

LEGAL DESCRIPTION:

Lot Nine (9), Homes on Brown's Bay, and that part of Government Lot Three (3) Section Two (2), Township One hundred seventeen (117), Range Twenty-three (23) described as follows: Beginning at the Southwesterly corner of Lot Nine (9) in Homes on Brown's Bay, which said Southwesterly corner is the point of intersection of the Westerly line of said Lot Nine (9), with the shore line of Lake Minnetonka; thence Northerly along the Westerly line of said Lot Nine (9) , Homes on Brown's Bay, to the Southerly line of the Wayzata and Spring Park Road; thence Westerly along said Southerly line to a point which is one hundred eight feet (1 08') due East from the West line of said Government Lot Three (3); thence Southerly parallel to the West line of said Government Lot Three (3) to the shore of Lake Minnetonka; thence Easterly along the shore of said lake to beginning, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for the County of Hennepin and State of Minnesota including any part or portion of any street or alley adjacent to the premises herein conveyed heretofore vacated. (Abstract Property)

And

Tract A, Registered Land Survey No. 191, Hennepin County, Minnesota. (Torrens Property)

SCOPE OF WORK & LIMITATIONS:

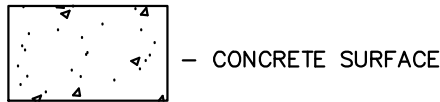
- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
- Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.

LEGEND

- = CATCH BASIN
- = GAS METER
- = FIRE HYDRANT
- = POWER POLE
- = MANHOLE
- = TELEPHONE PED.
- = ELEC. TRANSFORMER
- = WELL
- = GATE VALVE
- = LIGHT POLE
- = TREE
- = FENCE LINE
- = SANITARY SEWER LINE
- = WATER LINE
- = GAS LINE
- = STORM DRAIN LINE
- = OVERHEAD UTILITY LINE



DATE	REVISION	DESCRIPTION

DRAWING ORIENTATION & SCALE

SCALE - 1" = 20'

CLIENT NAME / JOB ADDRESS

JOHN KRAEMER & SONS

1397 ORONO LANE
ORONO, MN

Advance
Surveying & Engineering, Co.

17917 Highway 7
Minnetonka, Minnesota 55345
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas M. Bloom
42379
LICENSE NO.
JUNE 22, 2021
DATE

DATE SURVEYED: JUNE 22, 2021

DATE DRAFTED: JUNE 22, 2021

SHEET TITLE

EXISTING CONDITIONS SURVEY

DRAWING NUMBER

211209 TB

SHEET SIZE 22 X 34

SHEET NO.

S1

SHEET 1 OF 1

