

Land Description:

The South Half of the Southeast Quarter of Section 14, and the North Half of the Northeast Quarter of Section 23, and the Northwest Quarter of Section 24, and the West Half of the Northeast Quarter of Section 24, Township 37 North, Range 31 West of the 4th Principal Meridian, Watab Township, Benton County, Minnesota. Less and Except Blocks 1, 2, 3, 4 and 5 of OAK HILL ESTATES, according to the recorded plat thereof.

PUD Population and Land Use

A tabulation indicating the number of residential dwelling units and expected population is as follows:

Number of residential dwellings units = 364.

8 patio homes x 2 people/unit = 16.00

356 single family x 2.52 people/unit = 897.12

The expected population is: 913.12

Land Usage: 28.5% Open Area
56.5% Residential Lots
15.0% Roadways

PUD Building Setbacks:

<u>Phase 1 - Single Family</u>	<u>Phases 2 thru 5 - Single Family</u>	<u>Phase 6 - Patio Homes</u>
Front: 30 feet	Front: 30 feet	Zero lot line setbacks
Side: 5 feet	Side: 10 feet	
Rear: 30 feet	Rear: 30 feet	

Remaining phases - Single Family

Front: 30 feet
Side: 10 feet
Rear: 30 feet

PUD Layout

A detailed site plan showing the physical layout, design, street locations and public road access points is shown on Exhibit B.

Remaining Exhibits

Open areas and Phasing are shown on Exhibit C.

General location of the Entrance Monuments and Sewage treatment center are shown on Exhibit D.

All Outlots are shown on Exhibit F.

All Outlots except C and D will be owned by the Association and subject to the following uses:

Outlot A: Retention Ponds, Walking Trail and Open Space

Outlot B: Walking Trail and Open Space.

- Outlot C: Non-buildable residual to be sold with adjacent lot
- Outlot D: Non-buildable residual to be sold with adjacent lot
- Outlot E: Wetland, Walking Trail and Open Space.
- Outlot F: Wetland, Walking Trail and Open Space.
- Outlot G: Wetland, Walking Trail and Open Space.
- Outlot H: Wetland, Walking Trail, Open Space and Mitigation Area.
- Outlot I: Sewage Treatment Area
- Outlot J: Wetland, Walking Trail and Open Space.
- Outlot K: Wetland, Walking Trail and Open Space.
- Outlot L: Open Space.
- Outlot M: Open Space
- Outlot N: Open Space.
- Outlot O: Walking Trail and Open Space.
- Outlot AA: Wetland, Walking Trail and Open Space
- Outlot BB: Wetland, Walking Trail and Open Space
- Outlot CC: Wetland, Walking Trail and Open Space
- Outlot DD: Association Owned Walking Trail, Open Space, and Wetland
- Outlot EE: Association Owned Walking Trail, Open Space, and Wetland

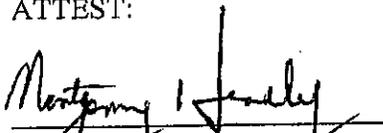
This ordinance shall be effective upon publication.

Approved and adopted by the Benton County Board of Commissioners this 5th day of July in the year of 2005.



Duane J. Walter, Chair
Benton County Board of Commissioners

ATTEST:



