

AS-BUILT SURVEY FOR:
MARTHA HEAD

LEGAL DESCRIPTION:

That part of Government Lot 1, Section 15, Township 117, Range 23, and of the accretions in said Section 15, described as follows:

Commencing at Meander Corner No. 63 located on the north line of said Section 15; thence North 89 degrees 59 minutes 59 seconds West, assumed bearing along said north line, a distance of 458.47 feet to the westerly right-of-way line of the St. Paul, Minneapolis and Manitoba (Great Northern) Railway; thence South 17 degrees 07 minutes 41 seconds West, along said westerly right-of-way line, a distance of 1292.86 feet to the point of beginning of the land to be described; thence North 72 degrees 52 minutes 19 seconds West a distance of 6 feet, more or less, to the shore line of Lake Minnetonka; thence westerly, southerly and easterly, along said shore line to a point on said westerly right-of-way line distant 360 feet, more or less, southwesterly from the point of beginning; thence North 17 degrees 07 minutes 41 seconds East, along said westerly right-of-way line, a distance of 360 feet, more or less, to the point of beginning.

Together with a nonexclusive appurtenant easement for ingress and egress in that part of said Government Lot 1 described as follows:

Beginning at a point on said westerly right-of-way line, distant 1628.91 feet south from the north line of said Section 15, as measured along said westerly right-of-way line; thence South 72 degrees 52 minutes 19 seconds East a distance of 50.00 feet; thence North 62 degrees 07 minutes 41 seconds East a distance of 35.36 feet; thence North 17 degrees 07 minutes 41 seconds East a distance of 178.60 feet; thence South 72 degrees 52 minutes 19 seconds East a distance of 25.00 feet to the easterly right-of-way line of the St. Paul, Minneapolis and Manitoba (Great Northern) Railway; thence South 17 degrees 07 minutes 41 seconds West, along said easterly right-of-way line, a distance of 203.60 feet; thence South 62 degrees 07 minutes 41 seconds West a distance of 35.36 feet; thence North 72 degrees 52 minutes 19 seconds West a distance of 75.00 feet to said westerly right-of-way line; thence North 17 degrees 07 minutes 41 seconds East, along said westerly right-of-way line, a distance of 25.00 feet to the point of beginning, as set forth in CR Doc. No. 8516737.

NOTES:

- The orientation of this bearing system is based on the north line of Section 15, Township 117, Range 23 which is assumed to have a bearing of North 89 degrees 59 minutes 59 seconds West.
- The area of the property to the shore line of Lake Minnetonka is 3.79 acres more or less.
- No title work was furnished for the preparation of this survey to verify the legal description, or the existence of any easements or encumbrances affecting the property.
- Existing utilities, services and underground structures shown hereon were located based upon observed evidence. 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.
- BENCHMARK: Water elevation per the Minnehaha Creek Watershed District on April 5, 2019. Elevation = 929.7 feet (N.G.V.D. 1929).
- Wetland delineation shown hereon which was performed by Anderson Engineering of Minnesota, LLC on August 10th, 2016 was taken from an existing Egan, Field & Nowak, Inc. survey dated August 16, 2016.

HARDCOVER WITHIN 75 FEET OF SHORELINE:

1. Buildings (homes, garages, sheds, gazebo, boat house) =	1,246 S.F.
2. Gravel drives =	8,384 S.F.
3. Concrete/stone (aprons, walks, paths, edging) =	840 S.F.
4. Decks/steps =	296 S.F.
5. Retaining walls (inside 75 foot shore setback) =	372 S.F.
Total Hardcover =	11,138 S.F.
Total Lot Area (to shoreline) =	165,138 S.F.
Existing Hardcover Percentage within 75 feet of shoreline=	6.74%

HARDCOVER OUTSIDE OF 75 FEET OF SHORELINE:

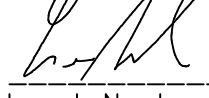
1. Buildings (homes, garages, sheds, gazebo, boat house) =	3,840 S.F.
2. Gravel drives =	5,816 S.F.
3. Concrete/stone (aprons, walks, paths, edging, steps) =	1,230 S.F.
4. Decks/steps/covered porch =	571 S.F.
5. Retaining walls =	190 S.F.

