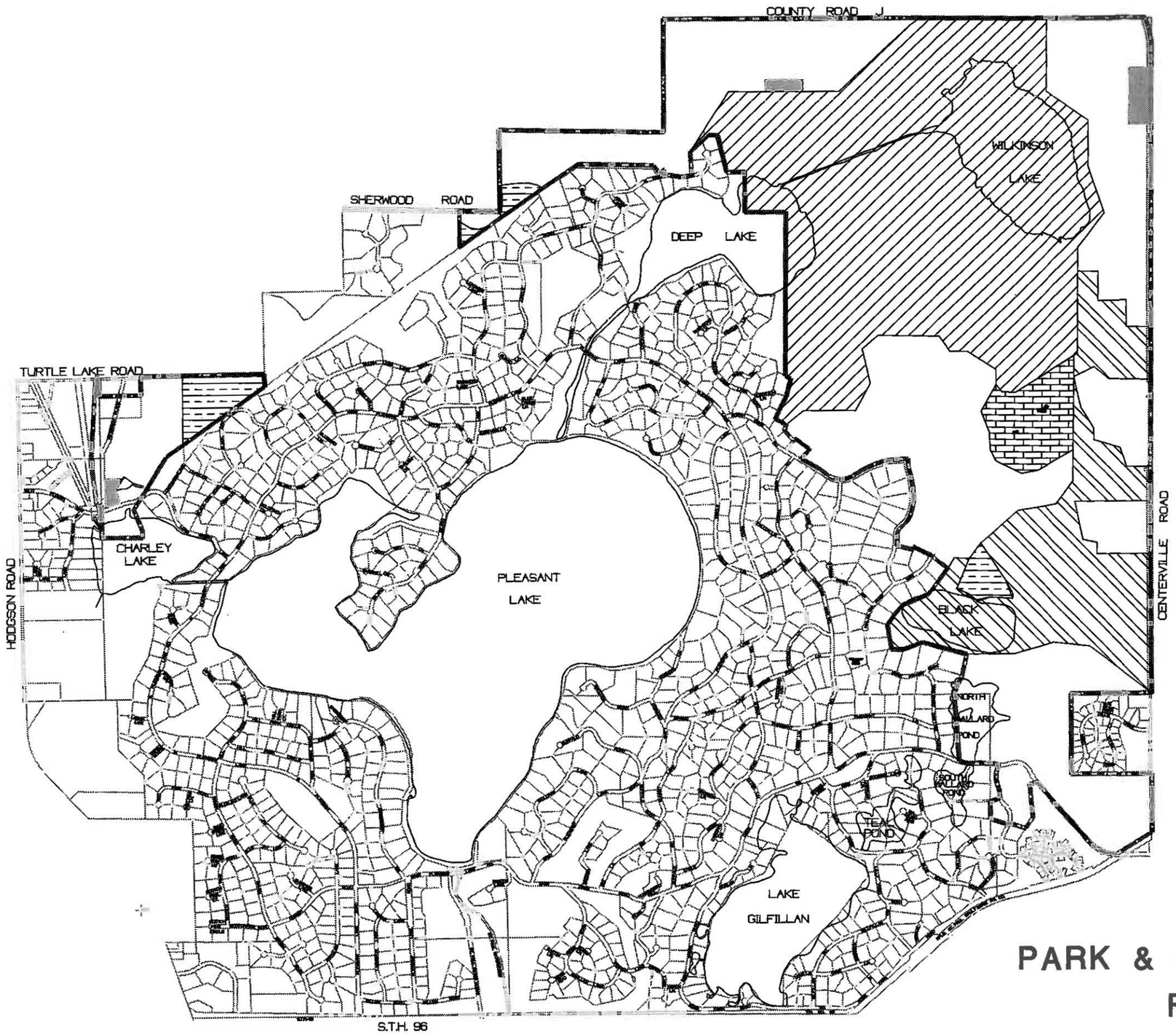
# EAST OAKS PROJECT




# EXHIBIT "B2"
# CONCEPTUAL STREET & ACCESS PLAN
# FEBRUARY 11, 1999

NMP4EXB2 - KSI - 1/18/99

# EAST OAKS PROJECT




AGRICULTURAL LAND

CONSERVANCY LAND

ALLOWABLE BUILDING AREA (WITHIN AGRICULTURAL LAND)

