

Certified, Filed and or Recorded on  
MAY 17, 2006 AT 03:10PM

Signed: BW  
MARILYN J NOVAK G V I  
BENTON COUNTY MINNESOTA  
MARILYN J NOVAK  
COUNTY RECORDER

**BENTON COUNTY ORDINANCE NO.387**

**AN ORDINANCE AMENDING THE OFFICIAL BENTON COUNTY ZONING MAP AND  
CREATING A PLANNED UNIT DEVELOPMENT DISTRICT**

WHEREAS, an application has been made pursuant to Sections 11.8 and 7.13.1 of the Benton County Development Code to rezone the property described herein from R-1 Residential to Planned Unit Development District; and,

WHEREAS, the applicant, and owner of the subject property, New Pirates Cove, LLC, has submitted a development plan for the subject property, which is attached hereto and incorporated herein by reference; and,

WHEREAS, public hearings regarding said proposal have been conducted by the Benton County Planning Commission and the Benton County Board of Commissioners on June 23, 2005 and July 5, 2005; and,

WHEREAS, the Benton County Board of Commissioners find that the rezoning of the property described herein comports with the Benton County Comprehensive Land Use Plan and is appropriate.

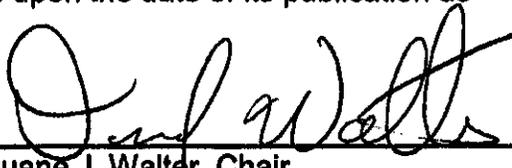
NOW, THEREFORE, pursuant to Sections 11.8 and 7.13.1 of the Benton County Development Code, the official Benton County Zoning Map is hereby amended to reflect that the following described property is zoned Planned Unit Development District:

See attached Exhibit A

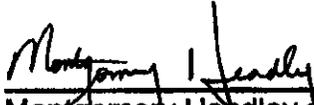
That said zoning is conditioned upon adherence to the attached Development Plan as Exhibit B and the following further conditions:

1. The permitted uses in the Planned Unit Development District shall be as specifically noted within the Development Plan as single-family attached and detached residential dwellings, facilities necessary for the provision of sewage treatment and water to the residences contained within the Planned Unit Development District, and open areas used for wildlife and woodland management, trails, walkways and recreation.
2. Accessory uses allowed shall include accessory buildings in conformity with Section 6.2 of the Benton County Development Code.

Upon enactment, this ordinance shall be effective upon the date of its publication as provided by law.

  
\_\_\_\_\_  
Duane J. Walter, Chair  
Benton County Board of Commissioners

ATTEST:

  
\_\_\_\_\_  
Montgomery Headley  
Benton County Administrator

## Exhibit A – Legal Description for "The Cove" Planned Unit Development

**The Cove PUD Legal Description**

That part of the East Half of the Northeast Quarter, that part of the Southwest Quarter of the Northeast Quarter, that part of Government Lot 1, that part of Government Lot 2, that part of the Southeast Quarter and that part of the East Half of the Southwest Quarter of Section 27, that part of Blocks 7, 13 and 14, TOWN OF WATAB, that part of vacated 2nd street and Perry street as dedicated in said TOWN OF WATAB, the East Half of the Northwest Quarter, the Northwest Quarter of the Northeast Quarter and Government Lot 1, Section 34, all in Township 37 North, Range 31 West, Benton County, Minnesota described as follows:

Commencing at the northeast corner of said Section 27; thence South 88 degrees 23 minutes 18 seconds West, along the north line of said Section 27, a distance of 1295.90 feet to the westerly right of way line of the Burlington Northern Railroad; thence South 00 degrees 04 minutes 16 seconds West, along said westerly right of way line, a distance of 767.82 feet to the point of beginning of the tract of land to be described; thence continuing South 00 degrees 04 minutes 16 seconds West, along said westerly right of way line, a distance of 978.61 feet; thence southerly, a distance of 377.68 feet, along said westerly right of way line, along a tangential curve, concave to the west, having a radius of 5623.08 feet and a central angle of 03 degrees 50 minutes 54 seconds; thence North 86 degrees 04 minutes 50 seconds West, along said westerly right of way line, not tangent to said curve, a distance of 25.00 feet; thence southwesterly, a distance of 977.05 feet, along said westerly right of way line, along a non-tangential curve, concave to the west, having a radius of 5598.08 feet, a central angle of 10 degrees 00 minutes 00 seconds and a chord bearing of South 08 degrees 55 minutes 10 seconds West; thence South 76 degrees 04 minutes 50 seconds East, along said westerly right of way line, not tangent to last described curve, a distance of 25.00 feet; thence southwesterly, a distance of 943.53 feet, along said westerly right of way line, along a non-tangential curve, concave to the northwest, having a radius of 5623.08 feet, a central angle of 09 degrees 36 minutes 50 seconds and a chord bearing of South 18 degrees 43 minutes 35 seconds West; thence South 23 degrees 32 minutes 00 seconds West, along said westerly right of way line, tangent to last described curve, a distance of 3673.06 feet to the centerline of Frost Road as monumented; thence North 64 degrees 46 minutes 33 seconds West, along said centerline, a distance of 957.42 feet; thence North 01 degrees 31 minutes 35 seconds East, a distance of 431.31 feet; thence North 82 degrees 36 minutes 17 seconds West, a distance of 285.68 feet; thence North 71 degrees 39 minutes 50 seconds West, a distance of 211.70 feet; thence South 13 degrees 24 minutes 13 seconds West, a distance of 288.20 feet to said centerline; thence North 64 degrees 46 minutes 33 seconds West, along said centerline, a distance of 52.72 feet; thence northwesterly, a distance of 14.67 feet, along said centerline, along a tangential curve, concave to the southwest, having a radius of 596.32 feet and a central angle of 01 degree 24 minutes 33 seconds; thence North 13 degrees 23 minutes 19 seconds East, a distance of 274.51 feet; thence northeasterly, a distance of 226.35 feet, along a tangential curve, concave to the southeast, having a radius of 207.89 feet and a central angle of 62 degrees 23 minutes 00 seconds; thence North 14 degrees 08 minutes 48 seconds West, not tangent to last described curve, a distance of 98.14 feet to the south line of Olive Street as dedicated in said TOWN OF WATAB; thence South 88 degrees 48 minutes 02 seconds East, along said south line of Olive Street, a distance of 162.34 feet to the east line of said TOWN OF

