



TOPOGRAPHIC SURVEY FOR
YOUR BOAT CLUB
IN GOV'T LOT 1, SECTION 11-117-23
HENNEPIN COUNTY, MINNESOTA

LEGAL DESCRIPTION OF PREMISES:
PARCEL GROUP I

Par 1: That part of Government Lot 1, Section 11, Township 117, Range 23 described as commencing at the meander corner on the North line of said Government Lot 1; thence South 10 degrees East (assuming the North line of said Government Lot 1 as bearing East and West) a distance of 764.88 feet to the actual point of beginning; thence North 67 degrees 48 minutes East to the shore of Lake Minnetonka; thence Southeastly along said shore to its intersection with a line bearing North 67 degrees 48 minutes East from a point which is on a line bearing South 10 degrees East and distant 61.39 feet from the actual point of beginning; thence South 67 degrees 48 minutes West to the shore line of Tanager Lake (formerly Mud Lake); thence Northwesterly along the shore of Tanager Lake to its intersection with a line bearing South 67 degrees 48 minutes West from the actual point of beginning; thence North 67 degrees 48 minutes East to the actual point of beginning.

Par 2: That part of Government Lot 1, Section 11, Township 117, Range 23 described as commencing at the meander corner on the North line of said Government Lot 1; thence South 10 degrees East (assuming the North line of said Government Lot 1 as bearing East and West) a distance of 585.84 feet to the actual point of beginning of the land to be described; thence continuing South 10 degrees East a distance of 61.39 feet; thence North 67 degrees 48 minutes East to the shore line of Lake Minnetonka; thence Northwesterly along said shore line to the intersection with a line bearing North 67 degrees 48 minutes East from the point of beginning; thence South 67 degrees 48 minutes West to the point of beginning.

Par 3: That part of Government Lot 1, Section 11, Township 117, Range 23 described as commencing at the meander corner on the North line of said Government Lot 1; thence South 10 degrees East (assuming the North line of said Government Lot 1 as bearing East and West) a distance of 826.27 feet to the actual point of beginning; thence North 67 degrees 48 minutes East to the shore of Lake Minnetonka; thence Southeastly along said shore 60 feet more or less to an intersection with a line bearing North 67 degrees 48 minutes East from a point which is on a line bearing South 10 degrees East and distant 61.39 feet from the actual point of beginning; thence South 67 degrees 48 minutes West to the shore of Tanager Lake (formerly Mud Lake); thence Northwesterly along the shore of Tanager Lake to an intersection with a line bearing South 67 degrees 48 minutes West from the actual point of beginning; thence North 67 degrees 48 minutes East to the actual point of beginning.

Par 4: That part of Government Lot 1, Section 11, Township 117, Range 23 described as follows: Commencing at the meander corner on the North line of said Government Lot 1; thence South 10 degrees East (assuming the North line of said Government Lot 1 as bearing East and West) a distance of 647.23 feet to a point hereinafter referred to as "point A"; thence continuing South 10 degrees East a distance of 117.65 feet to the actual point of beginning; thence South 67 degrees 48 minutes West to the shore line of Tanager Lake; thence Northely along said shore line to a line bearing South 67 degrees 48 minutes West from said "point A"; thence North 67 degrees 48 minutes East to the shore line of Lake Minnetonka; thence Southerly along the shore line of Lake Minnetonka to a line bearing North 67 degrees 48 minutes East from the actual point of beginning; thence South 67 degrees 48 minutes West to the actual point of beginning; which lies Northwesterly of a line drawn parallel with and 65 feet Southeastly from the Northwesterly line and its extensions of the above described tract.

PARCEL GROUP II
That part of Government Lot 1, Section 11, Township 117, Range 23 described as follows: Commencing at the meander corner on the North line of said Government Lot 1; thence South 10 degrees East (assuming the North line of said Government Lot 1 as bearing East and West) a distance of 647.23 feet to a point hereinafter referred to as "point A"; thence continuing South 10 degrees East a distance of 117.65 feet to the actual point of beginning; thence South 67 degrees 48 minutes West to the shore line of Tanager Lake; thence Northely along said shore line to a line bearing South 67 degrees 48 minutes West from said "point A"; thence North 67 degrees 48 minutes East to the shore line of Lake Minnetonka; thence Southerly along the shore line of Lake Minnetonka to a line bearing North 67 degrees 48 minutes East from the actual point of beginning; thence South 67 degrees 48 minutes West to the actual point of beginning; except that part of the above described tract which lies Northwesterly of a line drawn parallel with and 65 feet Southeastly from the Northwesterly line and its extensions of the above described tract.

○: Denotes iron monument
---: Existing contour line
Bearings shown are based upon an assumed datum

GRONBERG & ASSOCIATES, INC. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS 445 N. WILLOW DRIVE LONG LAKE, MN 55356 PHONE: 952-473-4141 FAX: 952-473-4435			
DATE	BY	REVISIONS	CHECKED
2-28-14	H.C.	TOPOGRAPHY ADDED	
4-10-14			
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION 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.			
<i>Mark D. Gronberg</i>			
DATE 4-10-14 MINN. LICENSE NUMBER 2257			