

23481715

Exhibit C

SURVEY FOR:

Michael Regan, Owner
Indian Hills Golf Club
6667 Neal Avenue North
Grant, MN 55082

LEGAL DESCRIPTION:

That part of the Southeast Quarter of the Southeast Quarter of Section 26, Township 30 North, Range 21 West, City of Grant, Washington County, Minnesota described as follows:

Commencing at the southeast corner of said Southeast Quarter of the Southeast Quarter, thence North 00 degrees 41 minutes 06 seconds East, assumed bearing along the east line thereof a distance of 105.45 feet to the point of beginning of the parcel to be described, thence continuing North 00 degrees 41 minutes 06 seconds along said east line a distance of 680.37 feet, thence South 78 degrees 52 minutes 38 seconds West, a distance of 490.54 feet, thence South 01 degree 28 minutes 09 seconds East, a distance of 337.51 feet, thence South 69 degrees 27 minutes 04 seconds West, a distance of 493.83 feet, thence South 00 degrees 02 minutes 15 seconds West, a distance of 196.09 feet to the south line of said Southeast Quarter of the Southeast Quarter, thence South 89 degrees 01 minute 43 seconds East, along said south line, a distance of 514.84 feet, thence North 74 degrees 45 minutes 00 seconds East, a distance of 427.36 feet to the point of beginning.