PASSIVE PRIVATE OPEN SPACE

ACTIVE PRIVATE OPEN SPACE

DEVELOPMENT AREA
NOTE: ADDITIONAL PASSIVE PRIVATE OPEN SPACE WILL BE CREATED DURING DEVELOPMENT

DEVELOPMENT AREA BOUNDARY

N

0 500 1000 1500 2000 2500

## EXHIBIT "B3"
## PARK & OPEN SPACE PLAN
## FEBRUARY 11, 1999

NMP4EXB3 - KSI - 1/11/99

# EAST OAKS PROJECT

EXISTING NOHOA TRAIL

PRIMARY TRAIL

RESTRICTED TRAIL

POTENTIAL DEER HILLS CONNECTION

TRAIL EASEMENT (USE TO BE DETERMINED BY NOHOA)

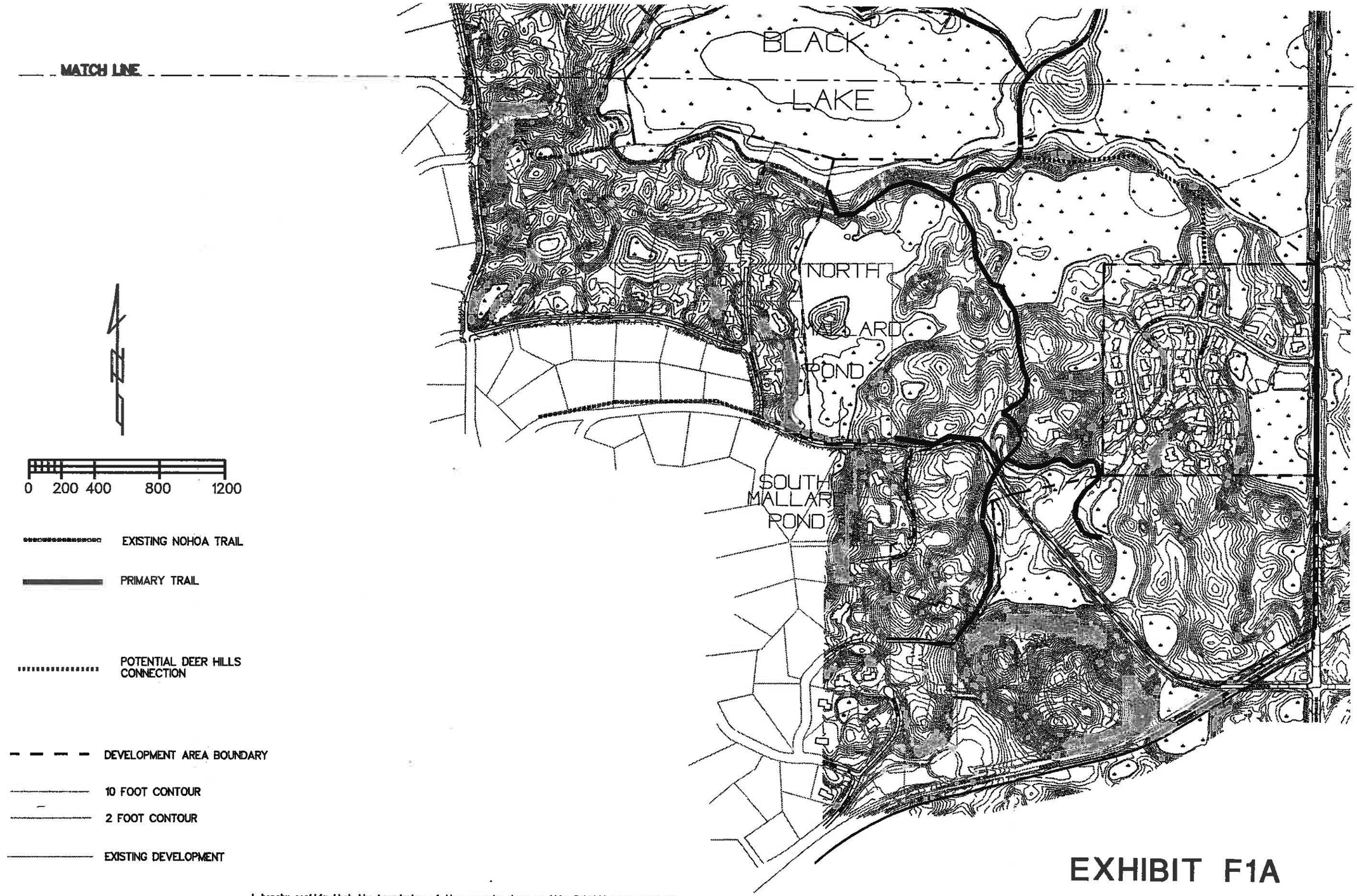
TRAIL HEAD PARKING (1-3 SPACES)

