

LEGEND

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DESCRIPTION OF PROPERTY SURVEYED

(Per Certificate of Title Doc. No. 1220900)

Lot 1, Block 1 and that part of Lot 1, Block 2 embraced within Outlot A, Blue Hill, all in Dragonfly Hill 2nd Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

(Per Quit Claim Deed Doc. No. 9025575)

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

[Except that part of said Lot 1 dedicated as Shoreline Drive on Dragonfly Hill 2nd Addition.]

(Per Quit Claim Deed Doc. No. 6625573)

That part of the Southwest quarter (SW $\frac{1}{4}$) of Section Two (2), Township One hundred seventeen (117) North, Range Twenty-three (23) west of the Fifth Principal Meridian, described as follows: Beginning at the Northeast corner of the Southwest quarter (SW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section Two (2); thence South along the East line of said Southwest quarter (SW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) a distance of four hundred thirty-four and three tenths feet (434.3') to a point designated and hereinafter referred to as "Point A"; thence northwesterly along a line bearing South eighty-one degrees forty-three minutes (101°43') to the right from last described course, a distance of one hundred eighty-two feet (182'); thence northwesterly on a tangential curve to the right with a radius of forty-six hundred eighty-seven and five tenths feet (4687.5') a distance of sixty feet (60'); thence northwesterly on a tangential curve to the right with a radius of two hundred twenty-two and forty-five hundredths feet (222.45') a distance of one hundred feet (100'); thence northwesterly on a tangential curve to the right with a radius of two hundred thirty-seven and fifty-six hundredths feet (237.56') a distance of one hundred seventy-five feet (175'); thence northery on a tangential curve to the right with a radius of five hundred twenty-seven and forty-two hundredths feet (527.42') a distance of fifty feet (50'); thence northwesterly on a line tangent to last described curve a distance of sixty-two and fifty-five hundredths feet (62.55') to a point in the South line of the Northwest quarter (NW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section Two (2) distant three hundred sixty feet (360') west of the point of beginning; thence continuing northeasterly on an extension of last described course a distance of forty-eight and fifty-five hundredths feet (48.55'); thence northerly on a tangential curve to the left with a radius of one hundred eighty-one and four tenths feet (181.4') a distance of one hundred feet (100'); thence northwesterly on a tangential curve to the left with a radius of two hundred eighty-three and seven tenths feet (283.7') a distance of one hundred twenty-five feet (125'); thence Northwesterly on a line tangent to last described curve a distance of two hundred sixty-seven and four tenths feet (267.4'); thence northwesterly deflecting two degrees twenty-three minutes (2°23') to the left from last described course a distance of one hundred sixty-nine and three tenths feet (169.3'); thence northwesterly and westerly on a tangential curve to the left with a radius of sixty-one and thirteen hundredths feet (61.13') a distance of sixty-four and sixty-two hundredths feet (64.62'), more or less, to a point designated and hereinafter referred to as "Point B", said point being in the West line of the East one-half (E $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section Two (2) exclusive of highway upon Easterly side thereof; said East one-half (E $\frac{1}{2}$) being ascertained after taking from the Northwest quarter (NW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of said section said highway upon Easterly side, and which "Point B" is six hundred thirty-six and sixty-six hundredths

feet (636.66') north of the Southwest corner of said East one-half (E $\frac{1}{2}$) so ascertained; thence north along the west line of said East one-half (E $\frac{1}{2}$) so ascertained a distance of six hundred seventy-nine and eighty-five hundredths feet (679.85') to the Northwest corner thereof; thence east along the North line of the Southwest quarter (SW $\frac{1}{4}$) of said Section Two (2) to the Northeast corner of the Southwest quarter (SW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section; thence south along the East line of the Northwest quarter (NW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section to the point of beginning. Subject to and together with an easement for right of way for driveway purposes over a strip of land along the Southerly and Westerly boundary lines of the premises above described and extending from above designated "Point A" along said boundary line to above designated "Point B", said strip of land being sixteen feet (16') in width, eight feet (8') on each side of the line forming the Southerly and Westerly boundary of the premises hereinabove first described. Also subject to public easement in existing highways.

