



Owners:

Patrick M. Proft and Karen Proft, Trustees of the Smashing Pictures Co., Inc.
Money Purchase Pension and Profit Sharing Plans Trust U/A.

EXISTING LEGAL DESCRIPTION:

That part of the Southeast Quarter (SE1/4) of Section 35, Township 118 North, Range 23 West of the 5th Principal Meridian, Lying South of the southerly line of the Chicago Northwestern Railroad right of way and East of the easterly line of U.S. and State Highway Number 12, as presently established, according to the U.S. Government Survey thereof, Hennepin County, Minnesota.

Contains: 6.32 Acres ±

Address: 850 Wayzata Blvd. West
Wayzata, MN 55391

PROPOSED DESCRIPTION FOR PARCEL A:

That part of the following described land:

That part of the Southeast Quarter of Section 35, Township 118, Range 23, Hennepin County, Minnesota, lying south of the southerly line of the Luce Line Trail (formerly known as the Chicago Northwestern Railroad right of way) and east of the easterly line of U.S. and State Highway Number 12, as presently established.

Which lies northeasterly of a line which commences at the northeast corner of said above described land; thence South 82 degrees 54 minutes 10 seconds West, assumed bearing, along the north line of said above described land, 231.38 feet to the point of beginning of the line to be described; thence South 11 degrees 54 minutes 24 seconds East 638.27 feet to the southerly line of the above described land where said line there terminates.

PROPOSED DESCRIPTION FOR PARCEL B:

That part of the following described land:

That part of the Southeast Quarter of Section 35, Township 118, Range 23, Hennepin County, Minnesota, lying south of the southerly line of the Luce Line Trail (formerly known as the Chicago Northwestern Railroad right of way) and east of the easterly line of U.S. and State Highway Number 12, as presently established.

Which lies southwesterly of a line which commences at the northeast corner of said above described land; thence South 82 degrees 54 minutes 10 seconds West, assumed bearing, along the north line of said above described land, 231.38 feet to the point of beginning of the line to be described; thence South 11 degrees 54 minutes 24 seconds East 638.27 feet to the southerly line of the above described land where said line there terminates.

PROPOSED SANITARY SEWER EASEMENT

A permanent easement for sanitary sewer purposes over, under and across that part of the Southeast Quarter of Section 35, Township 118, Range 23, Hennepin County, Minnesota, lying south of the southerly line of the Luce Line Trail (formerly known as the Chicago Northwestern Railroad right of way) and east of the easterly line of U.S. and State Highway Number 12, as presently established.

Which lies northeasterly of a line which commences at the northeast corner of said above described land; thence South 82 degrees 54 minutes 10 seconds West, assumed bearing, along the north line of said above described land, 231.38 feet to the point of beginning of the line to be described; thence South 11 degrees 54 minutes 24 seconds East 638.27 feet to the southerly line of the above described land where said line there terminates.

Described as follows:

Beginning at the northwest corner of the above described land; thence North 82 degrees 54 minutes 10 seconds East, along the north line of said above described land, 69.73 feet; thence South 48 degrees 29 minutes 53 seconds East, 89.95 feet; thence South 29 degrees 16 minutes 03 seconds West, 64.95 feet; thence North 78 degrees 42 minutes 29 seconds West, 87.41 feet to the westerly line of said above described land; thence North 11 degrees 54 minutes 24 seconds West, along said westerly line, 92.53 feet to the point of beginning.

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARIES OF THE LAND ABOVE DESCRIBED AND THE LOCATION OF ALL BUILDINGS, IF ANY, THEREON, AND ALL VISIBLE ENCROACHMENTS, IF ANY, FROM OR ON SAID LAND.

DATED THIS 20TH DAY OF DECEMBER, 1999.

SATHRE-BERGQUIST, INC.

Gary R. Germond
GARY R. GERMOND
MINNESOTA LICENSED LAND SURVEYOR
LICENSE NO. 24764

REVISIONS	BY
REVISED LOT SPLIT LINE ADDED WETLAND POL'S SET 7/29/01	DRM
ADDED ADDITIONAL TREES 8/23/01	RS
REVISED LOT SPLIT 8/27/01	DRM
ADDED PROPOSED SEPTIC SITES & SANITARY SEWER EASEMENT DESC. 10/16/01	DRM

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY • WAYZATA, MN. 55391 • (612) 476-6000

SURVEYORS
ENGINEERS
PLANNERS
DESIGNERS

PROPOSED LOT SPLIT
PART OF THE
SE1/4 OF SEC 35-118-23
CITY OF ORONO, MINNESOTA
PREPARED FOR:
PATRICK AND KAREN PROFT

DRAWN DRM
CHECKED GRG
DATE DECEMBER 20th, 1999
SCALE AS SHOWN
JOB NO. 7278-004
FILE: W:\PROJECTS\7278-004 SE OF SEC 35, TWP 118, RSE 23\W7278-004.DWG
SHEET 1 OF 1 SHEETS