

ALTA/NSPS LAND TITLE SURVEY FOR:
JOHN T. GORMAN

LEGAL DESCRIPTION:

Parcel 1:

Lot 5, Block 1, Tillson's Villa Carman, Hennepin County, Minnesota.
Abstract Property.

Parcel 2:

All that part of Lot 14, Block 2, "Navarre", Hennepin County, Minnesota lying westerly and southerly of the following described line:

Commencing at the northeast corner of Lot 13, said Block 2, "Navarre", thence South 89 degrees 32 minutes 53 seconds West along the north line of Lots 13 and 14, a distance of 100.10 feet to the northwest corner of said Lot 14 and the point of beginning of said line to be described, thence South 01 degrees 38 minutes 00 seconds East a distance of 279.5 feet more or less to the shoreline of Lake Minnetonka and said line there terminating.

Torrens Property
Torrens Certificate No. 1222129.

NOTES:

- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-96 Adj.).
- The total area of the property to the Ordinary High Water mark of Lake Minnetonka (929.4 contour) is 21,183 square feet or 0.48629 acres.
- The legal description and easement information used in the preparation of this survey were based on the commitment for title insurance issued by Custom Home Builders Title, Inc., as agent for Old Republic National Title Insurance Company Commitment No. HB-35821, having an effective date of September 14, 2017.
- 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 Gopher State One Call, per Ticket No. 172893954. 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.
- As of the date of this survey there is no evidence of recent earth moving work, building construction, or building additions on the surveyed property.
- The above referenced title commitment shows Michael T. Reger and Brittany L. Reger, as joint tenants, having fee ownership of Parcel 2 as reflected on Certificate of Title No. 1222129. Based on additional information provided by Custom Home Builders Title, LLC fee title to said Parcel 2 has been conveyed to Jean A. Drawz and John E. Drawz, as joint tenants, as evidenced by Certificate of Title No. 1453556.
- Existing site improvements and shoreline location were taken from an existing Egan, Field & Nowak, Inc. survey dated October 30, 2017.

SURVEY ITEMS PER SCHEDULE B:

ITEM 10: Terms and conditions of Variance, filed January 5, 2009, as Document No. 9305693. (Parcel 1)

ITEM 11: Rights of the public and the State of Minnesota in and to that portion of the insured premises lying below the natural high water mark of Lake Minnetonka.

CERTIFICATION:

To John T. Gorman, as Trustee of The Revocable Trust of John T. Gorman; Custom Home Builders Title, LLC; and Old Republic National Title Insurance Company.

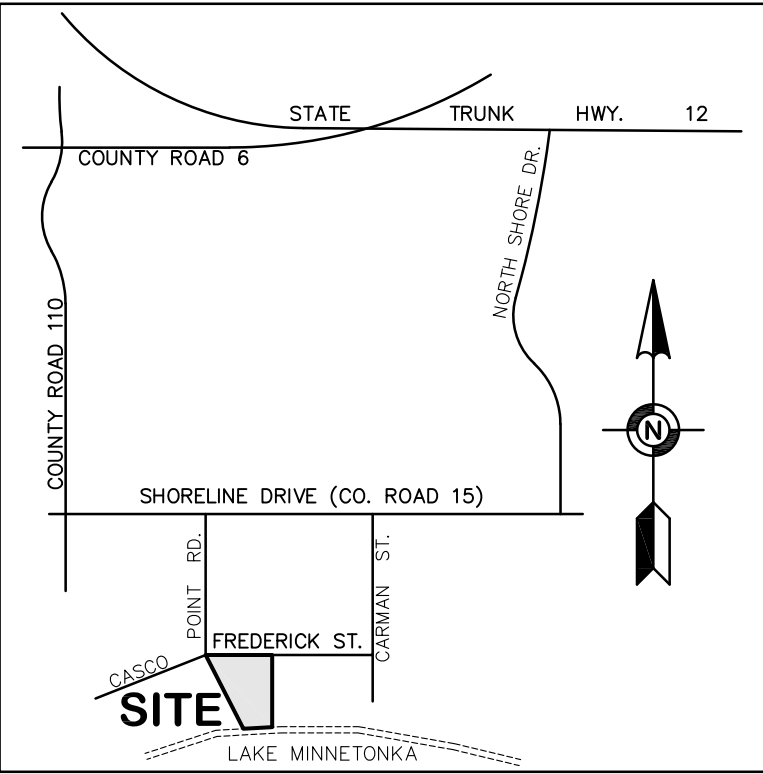
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 11, 13, and 16 of Table A thereof. The field work was completed on October 30, 2017.

