

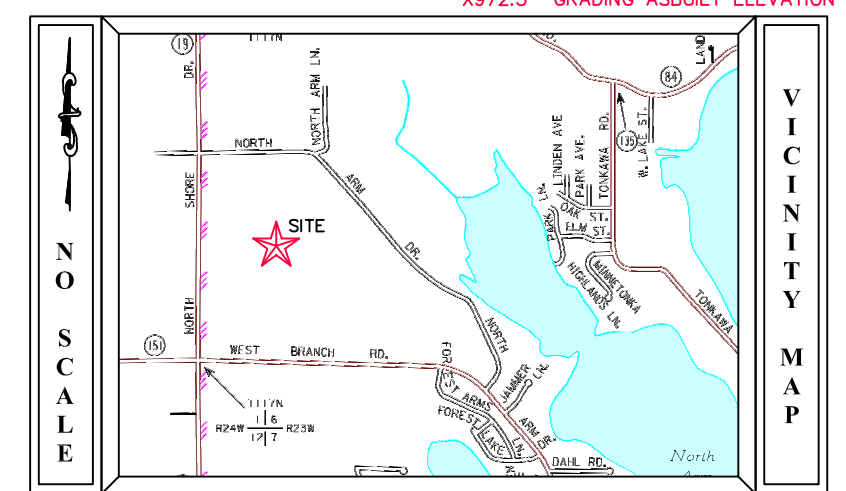
DESCRIPTION OF PROPERTY SURVEYED
 Lot 17, Block 1, LAKEVIEW OF ORONO, according to the recorded plat thereof, Hennepin County, Minnesota

- Site Address:** 670 Pinehurst Court, Orono, Minnesota 55364
 - Flood Zone Information:** This property appears to lie in Zone X (Areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.) per Flood Insurance Rate Map, Community Plan No. 27053C0284F, effective date of November 4th, 2016.
 - Parcel Area Information:** Gross Area: 188,928 s.f. ~ 4.34 acres
 - Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: Y 117 RESET which has an elevation of 1013.67 feet (NAVD88).
 - Zoning Information:** The current zoning for the subject property is RR-1B (One Family Rural Residential) per the City of Orono's zoning map dated March 2011. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Orono found on their web site on the date of January 6th, 2017 and are as follows:
Principal Structure Setbacks - Front: 50 feet (Lakeview Parkway)
 Side: 30 feet
 Rear: 50 feet, 10 feet (from Conservation Easement)
 Height: 30 feet
 Hardcover: 35 percent of lot area (Tier 3 per City of Orono Stormwater Quality Overlay District Map)
- Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
- 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. 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. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

Proposed Elevations - WO		Asbuilt Elevations	
Proposed Garage Floor Elevation	= 967.0	Asbuilt Garage Floor Elevation	= 966.9
Proposed Top of Foundation Elevation	= 967.3	Asbuilt Top of Foundation Elevation	= 967.3
Proposed First Floor Elevation	= 968.8	Asbuilt First Floor Elevation	= 969.0
Proposed Lookout Opening Elevation	= 961.8	Asbuilt Basement Floor Elevation	= 958.6
Proposed Basement Floor Elevation	= 958.6		

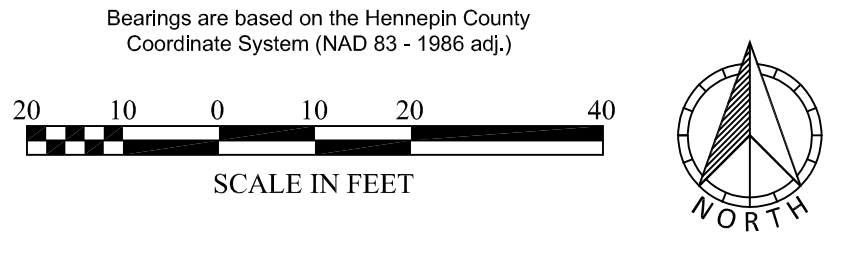
SURVEY LEGEND

- STORM DRAIN
- CATCH BASIN
- GATE VALVE
- HYDRANT
- IRON PIPE SET
- IRON PIPE FOUND
- SANITARY MANHOLE
- GROUND ELEVATION
- PROPOSED ELEVATION
- WETLAND BUFFER POST
- HAND HOLE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- UTILITY PEDESTAL
- SEWER SERVICE ELEVATION
- EXISTING TREE
- PROPOSED TREE
- RETENTION TREE
- BITUMINOUS
- CONCRETE
- CONTOUR PROPOSED
- CONTOUR EXISTING
- DRAINAGE ARROW
- CONCRETE CURB
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- PROPOSED SILT FENCE
- DRAIN LINE
- FENCE
- BUILDING SETBACK LINE
- FOUNDATION ASBUILT ELEVATION
- GRADING ASBUILT ELEVATION



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 February, 2022.

Daniel L. Schmidt
 Daniel L. Schmidt, PLS
 schmidt@sathre.com
 Minnesota License No. 26147



FIELD CREW	NO.	BY	DATE	REVISION
DM BB DR	1	JPR	4/22/2022	FOUNDATION ASBUILT
DRAWN	2	JPR	4/25/2022	ADDRESS
JPR	3	EMW	10/2/2023	GRADING ASBUILT
CHECKED	4	EMW	10/17/2023	UPDATE PER COMMENTS
DLS	5	EMW	10/25/2023	UPDATE SEPTIC
DATE				
1/19/22				

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 (952) 476-6000 WWW.SATHRE.COM

TWP:117-RGE.23-SEC.06
 Hennepin County
ORONO, MINNESOTA

CERTIFICATE OF SURVEY
GRADING ASULT
 PREPARED FOR:
NORTON HOMES

FILE NO. 64685-063
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City of Orono

CERTIFICATE OF OCCUPANCY

This certificate is issued pursuant to the requirements of 1300.0220 of the 2020 Minnesota Building Code verifying that at the time of issuance this structure was in compliance with the various ordinances of the local jurisdiction regulating building construction or use. For the following:

Building Address: 670 Pinehurst CT Orono, MN 55364
PIN: 0611723340005
Lot/Block: 017/001
Zoning District:
Permit Number: RPS22-000020
Construction Type:
Occupancy Group:
Fire Sprinkler:
Owner Name: SOURCE LAND DEVELOPMENT INC
Owner Address: 18215 45TH AVE N STE D
PLYMOUTH MN 5 55446

FOR YOUR INFORMATION

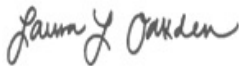
For any police, fire or medical emergency - Call: 911

In purchasing a new home, file for your homestead at Hennepin County offices. Register your address for voting, driver's license, and automobile registration. City Water and Sewer is billed monthly.

Septic inspection fees are billed annually. Permits are required for any additions or alterations on your property including garages, decks, patios or other accessory structure.

Special regulations prohibit any excavation, filling, grading, dredging, tree removal, or construction of any kind within 75 feet of any lakeshore or within 25 feet of any wetlands.

Please Note: The property owner is responsible for all Legal/Engineering charges resulting from this project. Due to varying billing cycles, bills may be mailed up to 90 days after the issuance of this Certificate of Occupancy



November 06, 2023

LAURA OAKDEN
ZONING ADMINISTRATOR



November 06, 2023

NICOLE EGAN
BUILDING OFFICIAL