N

0 500 1000 2000 3000

**EXHIBIT "B4"**
**TRAIL MAP**
**FEBRUARY 11, 1999**

NMP4EXB4 - KSI - 1/18/99




I hereby certify that the boundaries of the property shown on this Exhibit are a part of Certificate of Titles numbered 190066, 235548, 235559, 235560, 235562, 238832, 299885, 299886, 299887, 299888, 299889, 299890, 299891, 299892, 299895, 299896, 299897, 299898, 299901, 311653, 311654, 367069, 367072, 381394, 381395, 381396, 381397, 381398, 381399, 381422, 381448 and 500621, files of the Registrar of Titles in the County of Ramsey, State of Minnesota and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

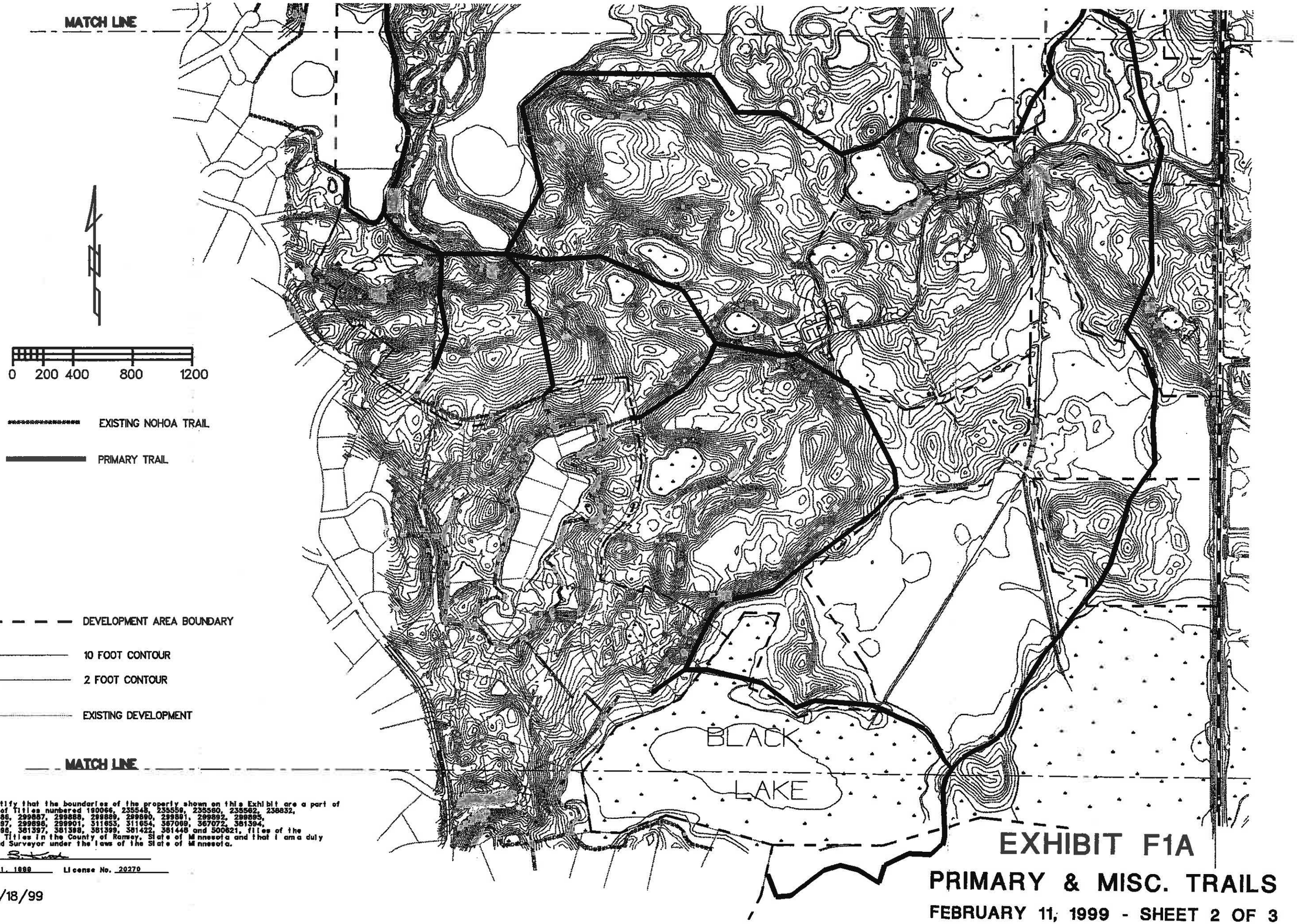
Date: JAN. 21, 1999 License No. 20270

# EXHIBIT F1A

## PRIMARY & MISC. TRAILS

FEBRUARY 11, 1999 - SHEET 1 OF 3

EXF1A-1 – KSI – 1/18/99




I hereby certify that the boundaries of the property shown on this Exhibit are a part of Certificate of Titles numbered 190066, 235548, 235559, 235580, 235562, 238832, 299885, 299886, 299887, 299888, 299889, 299890, 299891, 299892, 299895, 299896, 299897, 299898, 299901, 311653, 311654, 367069, 367072, 381394, 381395, 381396, 381397, 381398, 381399, 381422, 381448 and 500621, files of the Registrar of Titles in the County of Ramsey, State of Minnesota and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