Date of Plat or Map: October 30, 2017.

Lee J. Nord
Minnesota License No. 22033

LEGEND

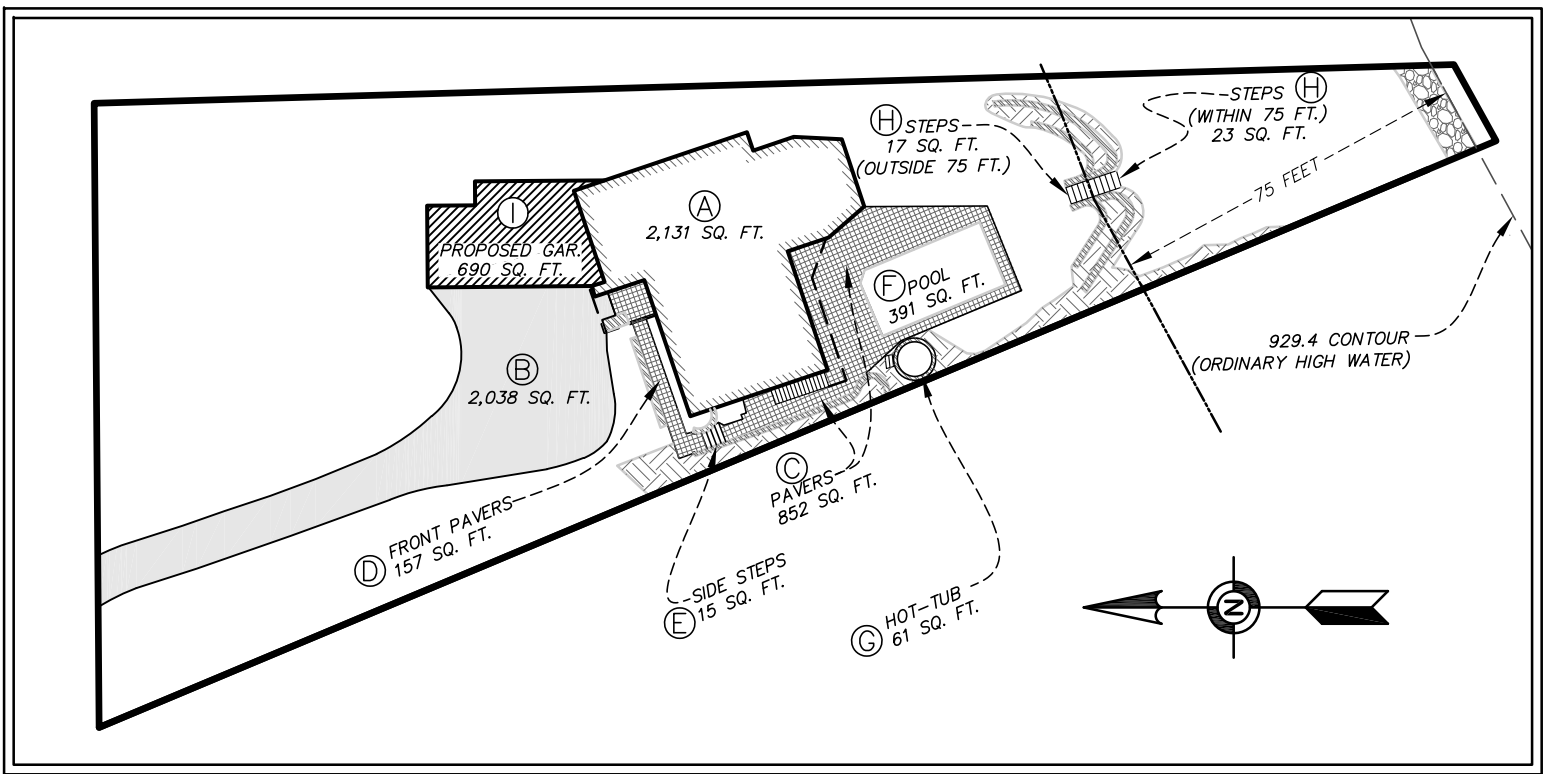
- SANITARY MANHOLE
- ROOF DRAIN (OUTLET)
- STOP BOX
- AIR CONDITIONER
- ELECTRIC METER
- ELECTRIC OUTLET POST
- HANDHOLE
- LIGHT
- UTILITY POLE
- GUY WIRE
- COMMUNICATION BOX
- GAS METER
- SIGN
- TREE
- WOOD FENCE
- SANITARY SEWER
- OVERHEAD WIRE
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- RIP-RAP
- LANDSCAPING
- PAVERS
- RETAINING WALL
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION



