



DESCRIPTION OF PROPERTY SURVEYED

That part of Lot 1 in Section 9, Township 117, Range 23, described as follows; Commencing at a point on the West line of said Section 9, 400 feet North From the Southwest corner of said Section 9, thence North along said West line of Section 9, 100 feet; thence East on a line parallel to the South line of said Section 9 to the shore of Lake Minnetonka; thence Southerly along the shore of Lake Minnetonka 105.62 feet; thence West on a line parallel to the South line of said Section 9 to the point of beginning, according to the U.S. Government Survey thereof, Hennepin County, Minnesota.

STANDARD NOTES

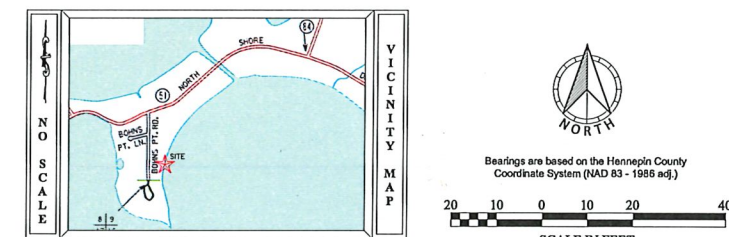
- 1) **Site Address:** 1520 Bolina Point Road, Orono, Minnesota 55391
- 2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise demoted hereon.
- 3) **Flood Zone Information:** X (area determined to be outside of the 0.2% annual chance floodplain) and Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods, Base Flood Elevations (BFEs) are shown at 931.5 feet (NGVD29)) per Flood Insurance Rate Map, Community Panel No. 27053C0303F, effective date of November 4th, 2016.
- 4) **Parcel Area Information:** Gross Area: ±36,974 s.f. ~ ±0.848 acres (Area calculated to ordinary high water level)
*We do not affirmatively insure the quantity of acreage set forth in the description
- 5) **Benchmark:** Elevations are based on the Lake Minnetonka Benchmark, Brass disk in concrete curb at the exit of Grays Bay Dam area.
Benchmark elevation = 932.7 feet (NGVD 29)
- 6) **Zoning Information:** The current Zoning for the subject property is LR-1B (One Family Lakeshore Residential) per the City of Orono's zoning map dated December, 2001. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 30 feet (Bohns Point Road)
Side: 10 feet
Rear: 30 feet
Lake: 75 feet (From Ordinary High Water Line)
Height: 30 feet - 2.5 stories
Hardcover: 25 percent of lot area













*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 prior to any planning or construction.

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

- 7) 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. Therefore, digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.



SURVEY | LEGEND


- | | | | | | |
|-----|----------------------------|---|-------------------------|---|-------------------------|
| ⊙ | CAST IRON MONUMENT | ⊙ | PIEZOMETER | W | WALKOUT ELEVATION |
| ⊙ | IRON PIPE MONUMENT SET | ⊙ | POWER POLE | FFE | FIRST FLOOR ELEVATION |
| ⊙ | IRON PIPE MONUMENT FOUND | < | GUY WIRE | GFE | GARAGE FLOOR ELEVATION |
| ⊙ | DRILL HOLE FOUND | ⊙ | ROOF DRAIN | TOP | TOP OF FOUNDATION ELEV. |
| ✕ | CHEISEL "X" MONUMENT SET | ⊙ | LIFT STATION | LOE | LOWEST OPENING ELEV. |
| ✕ | CHEISEL "X" MONUMENT FOUND | ⊙ | SANITARY MANHOLE | | |
| ⊙ | REBAR MONUMENT FOUND | ⊙ | SANITARY CLEANOUT |  | CONCRETE |
| ⊙ | PK NAIL MONUMENT SET | ⊙ | STORM MANHOLE |  | BITUMINOUS |
| ⊙ | PK NAIL MONUMENT FOUND | ⊙ | STORM DRAIN |  | BUILDING SETBACK LINE |
| ⊙ | PK NAIL W/ ALUMINUM DISC | ⊙ | CATCH BASIN | CTV | CABLE TV |
| ⊙ | SURVEY CONTROL POINT | ⊙ | FLARED END SECTION |  | CONCRETE CURB |
| A/C | UNIT | ⊙ | TREE CONIFEROUS |  | EXISTING CONTOUR |
| ⊙ | CABLE TV PEDESTAL | ⊙ | TREE DECIDUOUS |  | CONTOUR PROPOSED |
| ⊙ | ELECTRIC TRANSFORMER | ✕ | TREE CONIFEROUS REMOVED |  | GUARD RAIL |
| ⊙ | ELECTRIC MANHOLE | ✕ | TREE DECIDUOUS REMOVED | DT | DRAIN TILE |
| ⊙ | ELECTRIC METER | ⊙ | TELEPHONE MANHOLE | ELC | ELECTRIC UNDERGROUND |
| ⊙ | ELECTRIC OUTLET | ⊙ | TELEPHONE PEDESTAL |  | FIBER OPTIC UNDERGROUND |
| ⊙ | YARD LIGHT | ⊙ | UTILITY MANHOLE | GAS | GAS UNDERGROUND |
| ⊙ | LIGHT POLE | ⊙ | UTILITY PEDESTAL | ORU | OVERHEAD UTILITY |
| ⊙ | FIBER OPTIC MANHOLE | ⊙ | UTILITY VAULT |  | TREE LINE |
| ⊙ | FIRE DEPT. HOOK UP | ⊙ | WATERMAN MANHOLE |  | SANITARY SEWER |
| ⊙ | FLAG POLE | ⊙ | WATER METER | → | STORM SEWER |
| ⊙ | FUEL PUMP | ⊙ | WATER SPIGOT | TEL | TELEPHONE UNDERGROUND |
| ⊙ | FUEL TANK | ⊙ | WELL |  | RETAINING WALL |
| ⊙ | PROPANE TANK | ⊙ | MONITORING WELL | UTL | UTILITY UNDERGROUND |
| ⊙ | GAS METER | ⊙ | CURB STOP |  | WATERMAN |
| ⊙ | GAS VALVE | ⊙ | GATE VALVE | I | TRAFFIC SIGNAL |
| ⊙ | GAS MANHOLE | ⊙ | HYDRANT | +++++ | RAILROAD TRACKS |
| ⊙ | GENERATOR | ⊙ | IRRIGATION VALVE | ⊙ | RAILROAD SIGNAL |
| ⊙ | GAUGE POST | ⊙ | POST INDICATOR VALVE | ⊙ | RAILROAD SWITCH |
| ⊙ | HAND HOLE | ⊙ | SIGN | ⊙ | SATELLITE DISH |
| ⊙ | MAIL BOX | ⊙ | SOIL BORING | ⊙ | WETLAND BUFFER SIGN |

FIELD CREW		NO.	BY	DATE	REVISION
DIA. DR. 50					
DRAWN					
JRS					
CHECKED					
DLS					
DATE					
11/05/2023					

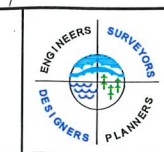
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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 1st day of December, 2023.



Daniel L. Schmidt, PLS Minnesota License No. 26147
schmidt@stathre.com



SATHRE-BERGQUIST, INC.

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TWP:117-RGE.17-SEC.09
Hennepin County

ORONO,
MINNESOTA

CERTIFICATE OF SURVEY

PREPARED FOR:
Stacy & Joe McConnell

FILE NO.
55376-001

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