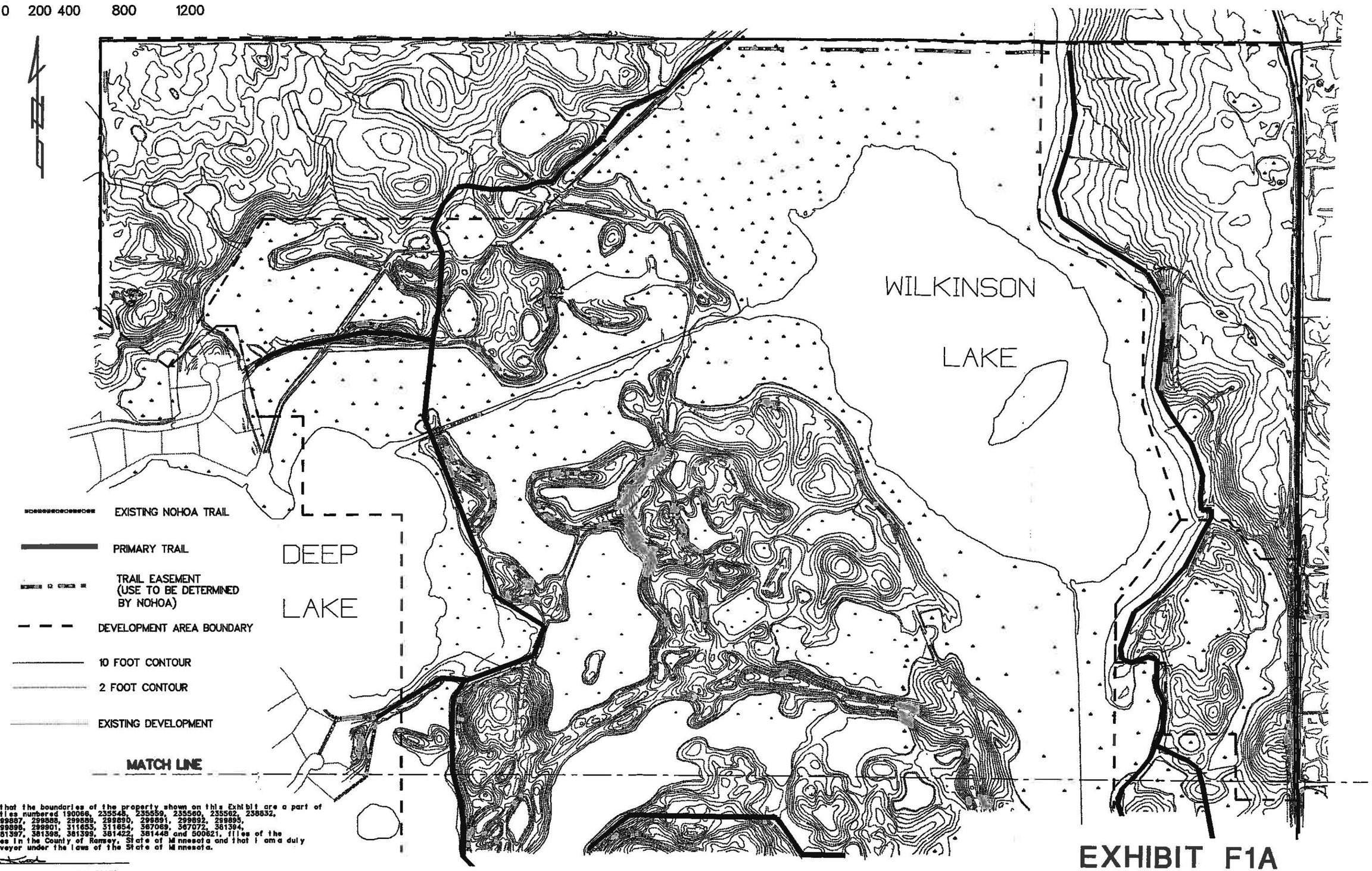
Date: JAN. 21, 1999 License No. 20270

EXFIA-2 – KSI – 1/18/99

# EXHIBIT F1A

## PRIMARY & MISC. TRAILS

FEBRUARY 11, 1999 - SHEET 2 OF 3




I hereby certify that the boundaries of the property shown on this Exhibit are a part of Certificate of Titles numbered 190066, 235548, 235559, 235560, 235562, 238832, 299885, 299886, 299887, 299888, 299889, 299890, 299891, 299892, 299895, 299896, 299897, 299898, 299901, 311655, 311654, 367069, 367072, 381394, 381395, 381396, 381397, 381398, 381399, 381422, 381448 and 500621, files of the Registrar of Titles in the County of Ramsey, State of Minnesota and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