WATAB; thence North 02 degrees 53 minutes 05 seconds West, along said east line of the TOWN OF WATAB, a distance of 775.65 feet to the north line of said Section 34; thence North 87 degrees 38 minutes 26 seconds East, along said north line of Section 34, a distance of 328.03 feet, to the west line of said East Half of the Southwest Quarter of Section 27; thence North 00 degrees 58 minutes 26 seconds East, along said west line of the East Half of the Southwest Quarter of Section 27, a distance of 733.45 feet to the centerline of County Road No. 55; thence North 06 degrees 43 minutes 54 seconds East, along said centerline of County Road No. 55, a distance of 571.70 feet; thence South 83 degrees 17 minutes 43 seconds East, a distance of 436.55 feet; thence North 55 degrees 56 minutes 03 seconds East, a distance of 320.95 feet; thence North 10 degrees 16 minutes 21 seconds East, a distance of 510.41 feet; thence North 25 degrees 30 minutes 17 seconds East, a distance of 414.21 feet; thence North 63 degrees 58 minutes 26 seconds East, a distance of 195.94 feet; thence North 00 degrees 58 minutes 41 seconds East, a distance of 479.90 feet to said centerline of County Road No. 55; thence North 67 degrees 13 minutes 08 seconds East, along said centerline, a distance of 436.37 feet; thence northeasterly, a distance of 398.85 feet, along said centerline, along a tangential curve, concave to the northwest, having a radius of 573.01 feet and a central angle of 39 degrees 52 minutes 52 seconds; thence North 27 degrees 20 minutes 16 seconds East, along said centerline, a distance of 333.31 feet; thence northeasterly, a distance of 437.77 feet, along said centerline, along a tangential curve, concave to the northwest, having a radius of 1960.50 feet and a central angle of 12 degrees 47 minutes 37 seconds; thence North 14 degrees 32 minutes 38 seconds East, tangent to last described curve, a distance of 716.63 feet; thence South 75 degrees 27 minutes 22 seconds East, a distance of 125.74 feet; thence southeasterly, a distance of 129.67 feet, along a tangential curve, concave to the southwest, having a radius of 154.00 feet and a central angle of 48 degrees 14 minutes 38 seconds; thence South 89 degrees 55 minutes 35 seconds East, not tangent to last described curve, a distance of 129.30 feet to the point of beginning.

and

That part of Government Lot 4, Section 22, Township 37 North, Range 31 West, said Benton County described as follows:

Commencing at the southeast corner of said Government Lot 4; thence South 88 degrees 23 minutes 18 seconds West, a distance of 1264.29 feet to the west right of way line of said Burlington Northern Railroad, being the point of beginning of the tract of land to be described; thence North 00 degrees 05 minutes 18 seconds East, along said west right of way line, a distance of 696.71 feet; thence North 89 degrees 08 minutes 42 seconds West, a distance of 203.75 feet; thence South 00 degrees 54 minutes 08 seconds East, a distance of 358.05 feet; thence southwesterly, a distance of 349.33 feet, along a tangential curve, concave to the northwest, having a radius of 2000.00 feet and a central angle of 10 degrees 00 minutes 27 seconds to the south line of said Government Lot 4; thence North 88 degrees 23 minutes 18 seconds East, along said south line of Government Lot 4, a distance of 222.06 feet to the point of beginning.

**“The Cove” Planned Unit Development Plan**

“The Cove” Planned Unit Development (PUD) is one part of the approved Preliminary Plat of the same name. “The Cove” PUD covers 208.2 acres and includes 321 dwelling units.

“The Cove” is intended to create multiple neighborhoods and multiple housing styles that are linked by a strong system of open space and trails. The residential layout recognizes many of the existing natural amenities and proposes them to be “improved site amenity areas” for common residential uses. Much of the common areas will remain in a natural state for their natural value and visual beauty. A private trail system is proposed through the site that will link the neighborhoods. “The Cove” PUD will be connected to a centralized water supply and wastewater treatment system. The project will be advanced in four or more phases. The market will drive the actual pace of development.

**Density Calculations and Design Standards**

“The Cove” PUD contains residential lots as well as open space. The total number of units within the project complies with the allowable density (based on standard lot sizes). The base density calculation for the site is based on R-2 lot sizes. The calculation for maximum potential dwelling units is as follows:

Determine the buildable area  
 Buildable area = 208.2 (Total Area) – 20.3 (wetlands) – 0 (bluffs)  
 = 187.9 ac  
 Dwelling units allowed = Buildable area divided by minimum lot size  
 (187.9 ac x 43,560)/17,000 sf = 481.4 units  
 Proposed Dwelling Units: 321

The base density for the PUD is 481 units. The density multiplier has not been calculated as the proposed 321 units is less than the base density.

This PUD creates some non-typical development details. It creates multiple lot sizes with proportionately sized building setbacks. The following table summarizes minimum lot sizes and the building setbacks.

	120' wide lots	85' wide lots	65' Detached Villas	Attached Villas	Attached Villas w/ alleys
Front Setback	35', if behind trail easement 55'	35', if behind trail easement 55'	25', if behind trail easement 45'	35'	15'
Sideyard Setback*	10' (house) & 10' (accessory)	10' (house) & 5' (accessory)	5' (house) & 5' (accessory)	7 ½' to lot & 0' Common wall	7 ½' to lot & 0' Common wall
Rearyard Setback	10'	10'	10'	10'	10'

\*Driveways may be at 0'

**Residential Building Types**

The proposed Cove project includes construction of 77 single-family homes and 244 Villa units. The villa housing consists of 94 detached units and 150 attached units. The detached villas will have one residential unit per building and the attached villas will have 2 units (34 units) or 4 units per building (116 units). This is estimated to result in 1123 new residents in the community.