Montgomery Headley
Benton County Administrator

PLANNED UNIT DEVELOPMENT
OAK HILL ESTATES

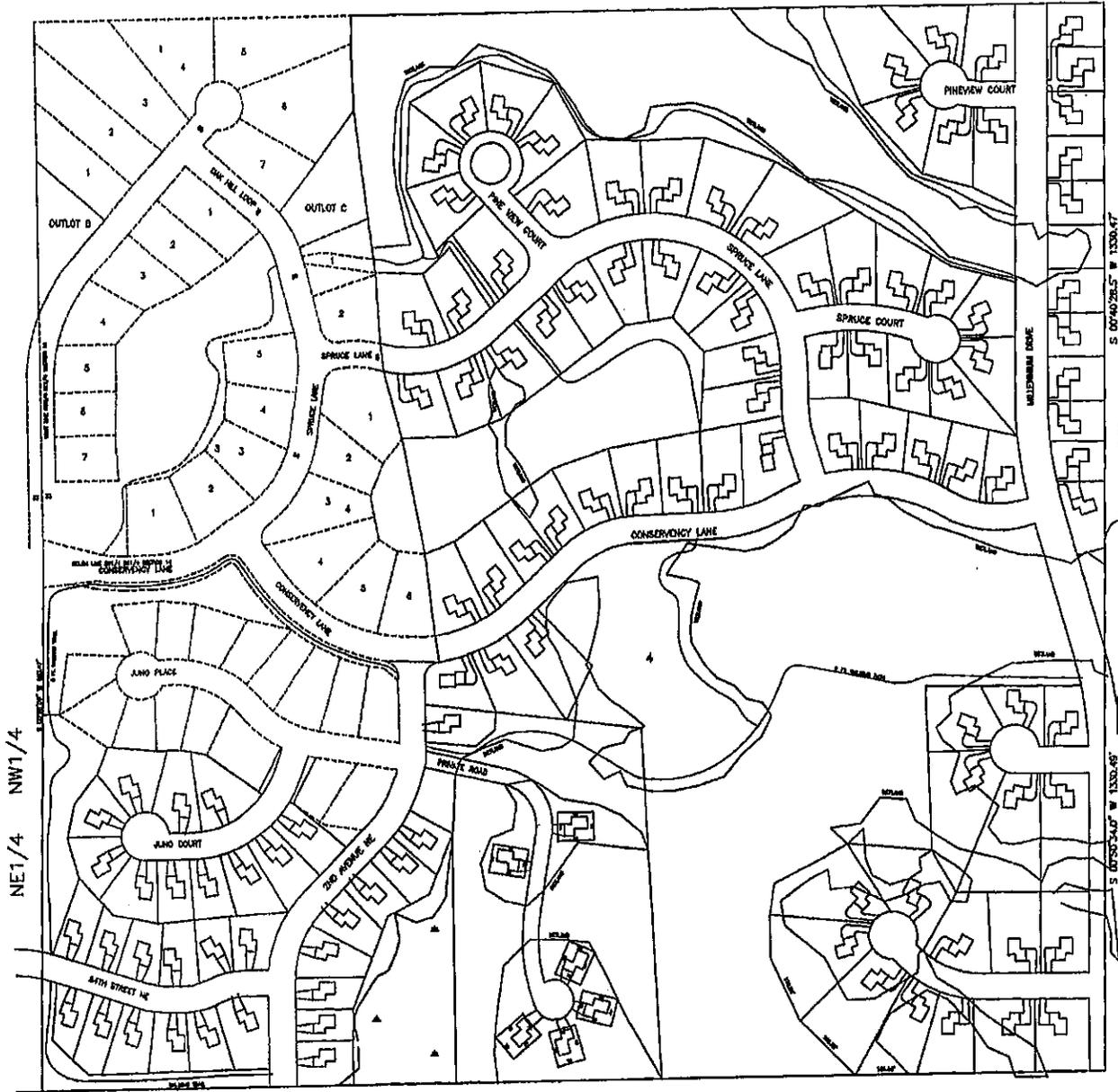
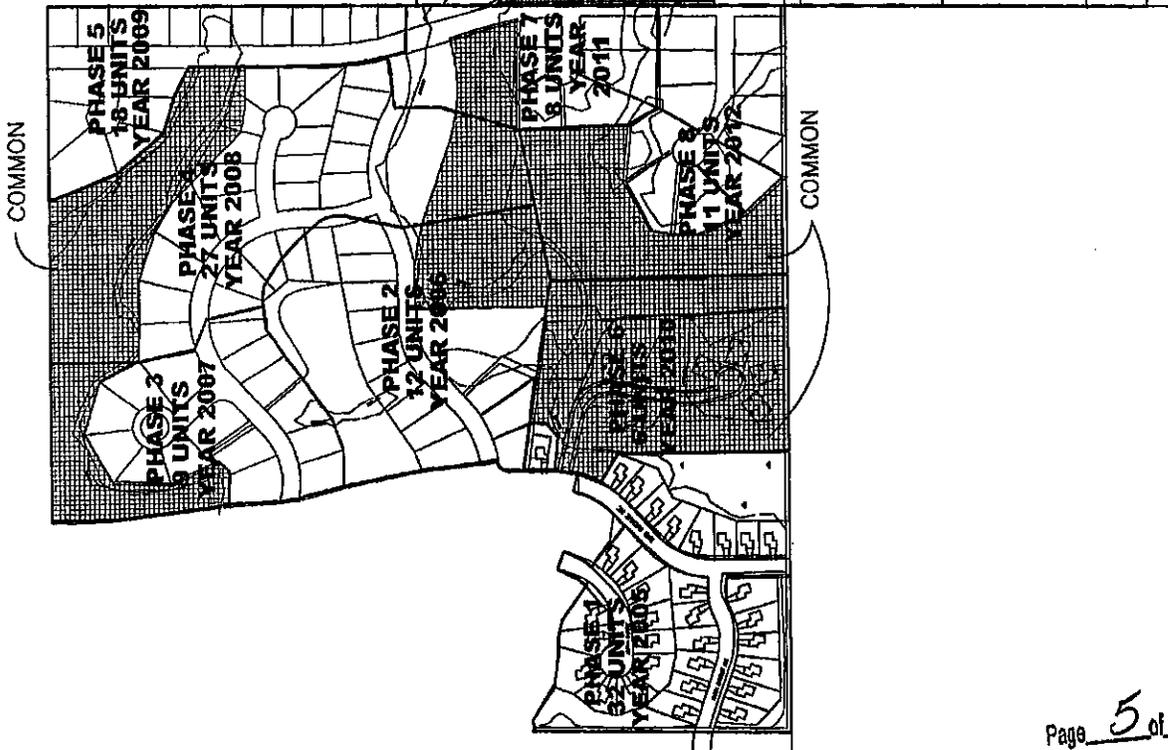


