

DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Block 2, Dragonfly Hill 2nd Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

PLAT RECORDING INFORMATION

The plat of DRAGONFLY HILL 2ND ADDITION was filed of record in the Hennepin County Recorder office on April 16, 2008, as Document No. 9122974 and the Hennepin County Registrar of Titles office on April 16, 2008, as Document No. 4487986.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44900
- Denotes found iron monument, unless otherwise noted
- AIS Denotes advertisement/information sign
- CB Denotes catch basin
- CBX Denotes communication box
- DIP Denotes ductile iron pipe
- GW Denotes guy wire
- INV Denotes structure invert
- JLM Denotes Judicial Landmark
- OHU Denotes overhead utility lines
- (P) Denotes per plan
- PKS Denotes parking sign
- PP Denotes power pole
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- ST S Denotes storm sewer
- STC Denotes top of surmountable curb
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign

$\Delta=0^{\circ}37'13.7''$ $R=357.36$ $L=3.91$
 $C. BRG=N54^{\circ}31'12''E$
 $[C. BRG=N53^{\circ}25'45''E]$ SIGHT LINE EASEMENT PER DOC. NO. 2840886

$N47^{\circ}38'13.4''E$ 9.09
 $[S46^{\circ}33'07''W]$

ORONO LN
 $[N79^{\circ}16'50''W]$ 25.88
 $[S78^{\circ}11'23''E]$

(H.C.S.A.H. 15, PLAT 51(A))
 SHORELINE DR
 $\Delta=45^{\circ}03'29''$ $R=445.21$ $L=350.12$

$S00^{\circ}25'52''E$ 274.36
 $[S01^{\circ}31'31''E]$

$N01^{\circ}26'41''W$ 66.10
 $[N02^{\circ}32'20''W]$

$[S65^{\circ}02'40''W]$
 $S66^{\circ}08'19''W$ 2.96
 $[N26^{\circ}06'50''W]$
 $N25^{\circ}01'11''W$ 18.00

$[S77^{\circ}39'00''W]$
 $S78^{\circ}44'39''W$ 36.96

BENCHMARK (BM)
 (NAVD 88)

- MnDOT Aluminum Alloy Rod monument "DARLEEN MN053" located NE of subject property on west side of Orono Orchard Road S
 Elevation = 972.767

FLOOD ZONE NOTE

- The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone AE (SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) per the National Flood Insurance Program, Flood Insurance Rate Map No. 27053C0308F, dated November 4, 2016, Community Panel No. 2701780308F. This information was obtained from the FEMA Map Service Center web site.

ZONING NOTES

- Zoning information shown hereon is per the City of Orono Website Zoning Map dated November 2018 and/or the City of Orono Planning Department.

Setbacks:

- Front (Orono Lane) 50 ft
- Side (Shoreline Drive) 30 ft
- Side (Interior) 30 ft
- Lakefront (Lake Minnetonka) 75 ft from OHWL or average distance between neighboring structures and OHWL, whichever is more restrictive

AREA

Net [to survey line] = 44,539 square feet or 1.022 acres

GENERAL NOTES

- Survey coordinate basis: Hennepin County Coordinate System
- Right-of-way widths are per found monumentation, unless otherwise indicated.
- The boundary of Lot 1, Block 2, Dragonfly Hill 2nd Addition is subject to change due to natural causes.
- Lake Minnetonka water elevation was 929.1 feet on March 18, 2021. Ordinary High Water Elevation is 929.4 feet.
- Wetland shown hereon is per delineation markers observed in the process of conducting the fieldwork. Markers were set by Pinnacle Engineering, May 21, 2021.
- Tree tagging and inventory was prepared by Davey Resources Group in May, 2021.

UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 210670287, 210670288, 210670289, 210671184, 210670566, 210670567, 210670568 and 210671194.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