**Single family:** The single family homes will be built on lots with approximate widths of 85 feet and 120 feet and depths of approximately 150 feet to 170 feet.

**Detached Villas:** The detached villas will be built on lots with approximate widths of 65 feet and depths of approximately 130 feet to 150 feet. They are a detached townhome style of housing. The villas vary between single story and two-stories depending on the site.

**Attached Villas:** The attached style of villas will include 2 and 4 unit buildings. The attached villas will be built on smaller home sites surrounded by common space owned by a Homeowner's Association.

See sheet 5 of the Final PUD Plan for "typical" architectural character.

**Parks, Trails & Open Space****Open Space Concept**

The open space of "The Cove" PUD has several components including private open space and common open space. Private open space is basically individually owned yard areas. Common open space (lands and trails) is owned by the residents of the neighborhoods (see Homeowner's Associations Documents). Approximately one half of the residential project site will be "common" area. See PUD final plans for approximate locations of open space and trails.

**Trails/Park Dedication**

"The Cove" PUD will have approximately 3 miles of intertwining private trails. A 30 foot easement for a County public trail will be provided along County Road 55. The Developer will construct a 10 foot wide bituminous trail with 2 foot shoulders starting at the north restaurant entrance of CR 55 and extending south to where the trail turns east into the site. See the PUD Final Plans for approximate location. Until such time as the remainder of the public trail system is constructed by the County, this portion will be maintained and controlled by the Homeowner's Association.

**Resident Gathering Areas**

Common Gathering Areas for the residents are planned within common open space areas. The exact nature of these facilities will be determined in the future when the demographics of the residents are clearer. Generally speaking these recreational uses and their related facilities could include areas and facilities such as but not limited to shelters, tables, grills, fire rings for campfires, outdoor seating areas, gazebos, monument/entrance signing, historical monuments,

lookouts and/or forms of recreation facilities such as but not limited to swimming pools, tennis courts, Frisbee golf etc.

**Landscaping and Monumentation**

Specific landscaping of residential lots is the responsibility of the individual homeowner and subject to the Homeowner's Association Document. The Developer will create various entrance monuments. The character of the main entrance monument is shown on sheet 5 of the Final PUD Plan. Other monuments will reflect the same general character and are subject to County sign ordinances.

**Project Staging**

The staging of a large master planned development, especially as it relates to time of build-out, is largely market driven. Therefore, time of phasing depends on market absorption rates that will be continuously reevaluated by the developer. Presently four phases are envisioned. The project generally starts at the north end of the site and works its way to the southwest corner. Phase one contains 81 dwelling units and is a mixture of single family, detached villas, and attached villas.

**Homeowner's Association and Restrictive Covenants**

"The Cove" PUD will be subject to a homeowners association and restrictive covenants. These documents will be recorded under a separate document.

**Water Supply & Wastewater Treatment**

Detailed water supply and wastewater treatment plans for the first phase of the PUD are included in Section C of the Construction Plans for "The Cove" Final Plat. Detailed grading and drainage plans will be included with each subsequent phase of this project.

**Water Supply and Distribution**

This site will have a central water supply and distribution system. The main source of the water will be the production wells owned and operated by Benton Utilities. In addition and subject to a water appropriations permit from the DNR, two potable water wells on the property will be used to augment the main water supply from Benton Utilities. The distribution system will ultimately be owned by the Developer, the Homeowner's Association or a Utility Company.

**Wastewater System**

"The Cove" PUD will have a community wastewater collection and treatment system. The wastewater system will ultimately be owned and operated by either the Developer, the Homeowner's Association or a utility company.

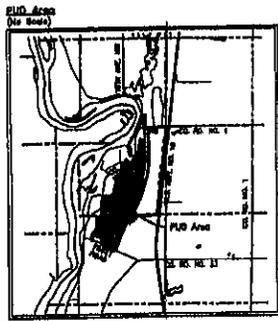
**Grading and Drainage Plans**

Preliminary grading and drainage plans were included as part of the Preliminary Plat submission. Detailed plans for the first phase of the PUD are included in Sections G and R of the Construction Plans for "The Cove" Final Plat. Additional information on grading and erosion control issues can also be found in the Stormwater Pollution Prevention Plan and Hydrology Summary (Stormwater Management Plan) for "The Cove" Final Plat. Detailed grading and drainage plans will be included with each subsequent phase of this project.

**Final Plans**

The Final PUD Plan shows the road layout for the site. It also includes information on typical lot types, setbacks and site coverage. It also shows the approximate location, length, and area of all trails and open space. The detail sheets show "typical" house locations as well as driveway locations. These plans also show some architectural types for each housing type. Individual lots are subject to building permits to insure compliance with setbacks and other regulations stipulated in the Homeowner's Agreements as well as this document. The Homeowner's Association Documents also contains more specific information on what activities are allowed in the common open space.

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**LAND OWNER**  
 New Pirates Cove LLC  
 c/o Jim Brownson @ DMR  
 1343 38th Street North  
 Lake Anna, VA 22042  
 (833)773-3000

**PLANNER/ENGINEER/SURVEYOR**  
 Westwood Professional Services, Inc.  
 370 12th Street North, Suite 308  
 St. Cloud, VA 24335  
 320-253-8195