Also that part of the Southwest quarter (SW $\frac{1}{4}$) of said Section Two (2), Township One hundred seventeen (117), Range Twenty-three (23), described as follows: Beginning at the Northeast corner of the West one-half (W $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section Two (2) exclusive of highway upon Easterly side thereof, said West one-half (W $\frac{1}{2}$) being ascertained after taking from Northwest quarter (NW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section Two (2) said highway upon Easterly side; thence south along the East line of said West one-half (W $\frac{1}{2}$) so ascertained a distance of six hundred seventy-nine and eighty-five hundredths feet (679.85'), more or less, to a point distant six hundred thirty-six and sixty-six hundredths feet (636.66') north of the Southeast corner of said West one-half (W $\frac{1}{2}$); thence deflecting right at an angle of eighty-three degrees fifty-three minutes (83°53') on a line bearing South eighty-three degrees fifty-three minutes (83°53') West a distance of thirty-three and sixty-eight hundredths feet (33.68'); thence South eighty-two degrees forty-one minutes (82°41') West a distance of sixty-six and thirty-two hundredths feet (66.32'); thence northwesterly in a straight line seven hundred ten and six tenths feet (710.6'), more or less to a point in the North line of the Southwest quarter (SW $\frac{1}{4}$) of said Section Two (2) distant two hundred thirty-seven feet (237') West of the point of beginning; thence east along said North line two hundred thirty-seven feet (237') to the point of beginning. Subject to an easement for right of way for driveway purposes over the Southerly sixteen and five tenths feet (16.5') of said last described tract, and together with an easement for like purposes over a strip of land sixteen and five tenths feet (16.5') in width lying southerly of and immediately adjacent to the Southerly line of the premises hereinabove last described, and between the southerly extensions of the Easterly line and the Westerly line of said premises last described.

That part of the Southwest quarter (SW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of Section Two (2) Township one hundred seventeen (117), Range twenty three (23), lying south of the right of way of the Great Northern Railway Company corresponding to Block Section (17), Orono; also that part of public reserve which lies northerly of the following described line to-wit: Commencing at the Meander Corner on the South line of said Section Two (2) on West side of Brown's Bay, Lake Minnetonka; thence North four degrees fifteen minutes (4°15') East three hundred twenty-three and seven tenths feet (323.7') to a point on East line of Brackett Avenue, said point being the actual point of beginning of the line to be described; thence South twenty-nine degrees twenty-five minutes (29°25') East sixty-five feet (65') to the shore of Lake Minnetonka, all in the plot of Orono, now vacated; excepting from above described premises existing public highway, excepting therefrom Lot 1, Block 1, Dragonfly Hill and Outlot A, Dragonfly Hill.

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.

GENERAL NOTES

- 1.) Survey coordinate basis: Hennepin County Coordinate System
- 2.) Right-of-way widths are per found monumentation, unless otherwise indicated.
- 3.) The boundary of Lot 1, Block 2, Dragonfly Hill (Parcel 4) is subject to change due to natural causes.
- 4.) Wetland shown hereon is per delineation markers observed in the process of conducting the fieldwork. Markers were set by Pinnacle Engineering, May 21, 2021.

UTILITY NOTES

- 1.) 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.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) 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 21067194.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

BENCHMARKS (BM)

(NAVD 88)

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

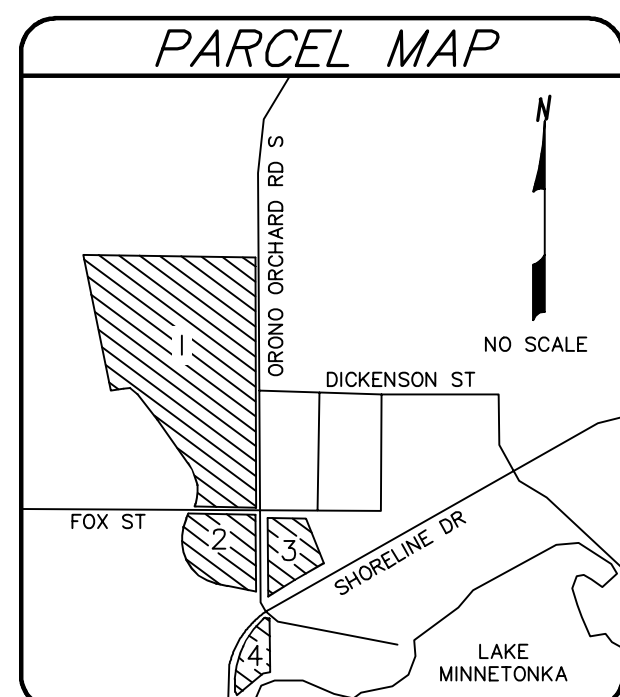
AREAS

Parcel 1 = Unable to determine due to boundary issue.

