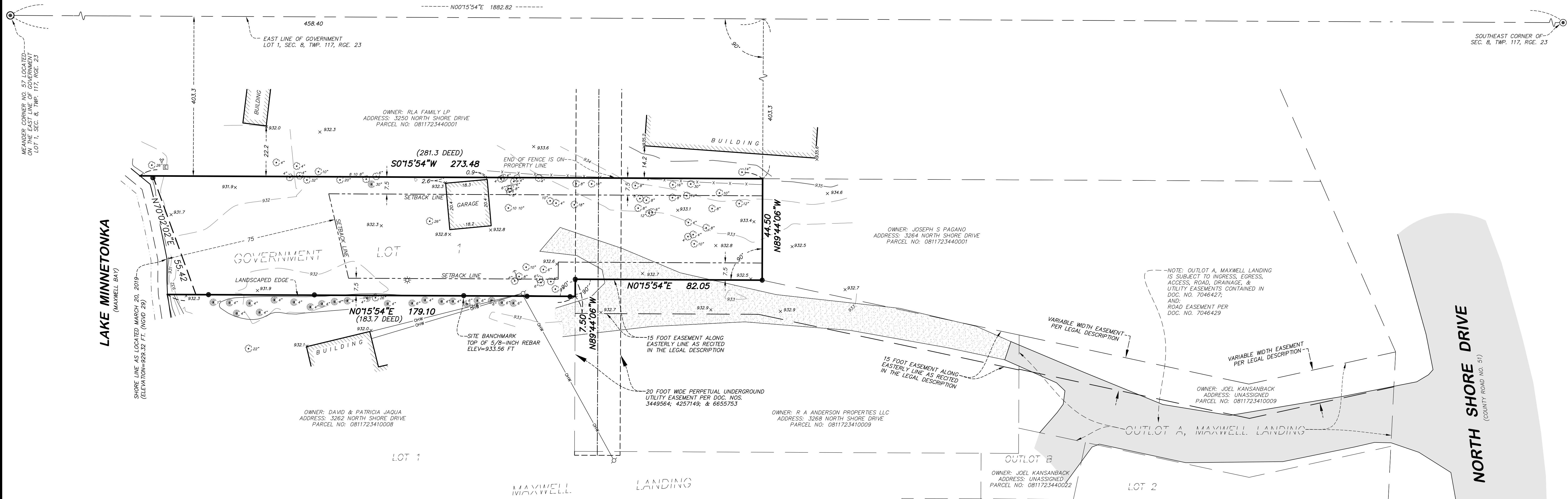


HARDCOVER SURVEY FOR:
NORTH SHORE MARINA, INC.



LEGAL DESCRIPTION:

That part of Government Lot 1, Section 8, Township 117, Range 23 West of the 5th Principal Meridian, Hennepin County, Minnesota, described as follows;

Beginning at meander corner No. 57 on the south side of Maxwell Bay in the east line of said Section 8, thence South on the east line of said Section 8, 458.4 feet; thence West at right angles 403.3 feet to the actual point of beginning of the tract to be described; thence continuing due West, along the last described line, 44.5 feet; thence North at right angles 82.05 feet; thence West at right angles 7.5 feet; thence North at right angles 183.7 feet, more or less, to the south shore of Maxwell Bay, thence northeasterly along said southerly shore of Maxwell Bay to a point which is 403.3 feet west of the east line of said Section 8, as measured at right angles to said east line; thence south, parallel with the east line of said Section 8, 281.3 feet, more or less, to the actual point of beginning.