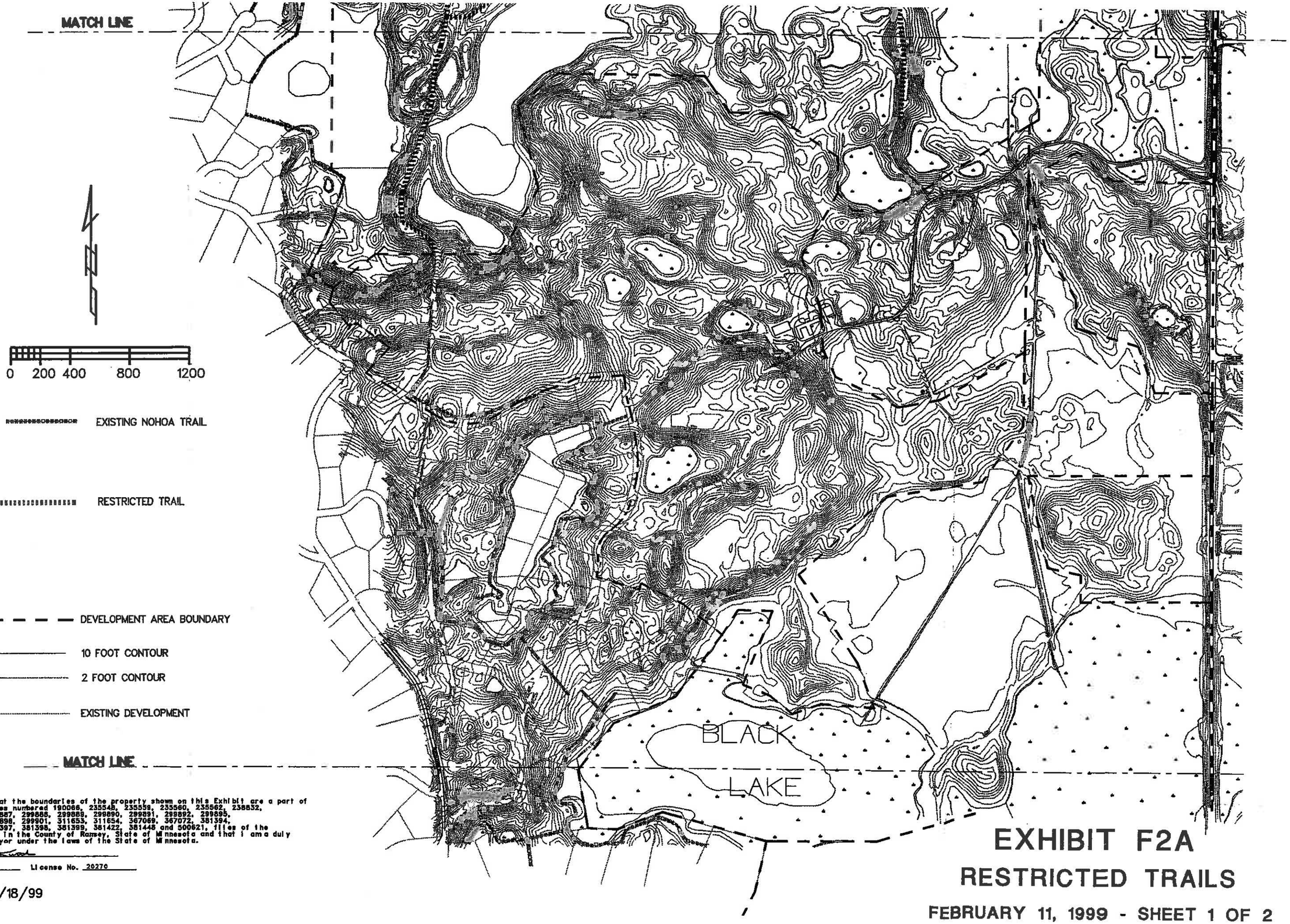
Date: JAN. 21, 1999 License No. 20270

EXF1A-3 – KSI – 1/18/99

# EXHIBIT F1A

## PRIMARY & MISC. TRAILS

FEBRUARY 11, 1999 - SHEET 3 OF 3




I hereby certify that the boundaries of the property shown on this Exhibit are a part of Certificate of Titles numbered 190068, 235548, 235559, 235560, 235562, 238832, 299885, 299886, 299887, 299888, 299889, 299890, 299891, 299892, 299895, 299896, 299897, 299898, 299901, 311655, 311654, 367069, 367072, 381394, 381395, 381396, 381397, 381398, 381399, 381422, 381448 and 500621, files of the Registrar of Titles in the County of Ramsey, State of Minnesota and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