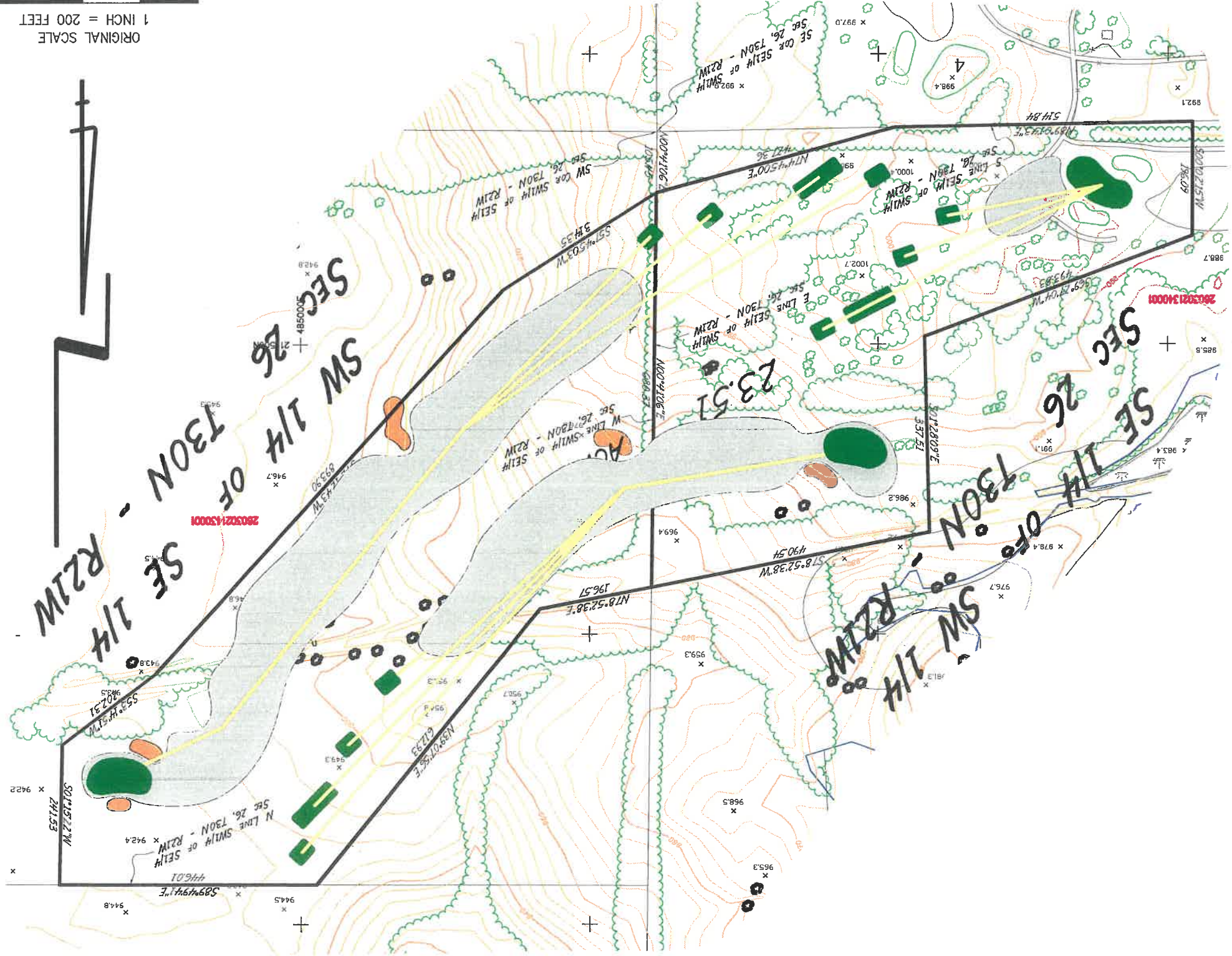
AND

That part of the Southwest Quarter of the Southeast Quarter of Section 26, Township 30 North, Range 21 West, City of Grant, Washington County, Minnesota described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter, thence North 00 degrees 41 minutes 06 seconds East, assumed bearing along the west line thereof a distance of 105.45 feet to the point of beginning of the parcel to be described, thence continuing North 00 degrees 41 minutes 06 seconds along said west line a distance of 680.37 feet, thence North 78 degrees 52 minutes 38 seconds East, a distance of 196.57 feet, thence North 39 degrees 07 minutes 56 seconds East, a distance of 612.93 feet to the north line of said Southeast Quarter of the Southeast Quarter, thence South 89 degrees 49 minutes 41 seconds East, along said north line, a distance of 446.01 feet, thence South 01 degree 15 minutes 22 seconds West, a distance of 241.53 feet, thence South 53 degrees 14 minutes 51 seconds West, a distance of 202.31 feet, thence South 42 degrees 12 minutes 43 seconds West, a distance of 893.90 feet, thence South 57 degrees 45 minutes 03 seconds West, a distance of 314.35 feet to the point of beginning.