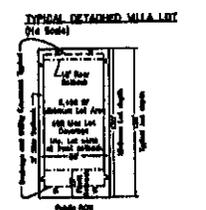
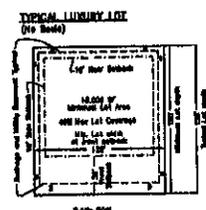
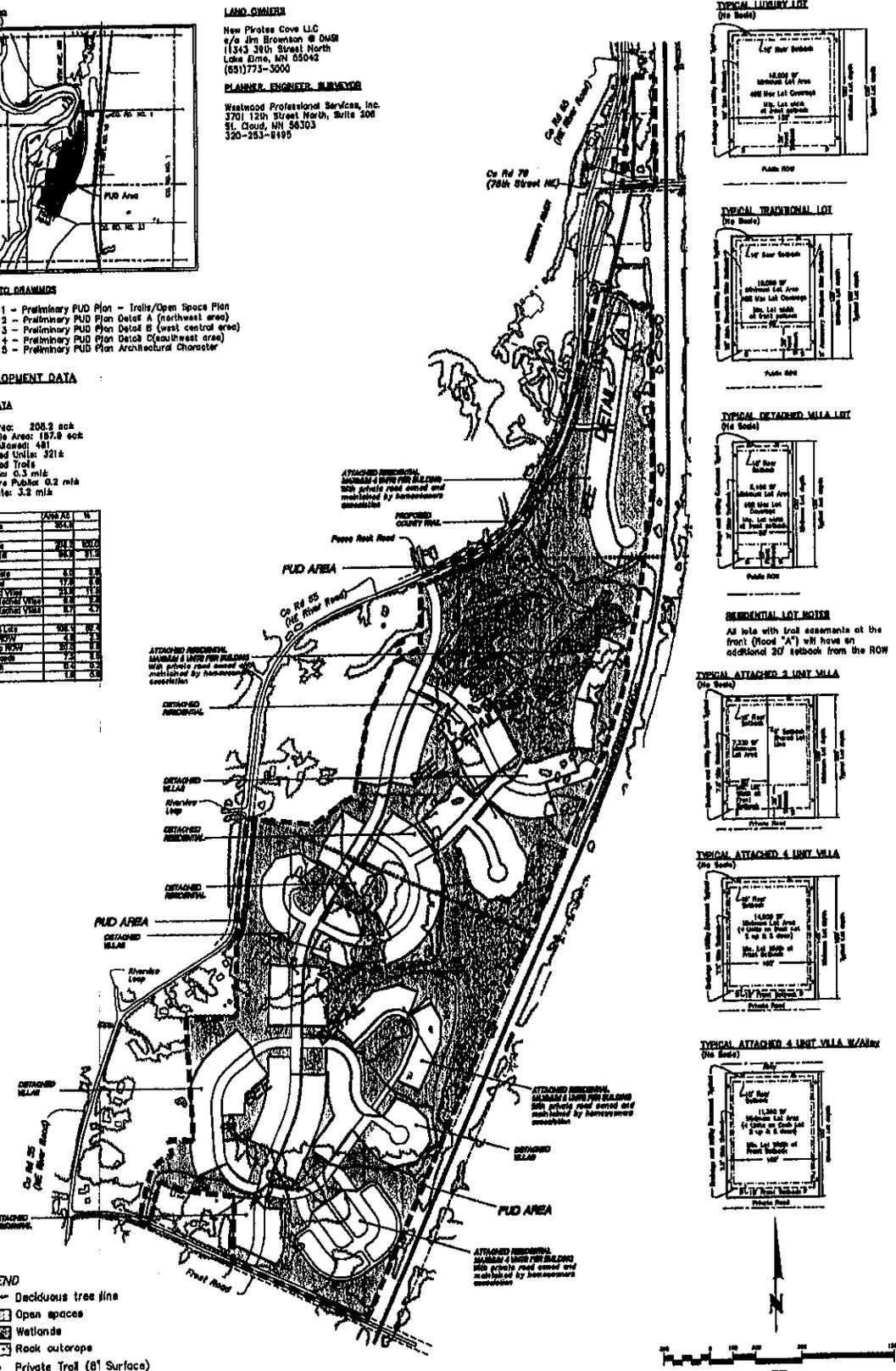
- BACK TO DRAWINGS**
- SHEET 1 - Preliminary PUD Plan - Trails/Open Space Plan
  - SHEET 2 - Preliminary PUD Plan Detail A (northwest area)
  - SHEET 3 - Preliminary PUD Plan Detail B (west central area)
  - SHEET 4 - Preliminary PUD Plan Detail C (southeast area)
  - SHEET 5 - Preliminary PUD Plan Architectural Character

**DEVELOPMENT DATA**

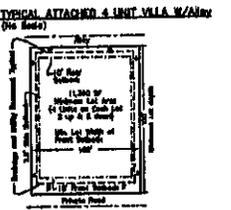
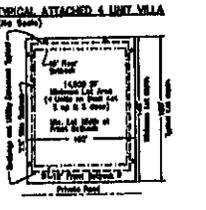
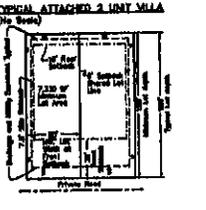
**KEY DATA**

PUD Area: 208.8 ac  
 Buildable Area: 183.8 ac  
 Units Allowed: 481  
 Proposed Units: 3214  
 Proposed Trails:  
 Public: 0.3 mi  
 Future Public: 0.2 mi  
 Private: 3.2 mi

USE	AREA	%
RESIDENTIAL	183.8	88.0
COMMERCIAL	0.0	0.0
INDUSTRIAL	0.0	0.0
OFFICE	0.0	0.0
RETAIL	0.0	0.0
RESTAURANT	0.0	0.0
TRAVEL	0.0	0.0
RECREATION	0.0	0.0
UTILITY	0.0	0.0
WATER	0.0	0.0
WETLANDS	0.0	0.0
ROCK OUTCROPS	0.0	0.0
PRIVATE TRAIL (8' SURFACE)	3.2	1.5
COUNTY TRAIL (10' BITUMINOUS)	0.0	0.0
FUTURE COUNTY TRAIL	0.0	0.0
DECIDUOUS TREE LINE	0.0	0.0
OPEN SPACES	0.0	0.0



**RESIDENTIAL LOT NOTES**  
 All lots with lot setbacks at the front (road "A") will have an additional 30' setback from the ROW