EXHIBIT C. SHEET 1

OAK HILL ESTATES
OPEN AREAS AND PHASING



A 331099

EXHIBIT D. SHEET 1

ENTRANCE MONUMENT AND SEWAGE TREATMENT CENTER LOCATIONS
OAK HILL ESTATES

A 331099

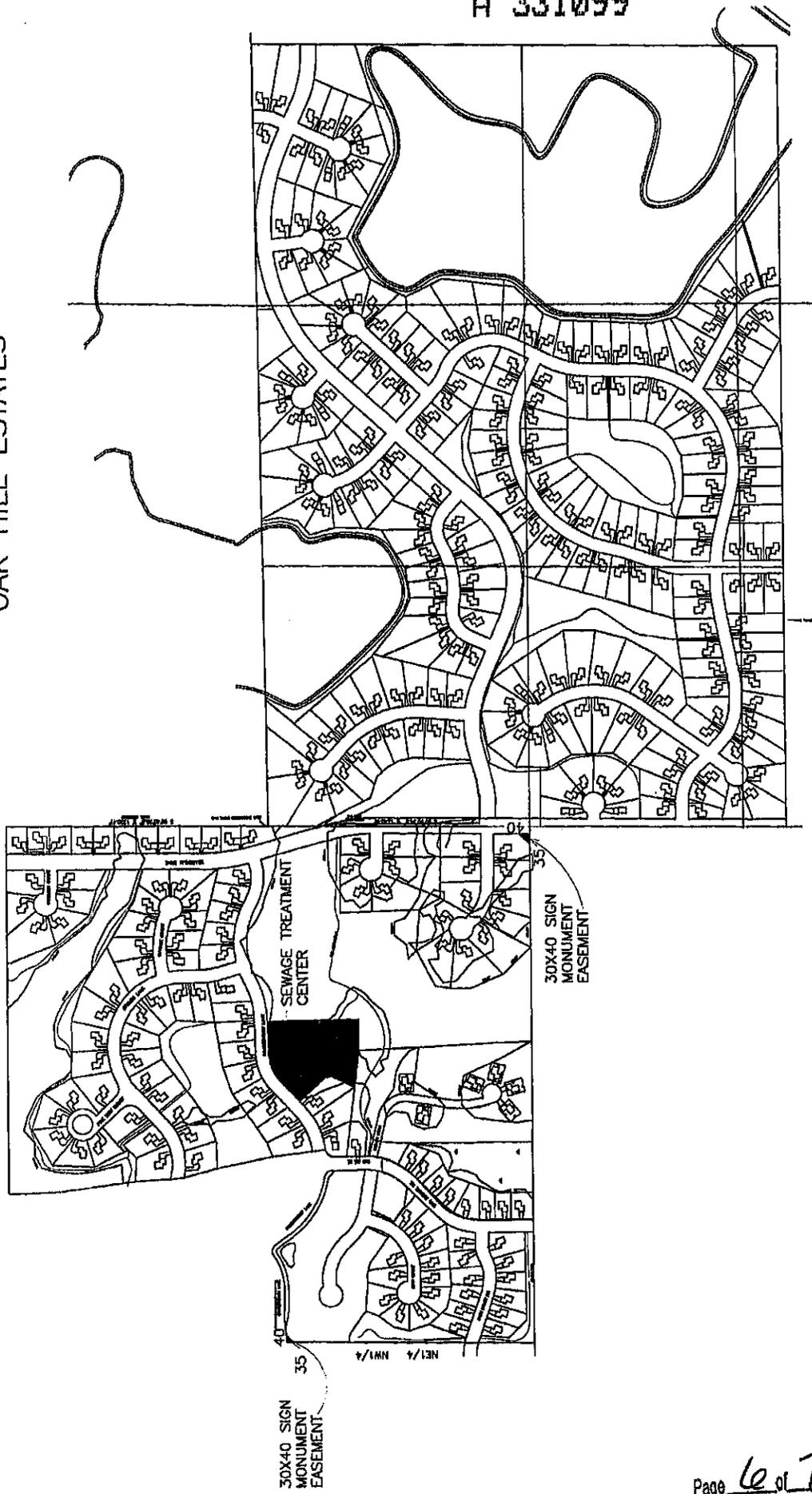


EXHIBIT F. SHEET 1
OAK HILL ESTATES
OUTLOTS