PUD AMENDMENT SKETCH INDIAN HILLS GOLF CLUB

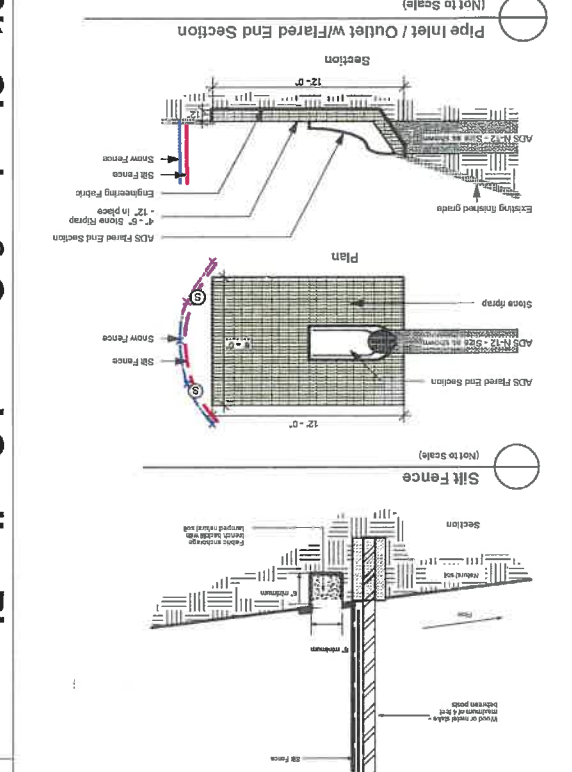
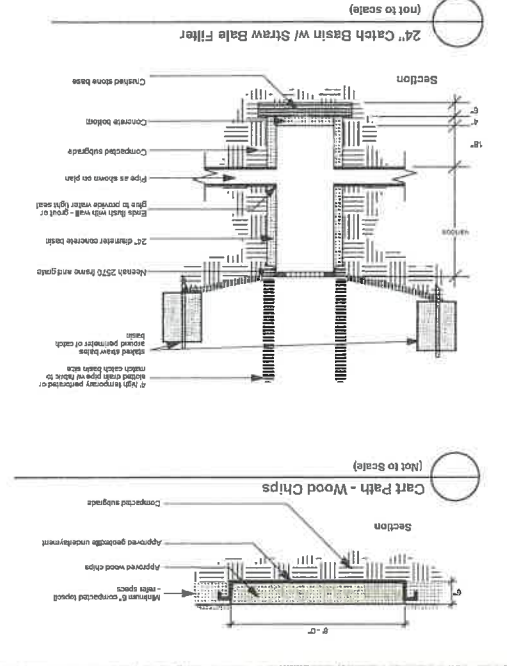
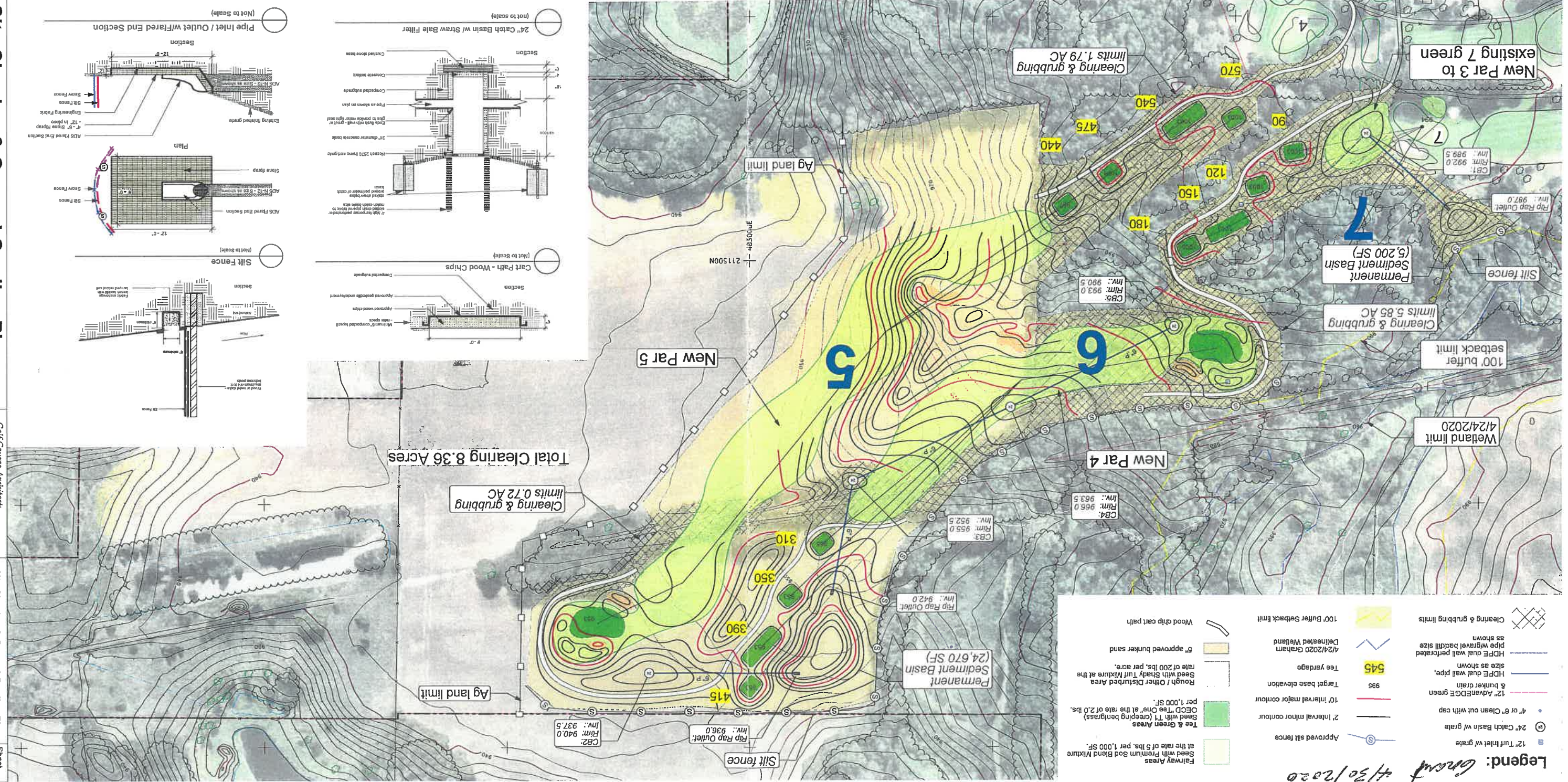
FFS
Folz Freeman Surveying LLC
LAND PLANNING and SURVEYING
12445 55TH STREET NORTH
LAKE BLAHO, MINNESOTA 55042
(651) 439-8833 www.FFSurveying.com