VICINITY MAP
NOT TO SCALE

PROPOSED HARDCOVER DETAIL

1"=40'



PROPOSED HARDCOVER CALCULATIONS

A): RESIDENCE & GARAGE	=	2,131	SQUARE FEET
B): BITUMINOUS DRIVEWAY	=	2,038	SQUARE FEET
C): PAVERS AROUND POOL AND SIDE OF HOUSE	=	852	SQUARE FEET
D): PAVERS IN FRONT OF HOUSE	=	157	SQUARE FEET
E): SIDE STEPS	=	15	SQUARE FEET
F): SWIMMING POOL	=	391	SQUARE FEET
G): HOT TUB	=	61	SQUARE FEET
H): BACK YARD STEPS	=	40	SQUARE FEET
I): PROPOSED GARAGE	=	690	SQUARE FEET
TOTAL PROPOSED HARDCOVER	=	6,375	SQUARE FEET
EXCLUDABLE HARDCOVER: (PAVERS)	=	-100	SQUARE FEET
TOTAL "NET AREA" OF PROPOSED HARDCOVER	=	6,275	SQUARE FEET
TOTAL AREA OF PROPERTY	=	21,183	SQUARE FEET
PERCENT OF HARDCOVER (6,275 SQ. FT. / 21,183 SQ. FT.)	=	29.62	% HARDCOVER

NOTE: LANDSCAPED AREAS AND RIP-RAP SHORELINE
NOT INCLUDED IN HARDCOVER CALCULATIONS

EXISTING HARDCOVER CALCULATIONS WITHIN 75 FEET

BACK YARD STEPS = 23 SQUARE FEET

EXISTING HARDCOVER CALCULATIONS

A): RESIDENCE & GARAGE	=	2,131	SQUARE FEET
B): BITUMINOUS DRIVEWAY	=	3,621	SQUARE FEET
C): PAVERS AROUND POOL AND SIDE OF HOUSE	=	852	SQUARE FEET
D): PAVERS IN FRONT OF HOUSE	=	157	SQUARE FEET
E): SIDE STEPS	=	15	SQUARE FEET
F): SWIMMING POOL	=	391	SQUARE FEET
G): HOT TUB	=	61	SQUARE FEET
H): BACK YARD STEPS	=	40	SQUARE FEET
TOTAL EXISTING HARDCOVER	=	7,268	SQUARE FEET
TOTAL AREA OF PROPERTY	=	21,183	SQUARE FEET
PERCENT OF HARDCOVER (7,268 SQ. FT. / 21,183 SQ. FT.)	=	34.31	% HARDCOVER

NOTE: LANDSCAPED AREAS AND RIP-RAP SHORELINE
NOT INCLUDED IN HARDCOVER CALCULATIONS

ALTA/NSPS
LAND TITLE SURVEY

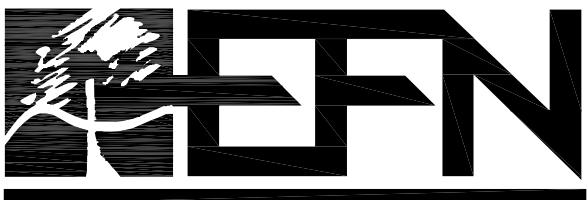
SURVEY FOR:

JOHN T. GORMAN

PROPERTY ADDRESS:

3585 FREDERICK STREET
ORONO, MINNESOTA 55391

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS
2789	24	L.S.	NO. DATE DESCRIPTION
		DRAWN BY:	01 11/8/17 Changed owner name east of the subject property.
		L.S.	02 11/20/17 ADD PLAT BEARINGS/PLAT ANGLES/DISTANCES
		CHECKED BY:	03 05/19/20 ADD HARDCOVER CALCULATIONS PER CLIENT REQUEST
		L.J.N.	04 07/31/20 ADD TOPOGRAPHY PER CLIENT REQUEST
DRAWING NAME:			
37536-ALTA HC.dwg			
JOB NO. 37536			
FILE NO. 191			



Egan, Field & Nowak, Inc.
land surveyors since 1872

1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM

COPYRIGHT © 2020 BY EGAN, FIELD & NOWAK, INC.