Together with appurtenant easement over that part of Government Lot 1, in Section 8, Township 117, Range 23 West of the 5th Principal Meridian, Hennepin County, Minnesota, described as follows: Beginning at meander corner No. 57 on the south side of Maxwell Bay in the east line of said Section 8, thence South along the east line of said Section 8, 458.4 feet; thence West at right angles 447.8 feet to the actual point of beginning of the tract to be described; thence due North 82.05 feet; thence due West 15 feet; thence due South 82.05 feet; thence South 11 degrees 47 minutes West 218.85 feet; thence South 12 degrees 37 minutes East 73.85 feet, more or less, to a point in the northerly right of way line of County Road No. 51; thence easterly along the northerly right of way line of County Road No. 51, 15.1 feet; thence North 12 degrees 37 minutes West 71 feet; thence North 11 degrees 47 minutes East 218.85 feet, more or less, to the actual point of beginning. For the purposes of this description, the east line of said Section 8, is considered to be a due north and south line.

Also together with the appurtenant easement over that part of Government Lot 1, Section 8, Township 117, Range 23, Hennepin County, Minnesota, described as follows: Beginning at meander corner No. 57 on the south side of Maxwell Bay in the east line of said Section 8, thence South along the east line of said Section 8, 458.4 feet; thence due West at right angles 403.3 feet to the actual point of beginning of the tract to be described; thence continuing west along the last described line 44.5 feet; thence running South 11 degrees 47 minutes West 218.85 feet; thence running South 12 degrees 37 minutes East 71 feet, more or less, to a point in the northerly right of way line of County Road No. 51; thence northeasterly along said northerly right of way line 80.45 feet, more or less, to a point in a line drawn parallel with and distant 403.3 feet west of the east line of said Government Lot 1, as measured at right angles to said east line; thence North along said parallel line 251.3 feet, more or less, to the actual point of beginning, for the purposes of this description, the east line of said Government Lot 1, is considered to be a due north and south line.

All according to the United States Government Survey thereof and situate in Hennepin County, Minnesota. (P.I.D. No. 08-117-23-41-0007)

NOTES:

- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-2011 Adj.).
- The total area of the property described hereon to the shoreline of Lake Minnetonka as located on March 20, 2019 is 13,129 square feet or 0.30140 acres.
- Title work was not furnished to Egan, Field & Nowak, Inc. for the preparation of this survey to verify ownership, the legal description, or the existence of any easements or encumbrances.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Copier State One Call, per Ticket No. 190780385. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- According to the City of Orono the property is zoned LR-10-1 District, and has the following building setback requirements:
Building setback: Front (street) = 30 feet, Side = 10 feet, Rear = 30 feet, Shoreline = 75 feet
Maximum Hardcover coverage = 25%.
- The property described hereon lies within Flood Zones X and AE per Federal Insurance Rate Map No. 27053 C 0303 F, dated November 4, 2016.
- BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "BR 7194" GSD Station #1193
Elevation = 945.99 feet. (NGVD 29)
- SITE BENCHMARK: Top of 5/8-inch rebar located along the west property line
Elevation = 933.56 feet (NGVD 29)

EXISTING HARDCOVER CALCULATIONS

GARAGE	=	373	SQUARE FEET
GRAVEL DRIVEWAY	=	616	SQUARE FEET
TOTAL EXISTING HARDCOVER	=	989	SQUARE FEET
TOTAL AREA OF PROPERTY	=	13,129	SQUARE FEET
PERCENT OF HARDCOVER (989 SQ. FT. / 13,129 SQ. FT.)	=	7.53	% HARDCOVER