- LEGEND**
- Deciduous tree line
  - Open spaces
  - Wetlands
  - Rock outcrops
  - Private Trail (8' Surface)
  - County Trail (10' Bituminous)
  - Future County Trail

**The Cove**

Final PUD Plan w/ Trails/Open Space

Date: 04/20/08 Sheet: 1 OF 3

**Westwood Professional Services, Inc.**  
 370 12th Street North, Suite 308  
 St. Cloud, VA 24335  
 320-253-8195

**New Pirates Cove LLC**  
 1343 38th Street North  
 Lake Anna, VA 22042

PROPOSED PUD LEGAL DESCRIPTION

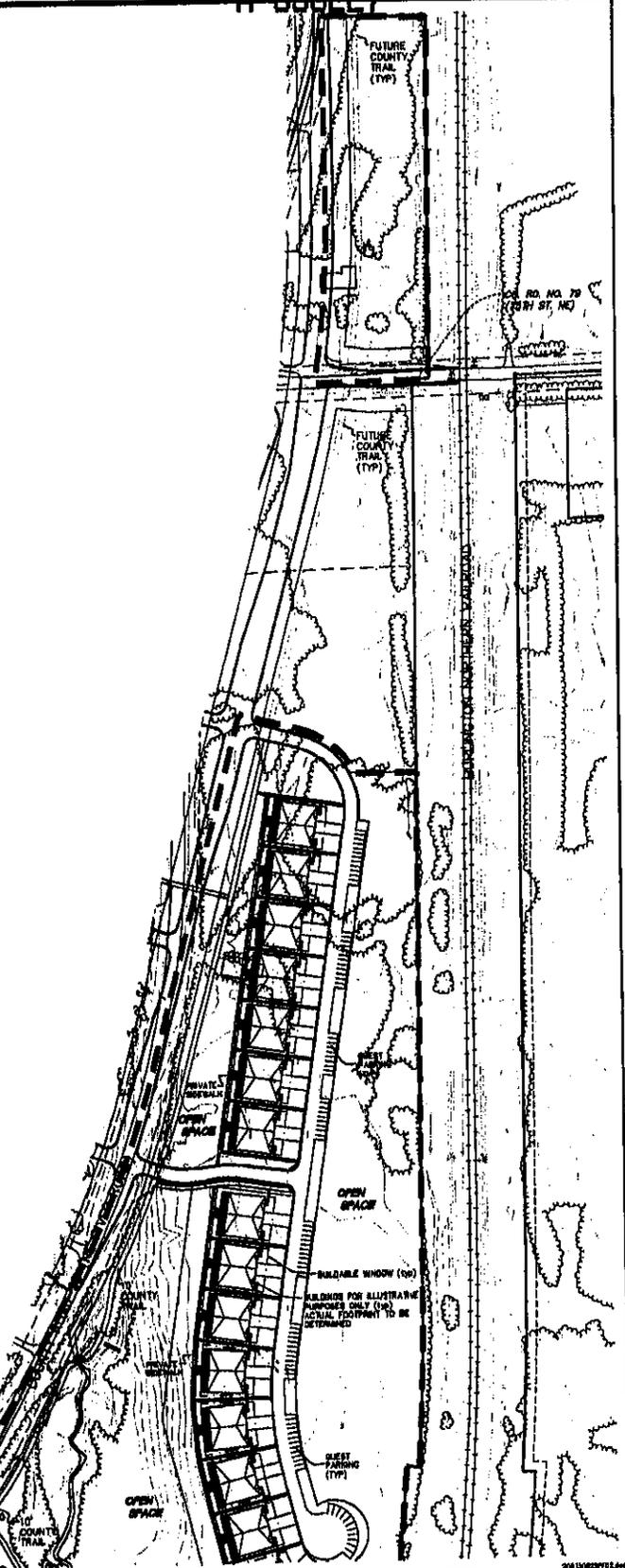
That part of the East Half of the Northeast Quarter, that part of the Southwest Quarter of the Northeast Quarter, that part of Government Lot 1, that part of Government Lot 2, that part of the Southeast Quarter and that part of the East Half of the Southwest Quarter of Section 27, that part of Blocks 7, 13 and 14, TOWN OF WATAWA, that part of Section 27 and Perry street as dedicated in said TOWN OF WATAWA, the East Half of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter and Government Lot 1, Section 34, of Township 37 North, Range 31 West, Benton County, Minnesota described as follows:

Commencing at the northeast corner of said Section 27; thence South 88 degrees 23 minutes 18 seconds West, along the north line of said Section 27, a distance of 1284.28 feet to the westerly right of way line of the Burlington Northern Railroad; thence South 00 degrees 04 minutes 18 seconds West, along said westerly right of way line, a distance of 767.83 feet to the point of beginning of the tract of land to be described; thence curvilinear South 00 degrees 04 minutes 18 seconds West, along said westerly right of way line, a distance of 176.81 feet; thence southerly a distance of 377.68 feet, along said westerly right of way line, along a tangential curve, concave to the west, having a radius of 5213.08 feet and a central angle of 03 degrees 50 minutes 54 seconds; thence North 88 degrees 04 minutes 50 seconds West, along said westerly right of way line, not tangent to said curve, a distance of 25.00 feet; thence southeasterly a distance of 377.05 feet, along said westerly right of way line, along a non-tangential curve, concave to the west, having a radius of 5596.08 feet, a central angle of 10 degrees 00 minutes 00 seconds and a chord bearing of South 08 degrees 35 minutes 10 seconds West; thence South 78 degrees 04 minutes 50 seconds East, along said westerly right of way line, a distance of 913.33 feet, along said westerly right of way line, thence southeasterly a distance of 913.33 feet, along said westerly right of way line, along a non-tangential curve, concave to the northwest, having a radius of 5213.08 feet, a central angle of 09 degrees 36 minutes 50 seconds and a chord bearing of South 18 degrees 43 minutes 36 seconds West; thence South 83 degrees 38 minutes 00 seconds West, along said westerly right of way line, tangent to last described curve, a distance of 3873.04 feet to the centerline of County Road No. 55; thence North 84 degrees 48 minutes 33 seconds West, along said centerline, a distance of 537.42 feet; thence North 01 degree 31 minutes 35 seconds East, a distance of 431.71 feet; thence North 01 degree 36 minutes 17 seconds West, a distance of 285.88 feet; thence North 71 degree 33 minutes 13 seconds West, a distance of 286.20 feet to said centerline; thence North 84 degrees 48 minutes 33 seconds West, along said centerline, a distance of 52.72 feet; thence northeasterly a distance of 14.87 feet, along said centerline, along a tangential curve, concave to the southwest, having a radius of 5213.08 feet and a central angle of 01 degree 24 minutes 32 seconds; thence North 13 degrees 23 minutes 19 seconds East, a distance of 374.51 feet; thence northeasterly a distance of 298.35 feet, along a tangential curve, concave to the southwest, having a radius of 107.88 feet and a central angle of 82 degrees 23 minutes 00 seconds; thence North 14 degrees 08 minutes 48 seconds West, not tangent to last described curve, a distance of 88.14 feet to the south line of Olive Street as dedicated in said TOWN OF WATAWA; thence South 88 degrees 48 minutes 08 seconds East, along said south line of Olive Street, a distance of 182.34 feet to the east line of said TOWN OF WATAWA; thence North 02 degrees 53 minutes 05 seconds West, along said east line of the TOWN OF WATAWA, a distance of 725.63 feet to the north line of said Section 34; thence North 87 degrees 36 minutes 28 seconds East, along said north line of Section 34, a distance of 328.03 feet, to the west line of said East Half of the Southwest Quarter of Section 27; thence North 00 degrees 58 minutes 06 seconds East, along said west line of the East Half of the Southwest Quarter of Section 27, a distance of 713.45 feet to the centerline of County Road No. 55; thence North 08 degrees 43 minutes 54 seconds East, along said centerline of County Road No. 55, a distance of 436.85 feet; thence North 55 degrees 38 minutes 03 seconds East, a distance of 120.85 feet; thence North 10 degrees 18 minutes 21 seconds East, a distance of 510.41 feet; thence North 25 degrees 30 minutes 17 seconds East, a distance of 416.21 feet; thence North 83 degrees 38 minutes 26 seconds East, a distance of 183.84 feet; thence North 00 degrees 58 minutes 06 seconds East, a distance of 478.90 feet to said centerline of County Road No. 55; thence North 87 degrees 13 minutes 08 seconds East, along said centerline, a distance of 438.37 feet; thence northeasterly a distance of 388.82 feet, along a tangential curve, concave to the northwest, having a radius of 5733.01 feet and a central angle of 18 degrees 52 minutes 52 seconds; thence North 27 degrees 20 minutes 18 seconds East, a distance of 437.77 feet, along said centerline, along a tangential curve, concave to the northwest, having a radius of 1860.50 feet and a central angle of 12 degrees 47 minutes 37 seconds; thence North 14 degrees 15 minutes 30 seconds East, tangent to last described curve, a distance of 716.83 feet; thence South 73 degrees 27 minutes 22 seconds East, a distance of 125.74 feet; thence southeasterly, a distance of 400.00 feet and a central angle of 10 degrees 00 minutes 27 seconds to the south line of said Government Lot 4; thence North 88 degrees 23 minutes 18 seconds East, along said south line of Government Lot 4, a distance of 222.06 feet to the point of beginning.

and  
That part of Government Lot 4, Section 22, Township 37 North, Range 31 West, said Benton County described as follows:

Commencing at the southeast corner of said Government Lot 4; thence South 88 degrees 23 minutes 18 seconds West, a distance of 1284.28 feet to the west right of way line of said Burlington Northern Railroad; being the point of beginning of the tract of land to be described; thence North 00 degrees 04 minutes 18 seconds East, along said west right of way line, a distance of 698.71 feet; thence North 88 degrees 04 minutes 18 seconds West, a distance of 303.75 feet; thence South 00 degrees 34 minutes 00 seconds East, a distance of 338.03 feet; thence southeasterly a distance of 348.33 feet, along a tangential curve, concave to the northwest, having a radius of 4000.00 feet and a central angle of 10 degrees 00 minutes 27 seconds to the south line of said Government Lot 4; thence North 88 degrees 23 minutes 18 seconds East, along said south line of Government Lot 4, a distance of 222.06 feet to the point of beginning.

- LEGEND
Deciduous tree line
Open spaces
Wetlands
Rock outcrops



SEE SHEET 3 OF 5 SHEETS

The Cove
Final PUD Plan
Dale A. - Northwest Area

Wetland Professional Services, Inc.
1000 20th Street North
Lake Minnetonka, MN 55012