Tree Tag #	Species	DBH	Condition	notes
214	Tilia americana	15.9,8.5,4.3	Good	
215	Quercus rubra	21	Good	
216	Quercus rubra	27	Good	
217	Quercus macrocarpa	14	Dead	
218	Ulmus americana	11	Dead	
219	Quercus macrocarpa	20	Good	
220	Fraxinus pennsylvanica	17	Poor	EAB
221	Ulmus americana	15	Dead	
222	Quercus macrocarpa	11	Good	
223	Fraxinus pennsylvanica	12	Poor	EAB, lean
224	Juniperus virginiana	4	Good	
225	Juniperus virginiana	8	Good	
226	Quercus macrocarpa	30	Good	
227	Quercus macrocarpa	17	Fair	lean
228	Quercus macrocarpa	20	Fair	lean
229	Juniperus virginiana	13	Good	
230	Fraxinus pennsylvanica	9	Fair	EAB
231	Fraxinus pennsylvanica	9	Fair	EAB
232	Acer negundo	8	Good	
233	Quercus macrocarpa	10	Good	
234	Quercus macrocarpa	16	Good	
235	Acer negundo	9	Fair	lean
236	Fraxinus pennsylvanica	19,15	Poor	EAB
237	Rhamnus cathartica	9	Good	
238	Fraxinus pennsylvanica	8	Fair	EAB
239	Fraxinus pennsylvanica	9	Fair	EAB
240	Fraxinus pennsylvanica	8	Fair	EAB
241	Fraxinus pennsylvanica	11	Fair	EAB
242	Fraxinus pennsylvanica	8	Fair	EAB
243	Fraxinus pennsylvanica	9	Fair	EAB
244	Fraxinus pennsylvanica	12	Fair	EAB
245	Fraxinus pennsylvanica	11,9	Fair	EAB
246	Fraxinus pennsylvanica	8	Fair	EAB
247	Ulmus americana	15	Good	
248	Acer negundo	10	Fair	lean
249	Fraxinus pennsylvanica	15,13,9	Poor	EAB, root collar buried
250	Acer negundo	9	Fair	lean
251	Fraxinus pennsylvanica	10	Fair	EAB
252	Ulmus americana	10	Poor	dieback
253	Ulmus americana	12,9	Poor	dieback
254	Fraxinus pennsylvanica	11	Poor	EAB
255	Fraxinus pennsylvanica	12	Fair	EAB
256	Ulmus americana	9	Good	
257	Fraxinus pennsylvanica	9	Fair	EAB
258	Fraxinus pennsylvanica	8	Poor	EAB
259	Ulmus americana	8.6	Good	
260	Fraxinus pennsylvanica	11	Fair	EAB
261	Ulmus americana	18	Dead	
262	Acer negundo	8,5,3	Good	
263	Ulmus americana	11	Dead	
264	Ulmus americana	9	Dead	
265	Ulmus americana	12	Good	
266	Ulmus americana	15	Good	
267	Juniperus virginiana	10	Good	
268	Fraxinus pennsylvanica	18,16	Poor	EAB
269	Quercus macrocarpa	10	Good	
270	Fraxinus pennsylvanica	15	Poor	EAB, trunk decay
271	Tilia americana	13	Good	
272	Rhamnus cathartica	8	Poor	trunk decay
273	Fraxinus pennsylvanica	13	Poor	EAB, trunk decay
274	Acer negundo	9	Poor	dieback
275	Acer saccharinum	16	Fair	lean
276	Acer saccharinum	21	Good	
277	Ulmus americana	9.5	Dead	
278	Ulmus americana	13	Good	
279	Fraxinus pennsylvanica	15	Fair	EAB
280	Fraxinus pennsylvanica	20,10,10	Poor	EAB, trunk decay
281	Fraxinus pennsylvanica	9	Poor	EAB
282	Rhamnus cathartica	10,7	Fair	trunk decay
283	Acer negundo	13	Poor	trunk decay
284	Populus deltoides	31	Poor	trunk decay
285	Salix nigra	8	Dead	
286	Ulmus americana	8	Dead	
287	Fraxinus pennsylvanica	11	Fair	EAB
288	Rhamnus cathartica	9,8,5,4,3	Fair	EAB
289	Fraxinus pennsylvanica	8	Fair	EAB
290	Rhamnus cathartica	10,8	Fair	severe included bark
291	Rhamnus cathartica	13	Good	
292	Fraxinus pennsylvanica	9	Fair	EAB
293	Fraxinus pennsylvanica	10	Poor	EAB
294	Ulmus americana	11	Good	
295	Ulmus americana	9	Good	
296	Fraxinus pennsylvanica	8	Fair	EAB
297	Fraxinus pennsylvanica	8	Fair	EAB
298	Fraxinus pennsylvanica	9,9,8	Fair	EAB
299	Rhamnus cathartica	9,3,3	Good	
300	Ulmus americana	10	Dead	

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 28th day of May, 2021

SUNDE LAND SURVEYING, LLC

By: *Arlee J. Carlson*
 Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

Revision	By	Date
	MT2	

Drawing Title:
BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR:
TRUST OF EDWARD H. HAMM
 1401 ORONO LANE, ORONO, MN

SUNDE LAND SURVEYING
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Project: 2021-030-A Bk/Pg: 1065/30 Date: 05/28/2021
 Township: 117 Range: 23 Section: 02
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