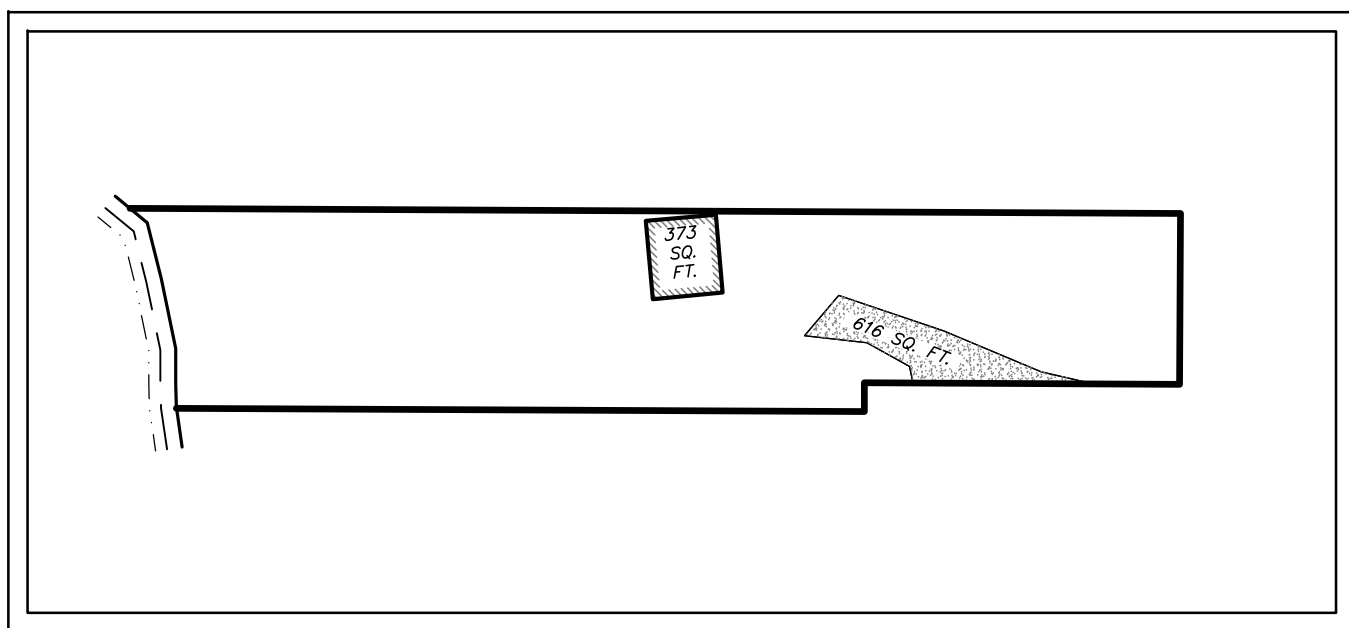
PROPOSED HARDCOVER CALCULATIONS

HOUSE	=	XXXX	SQUARE FEET
GARAGE	=	XXXX	SQUARE FEET
DECK	=	XXXX	SQUARE FEET
SIDEWALKS/APRONS	=	XXXX	SQUARE FEET
DRIVEWAY	=	XXXX	SQUARE FEET
GRAVEL DRIVEWAY	=	XXXX	SQUARE FEET
TOTAL EXISTING HARDCOVER	=	XXXX	SQUARE FEET
TOTAL AREA OF PROPERTY	=	13,129	SQUARE FEET
PERCENT OF HARDCOVER (XXXX SQ. FT. / 13,129 SQ. FT.)	=	X.XX	% HARDCOVER