Project No. 2003-01
Date: 06/26/06

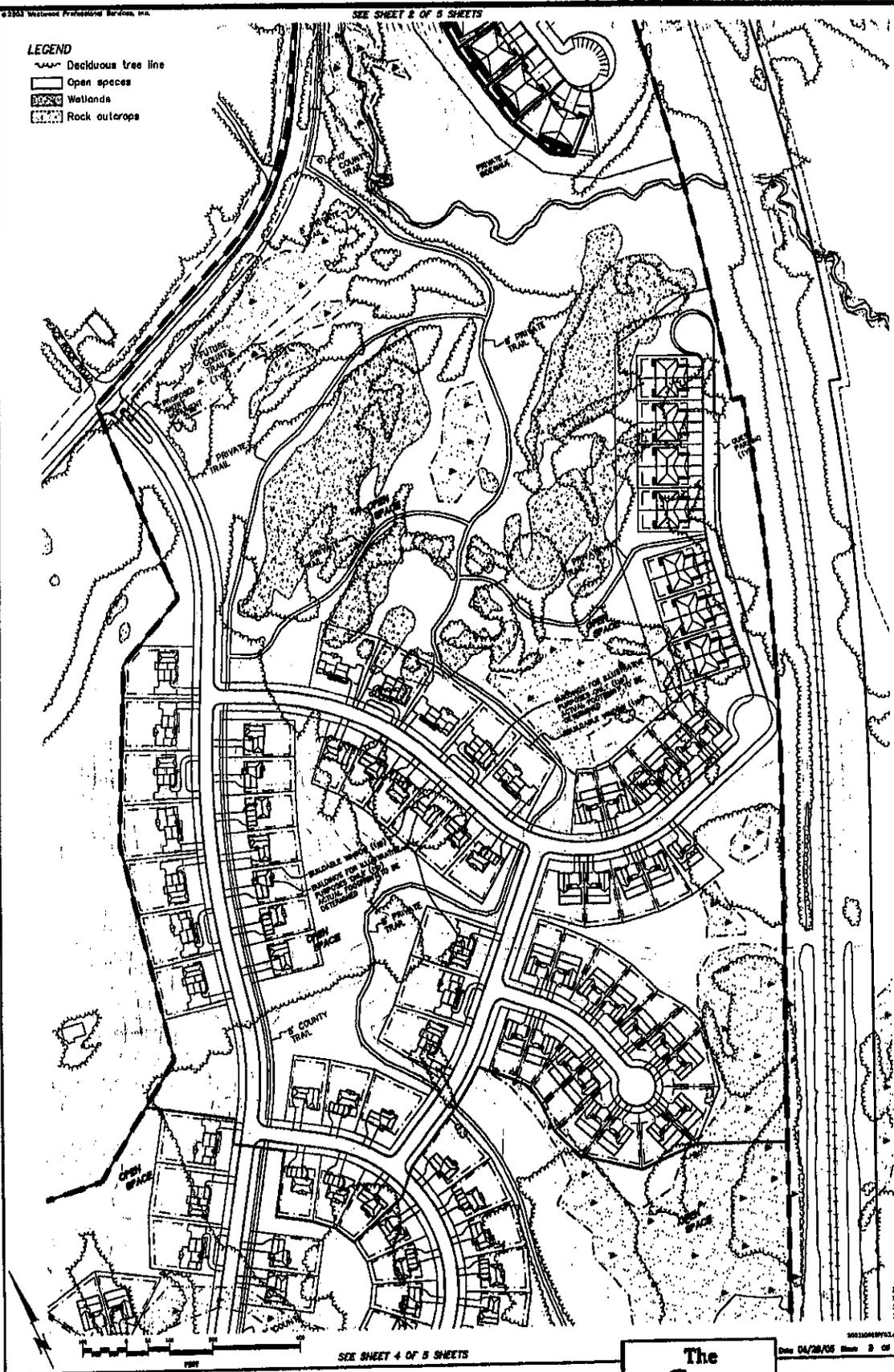
Client: New Pirates Cove LLC
1000 20th Street North
Lake Minnetonka, MN 55012

New Pirates Cove LLC
1000 20th Street North
Lake Minnetonka, MN 55012

Date: 06/26/06 Sheet 2 of 2

LEGEND

-  Deciduous tree line
-  Open spaces
-  Wetlands
-  Rock outcrops



SEE SHEET 4 OF 3 SHEETS

00110048701.019

Date 04/28/08 Sheet 2 of 3

**W** Wetland Professional Services, Inc.  
 11000 E. 15th Avenue, Suite 100  
 Denver, CO 80231  
 Phone: 303.755.1100  
 Fax: 303.755.1101  
 www.wetlandpro.com

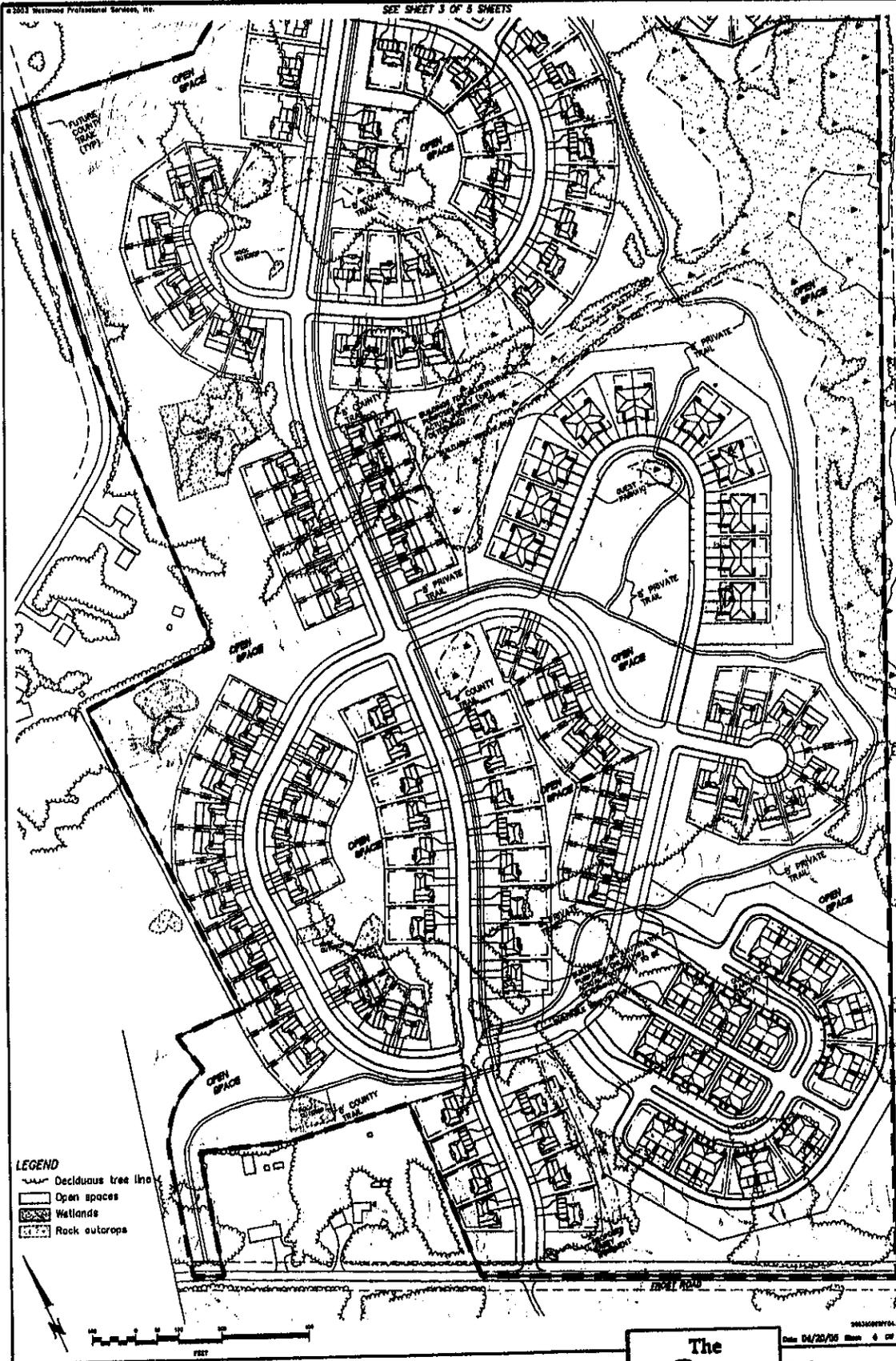
Project No. 00110048701.019  
 Date: 04/28/08  
 Sheet: 2 of 3  
 Title: Final FUD Plan