ORIGINAL SCALE
1 INCH = 200 FEET
SCALE IN FEET
0 100 200 400

Legend: *Grant 4/30/2020*

	12\"/>
	4\"/>
	2\" interval minor contour
	10\" interval major contour
	Tee & Green Areas Seeded with T1 (Creeping bentgrass) OCED "Tree One" at the rate of 2.0 lbs. per 1,000 SF.
	Fairway Areas Seeded with Premium Sod Blend Mixture at the rate of 5 lbs. per 1,000 SF.
	Rough / Other Disturbed Area Seeded with Shady Turf Mixture at the rate of 200 lbs. per acre.
	HDP E dual wall perforated pipe w/ gravel backfill size as shown
	Cleaning & grubbing limits
	100' Buffer Setback limit
	4/24/2020 Graham Delimited Wetland
	5' approved bunker sand
	Wood chip cart path



STAKING & DIMENSIONING NOTES

- Discrepancies found in base data or property boundaries should be reported immediately to the Engineer.
- The center stakes for the tees, greens, catch basins and other key points shall be staked in the field by the Contractor. All dimensioning of the golf course features are based on these lines of play. No other reference lines or angles should be used for dimensioning purposes unless otherwise shown or indicated on the plans.
- The Contractor shall retain a registered land surveyor or established vertical control and to verify the principal staking coordinates.
- Written dimensions shall prevail to the limits of accuracy as established by the use digital measurement tools and GIS to locate, stake, and dimension course features. Contractor are expected to conform to the dimensions on the plans. Contractor shall not scale drawings.

GRADING NOTES

- The Contractor shall insure that all areas where grading has occurred be respread with a minimum of 5 inches of topsoil (compacted depth). The top 3 inches of topsoil shall be free of metal, wood, plastic, paper products, rocks or stones larger than 1.0 inches or any other material deemed unsuitable by the Engineer. The Contractor shall be responsible for determining the method to be used to clean the topsoil of foreign material and rock.
- All foreign material inclusive of steel, metal, concrete, asphalt, plastic, stumps, roots, and organic material shall be removed from the site at the Contractor's expense and disposed of in accordance with all applicable regulatory regulations and codes.
- Contractor is responsible for all site dewatering until final approval of the project.
- The testing surface shall consist of 4\"/>

EROSION CONTROL NOTES

- Erosion control shall be completed and managed in accordance with current Browns Creek Watershed District Rules Section 3.0 and be consistent with the specifications of the MCA manual "Protecting Water Quality in Urban Areas".
- The Contractor shall install erosion control fencing as shown on the plans prior to any construction within the area. Silt fencing and installation shall conform to Best Management Practices for Minnesota.

PLANTING NOTES

- All Fairways, ID, at the rate of 5 lbs. per 1,000 SF.
- Seed, Post Falls, ID, at the rate of 5 lbs. per 1,000 SF.

Drainage Notes:

- All stumps and root mass shall be excavated, chipped and removed. Gridding of stumps is not permitted.
- Rocks or boulders shall be stockpiled at an approved site.
- Contractor responsible for removing all abandoned fencing and dump site materials including metals, tires and plastics. Materials shall be recycled when possible.
- All graded fairway and rough areas are to be replaced with minimum 5\"/>