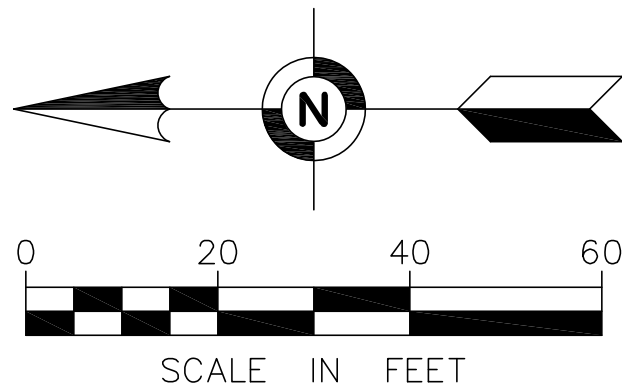
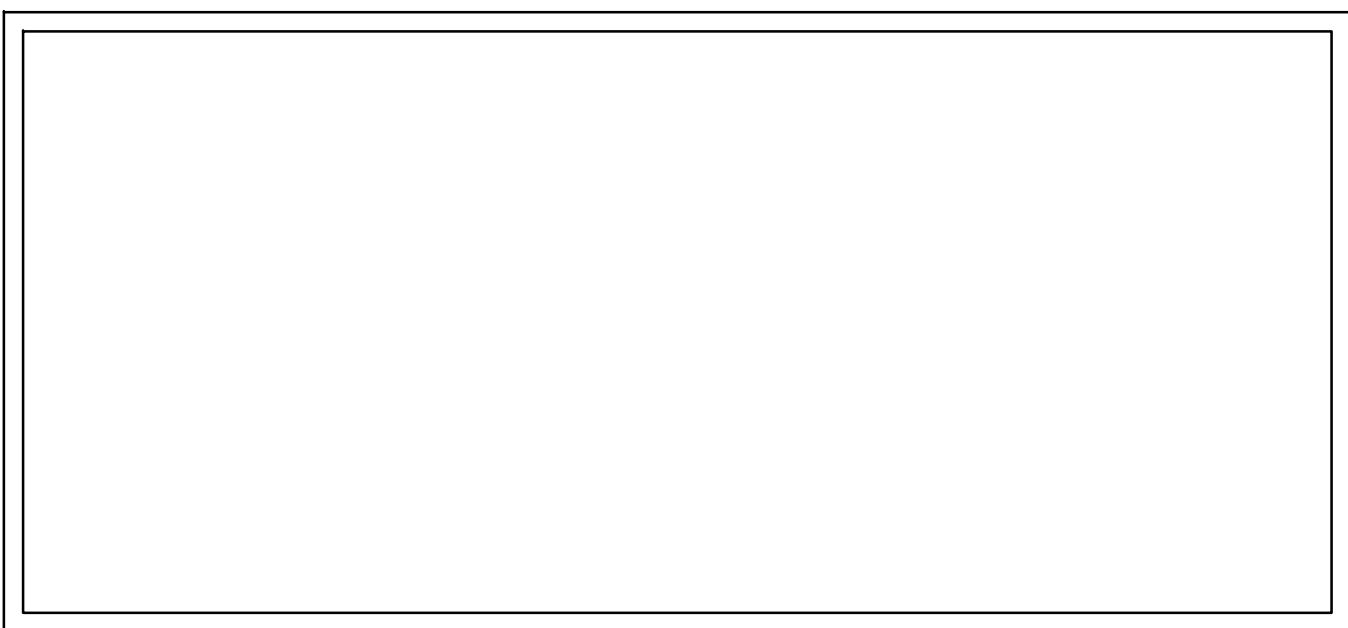
LEGEND

- LIGHT
- UTILITY POLE
- GUY WIRE
- ELECTRIC OUTLET POST
- WATER PUMP
- SPOT ELEVATION
- EXISTING CONTOUR LINE
- TREE
- OVERHEAD WIRE
- BITUMINOUS SURFACE
- GRAVEL SURFACE

EXISTING HARDCOVER DETAIL



PROPOSED HARDCOVER DETAIL



● FOUND IRON MONUMENT

CERTIFICATION:

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.

Date of survey: March 20, 2019.
Date of signature: XXXX.

Eric A. Roesser
Minnesota License No. 47476

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS
2752	43	TC	NO. DATE DESCRIPTION
		DRAWN BY:	
		LS	
DRAWING NAME:		CHECKED BY:	
38450.dwg		ER	
JOB NO. 38450			
FILE NO. 5910			

HARDCOVER
SURVEY

SURVEY FOR:

NORTH SHORE MARINA, INC.

PROPERTY ADDRESS:

3260 NORTH SHORE DRIVE
ORONO, MINNESOTA 55391



1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM
COPYRIGHT © 2019 By EGAN, FIELD & NOWAK, INC.