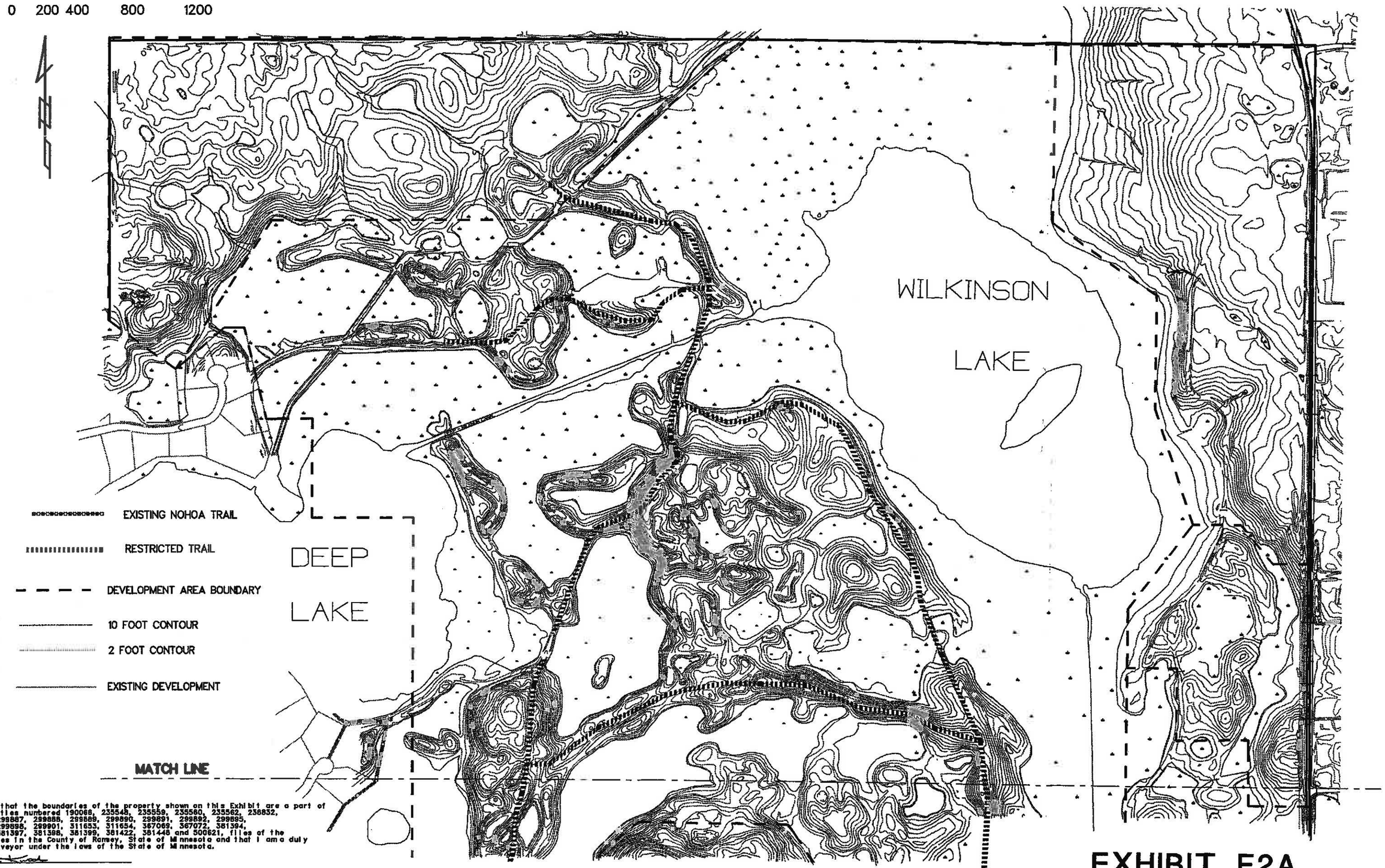
Date: JAN. 21, 1999 License No. 20270

EXF2A-1 – KSI – 1/18/99

# EXHIBIT F2A

## RESTRICTED TRAILS

FEBRUARY 11, 1999 - SHEET 1 OF 2



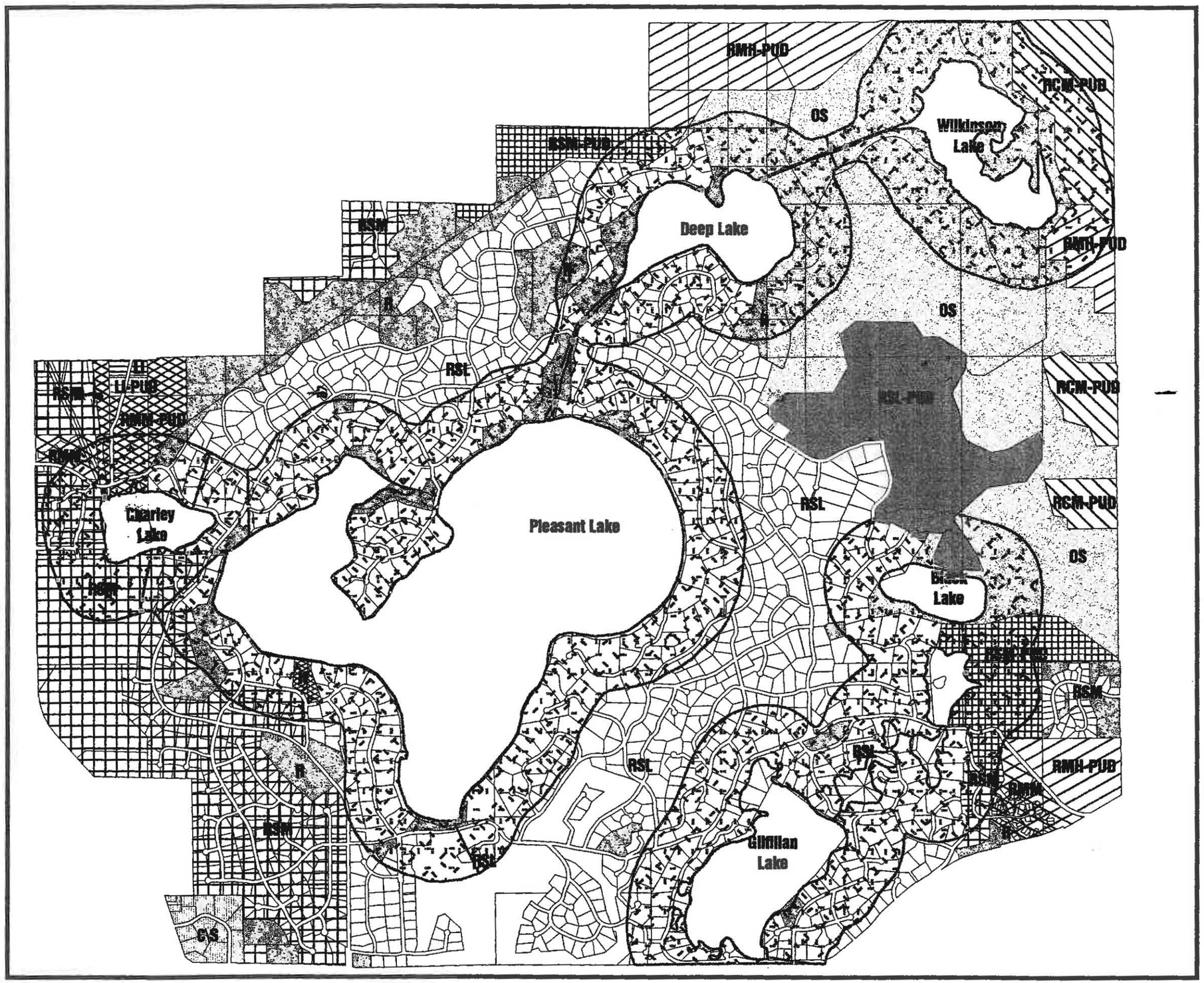

I hereby certify that the boundaries of the property shown on this Exhibit are a part of Certificate of Titles numbered 190068, 235548, 235559, 235560, 235562, 238852, 299885, 299888, 299887, 299888, 299889, 299890, 299891, 299892, 299895, 299896, 299897, 299898, 299901, 311653, 311654, 367069, 367072, 381394, 381395, 381396, 381397, 381398, 381399, 381422, 381448 and 500621, files of the Registrar of Titles in the County of Ramsey, State of Minnesota and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

Date: JAN. 21, 1999 License No. 20270

EXF2A-2 – KSI – 1/18/99

# EXHIBIT F2A
## RESTRICTED TRAILS

**FEBRUARY 11, 1999 - SHEET 2 OF 2**




# CITY OF NORTH OAKS

## Zoning District Map

February 11, 1999

### Legend

- R
- OS
- RSL
- RSL-PUD
- RSM
- RSM-PUD
- RMM
- RMM-PUD
- RMH-PUD
- RCM-PUD
- HIST
- COM-SERV
- LIGHTIND
- LI-PUD
- SHORELAND
- WATER

N
W E
S

MFRA