Revision	Date	By	Check

Prepared for  
**New Pirates Cove LLC**  
 1241 9th Street North  
 Lake Park, GA 30428

**The Cove**  
 Final FUD Plan  
 Detail 2 - West Central Area

Final FUD Plan  
 Detail 2 - West Central Area



LEGEND

- Deciduous tree line
- Open spaces
- Wetlands
- Rock outcrops



**W** Westwood Professional Services, Inc.  
 1215 Westwood Blvd., Suite 200  
 Westwood, NJ 07675

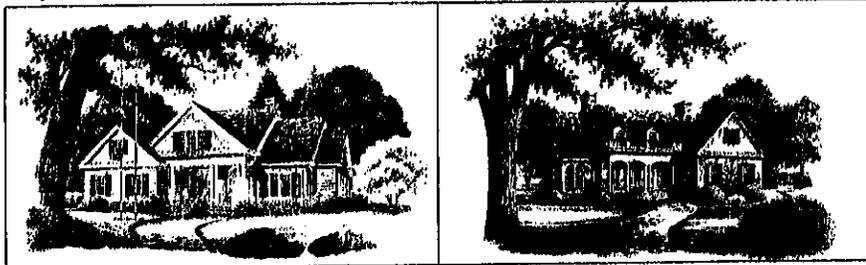
Prepared for:  
**New Pirates Cove LLC**  
 12140 29th Road North  
 Lake Park, MN 55049

**The Cove**  
 Final PUD Plan  
 Detail C - Southwest Area

Date: 04/20/05 Sheet 6 of 8

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Luxury Lots



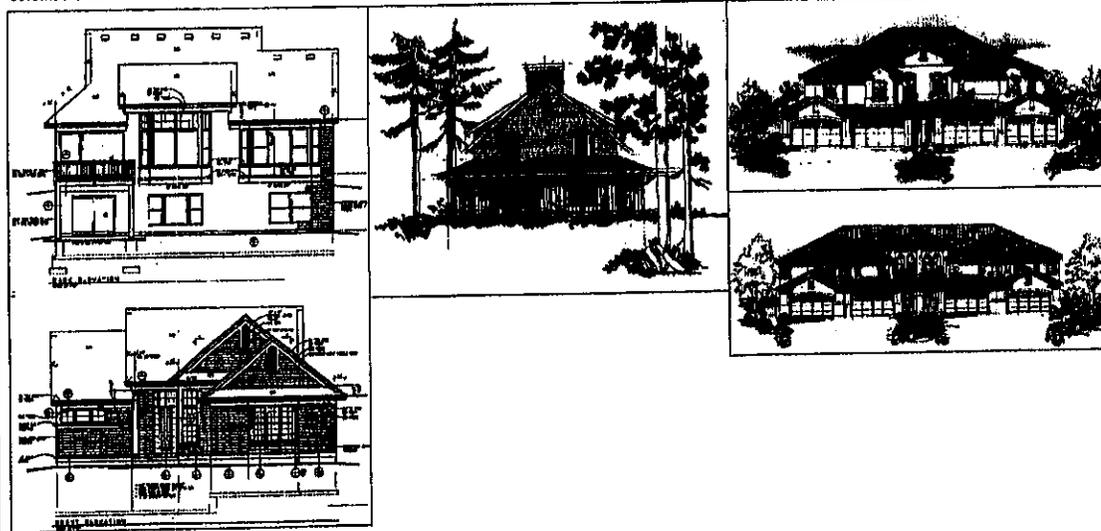
Traditional Lots



Detached Villas

Attached Villas - 2 Unit

Attached Villas - 4 Unit



**W** Westwood Professional Services, Inc.  
 10000 Westwood Blvd.  
 Suite 1000 Westwood, CA 91361

I hereby certify that the site plan and site plan notes are true and correct to the best of my knowledge and belief.  
 \_\_\_\_\_  
 Henry J. Gaudin  
 Licensed Professional Engineer No. 5000

Project: \_\_\_\_\_  
 Sheet: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Date: \_\_\_\_\_

Prepared For  
**New Pirates Cove LLC**  
 1245 20th Street North  
 Lake Wales, FL 33853

**The Cove**  
 Westwood  
 10000 Westwood Blvd.  
 Suite 1000 Westwood, CA 91361

Order 04/28/08 Sheet 3 of 5  
**Final FUD Plan**  
 Architectural Character



Clear site  
to expose granite outcropping

Project entry monitoring  
and record

Clear and remove and trim trees  
for interior views

