



DESCRIPTION OF PROPERTY SURVEYED
 Lot 7 & Lot 8, HOMES ON BROWNS BAY, according to the recorded plat thereof, Hennepin County, Minnesota.

STANDARD NOTES

- Site Address:** 1395 Orono Lane, Orono, Minnesota, 55391
- A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
 - Flood Zone Information:** X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0308F, effective date of 11/04/2016.
 - Parcel Area Information:** Gross Area: 40,206 s.f. +/- = 0.923 acres +/-
 - Benchmark:** Elevations are based on Hennepin County Control Point Name: DERUS which has an elevation of: 941.31 feet (NGVD 29).
 - Zoning Information:** The current Zoning for the subject property is LR-1A (One-Family Lakeshore Residential) per the City of Orono's zoning map dated November 2018. The setback, height, and floor space area restrictions for said zoning designation are as follows:

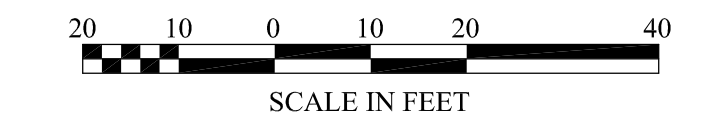
Principal Structure Setbacks - Street(s): 50 feet (Orono Lane)
 Side: 15 feet
 Rear: 50 feet
 Lake: 75 feet (From Ordinary High Water Line)
 Height: 30 feet
 Hardcover: 25 percent of gross lot area (Tier 1)

Accessory Structure Setbacks - Front: 50 feet
 Side: 15 feet
 Rear: 75 feet (Lake Side- From Ordinary High Water Line)

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.

- 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 of. 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 651-454-0002.
- Grading must maintain a minimum 2% slope gradient to accommodate positive drainage.
- All set offset irons are measured to hundredths of a foot and can be used as benchmarks for construction.
- 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.
- Verify sanitary service invert prior to any concrete work.



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

SURVEY LEGEND

● CAST IRON MONUMENT	⊙ PIEZOMETER	WFE 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.
⊙ CHISELED "X" MONUMENT SET	⊙ LIFT STATION	LOE LOWEST OPENING ELEV.
⊙ CHISELED "X" MONUMENT FOUND	⊙ SANITARY MANHOLE	CONCRETE
⊙ REBAR MONUMENT FOUND	⊙ BITUMINOUS	BUILDING SETBACK LINE
⊙ PK NAIL MONUMENT SET	⊙ STORM MANHOLE	CABLE TV
⊙ PK NAIL MONUMENT FOUND	⊙ STORM DRAIN	CONCRETE CURB
⊙ PK NAIL W/ ALUMINUM DISC	⊙ CATCH BASIN	CONTOUR EXISTING
⊙ SURVEY CONTROL POINT	⊙ FLARED END SECTION	CONTOUR PROPOSED
⊙ A/C UNIT	⊙ TREE CONIFEROUS	960
⊙ CABLE TV PEDESTAL	⊙ TREE DECIDUOUS	360
⊙ FIRE DEPT. TRANSFORMER	⊙ TREE CONIFEROUS REMOVED	DT GUARD RAIL
⊙ ELECTRIC MANHOLE	⊙ TREE DECIDUOUS REMOVED	ELC ELECTRIC UNDERGROUND
⊙ ELECTRIC METER	⊙ TELEPHONE MANHOLE	X-X FENCE
⊙ ELECTRIC OUTLET	⊙ TELEPHONE PEDESTAL	FO FIBER OPTIC UNDERGROUND
⊙ YARD LIGHT	⊙ UTILITY MANHOLE	— GAS UNDERGROUND
⊙ LIGHT POLE	⊙ UTILITY PEDESTAL	OHU OVERHEAD UTILITY
⊙ FIBER OPTIC MANHOLE	⊙ UTILITY VAULT	— TREE LINE
⊙ FIRE DEPT. HOOK UP	⊙ WATERMAIN MANHOLE	— SANITARY SEWER
⊙ FLAG POLE	⊙ WATER METER	— STORM SEWER
⊙ FUEL PUMP	⊙ WATER SPIGOT	— TELEPHONE UNDERGROUND
⊙ PROPANE TANK	⊙ WELL	— RETAINING WALL
⊙ GAS METER	⊙ MONITORING WELL	— UTILITY UNDERGROUND
⊙ GAS VALVE	⊙ GAS METER STOP	— WATERMAIN
⊙ GAS MANHOLE	⊙ GATE VALVE	— TRAFFIC SIGNAL
⊙ GENERATOR	⊙ HYDRANT	— RAILROAD TRACKS
⊙ GUARD POST	⊙ IRRIGATION VALVE	— RAILROAD SIGNAL
⊙ HAND HOLE	⊙ POST INDICATOR VALVE	— RAILROAD SWITCH
⊙ MAIL BOX	⊙ SIGN	— SATELLITE DISH
	⊙ SOIL BORING	— WETLAND BUFFER SIGN
		⊙ TREE CONIFEROUS DISEASED/DAMAGED
		⊙ TREE DECIDUOUS DISEASED/DAMAGED

FIELD CREW	NO.	BY	DATE	REVISION
DM				
DRAWN				
BRV				
CHECKED				
DLS				
DATE				
12/03/20				

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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 9th day of December, 2020.
Daniel L. Schmidt
 Daniel L. Schmidt, PLS
 schmidt@sathre.com
 Minnesota License No. 26147

SATHRE-BERGQUIST, INC.
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ENGINEERS SURVEYORS DESIGNERS PLANNERS

TWP:117-RGE:23-SEC.02
 Hennepin County
 Orono,
 MINNESOTA

CERTIFICATE OF SURVEY
 PREPARED FOR:
 TIM HOLLAND

FILE NO.
 37545-001
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