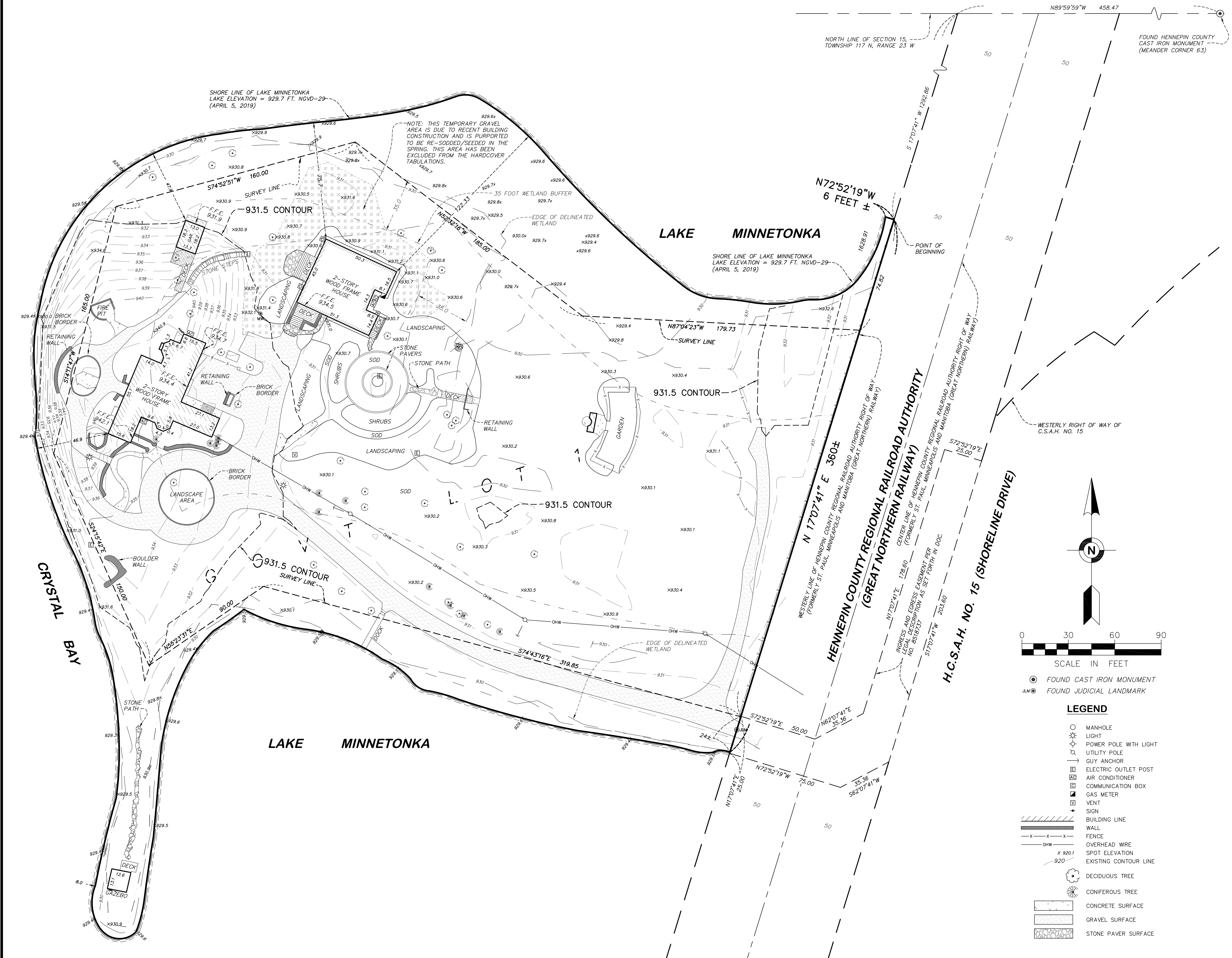
Total Hardcover =	11,647 S.F.
Total Lot Area (to shoreline) =	165,138 S.F.
Proposed Hardcover Percentage =	7.05%

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: April 5, 2019.
Date of signature: April 23, 2019.


Lee J. Nord
Minnesota License No. 22033



FIELD BOOK	PAGE	FIELDWORK CHIEF:	NO.	DATE	DESCRIPTION
2791	59	DV			
DRAWN BY: LS					
CHECKED BY: LUN					
DRAWING NAME: XREF 36852 C3D LS.dwg					
JOB NO. 36852					
FILE NO. 1237					

AS-BUILT
SURVEY

SURVEY FOR:
Martha Head

PROPERTY ADDRESS:
**2090 Shoreline Drive
Orono, MN 55391**



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