

That part of Lot 11, lying Southeasteasterly of a line drawn parallel to and 25 feet Southeasteasterly, measured at right angles from the Northwestern line thereof, extended, 'Patten's Point First Division',
(Per C.O.T. Certificate No. 1355777)

1)	Site Address: 746 Tonkahee Road, Orono, Minnesota 55556
2)	Parcel Area Information: Gross Area: 15,472± s.f. ~ 0.36 acres Area above ordinary high water
3)	Benchmark: Elevations are based on MNDOT Geodetic Station Name: KEEFE MNO53 which has an elevation of 1,000.00 feet above sea level.
	Zoning Information: The current Zoning for the subject property is IR-1B (One Family Lakeshore Residential) as shown on the City of Orono Zoning Ordinance Map dated November 2018. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Street(s): 35 feet
Side: 10 feet
Rear: 30 feet
Lake: Average Lake
Height: 30 feet
Hardcover: 25 feet

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification and building setback requirements from the insurer.

5) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-4002.

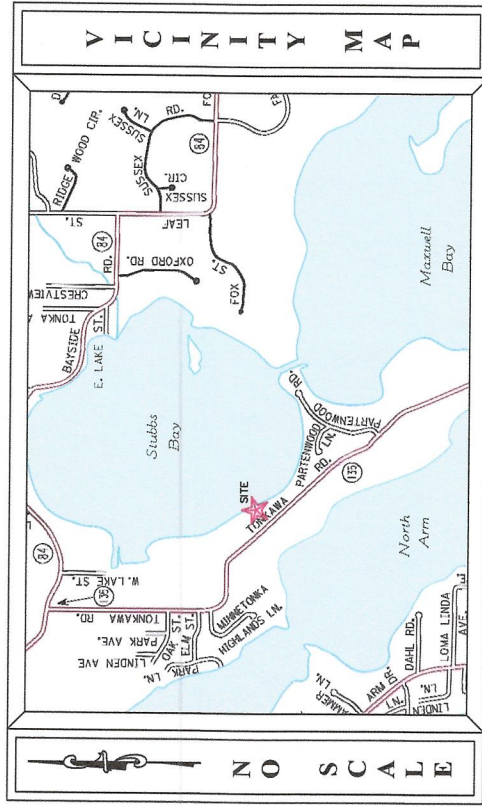
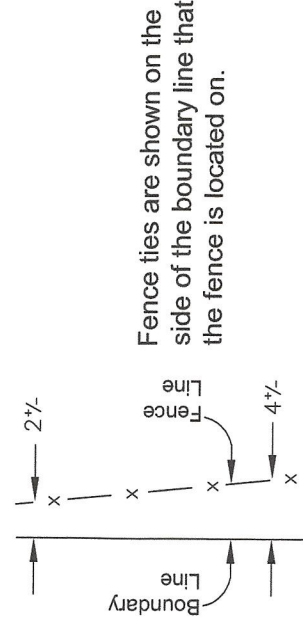
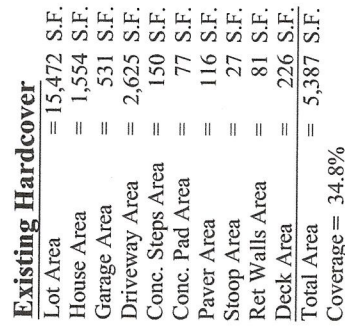
b) Grading must maintain a minimum 2% slope gradient to accommodate positive drainage.

7) All set offset irons are measured to hundredths of a foot and can be used as benchmarks for construction.

8) The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.

Proposed grades shown adjacent to building foundation refers to top of black dirt.

0) Verify sanitary service invert prior to any concrete work.



Bearings are based on the Hennepin County
Coordinate System (NAD 83 - 1986 adj.)

[illegible]

PREPARED FOR:

ED CALDWELL

CITY OF ORONO

TWP:117-RGE.23-SEC.05
Hennepin County

TECHNOLOGY, INC.

150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

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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.

Dated this 18th day of September, 2020.

Minnesota License No. 53642

David J. Averbeck, PLS
daverbeck@sathre.com

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FIELD CREW	NO.	BY	DATE	REVISION
AT DR				
DRAWN				
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09/16/2020				

REVISION

DATE _____

FIELD CREW