Parcel 2 Gross = 128,302 square feet or 2.945 acres

Parcel 3 Gross = 79,423 square feet or 1.823 acres

Parcel 4 Net [to survey line] = 44,539 square feet or 1.022 acres



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 7th day of April, 2021

SUNDE LAND SURVEYING, LLC.

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

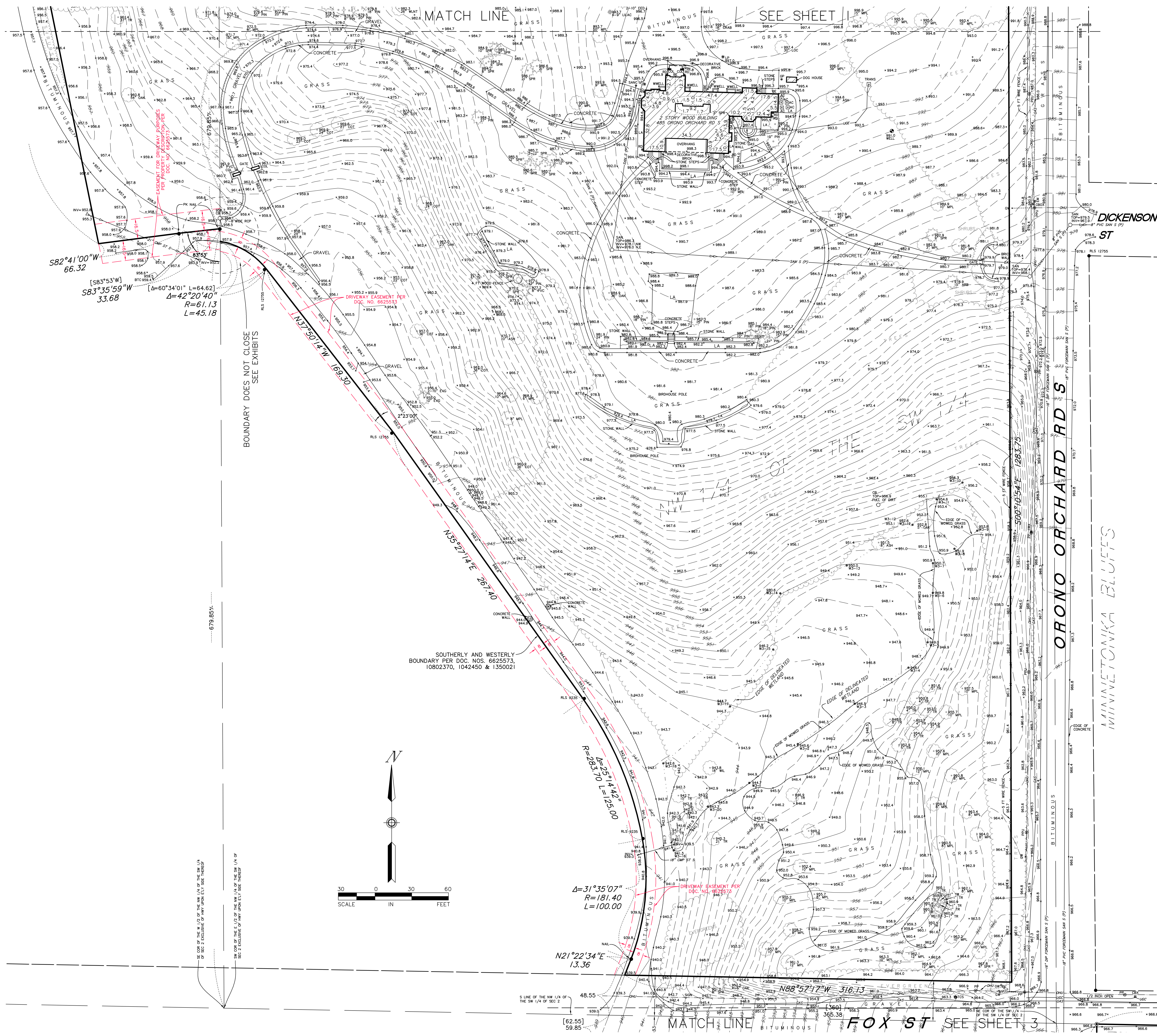
Added previous names of railroad property	NDN	06/25/2021
Added delineated wetlands	JMD	05/28/2021
Revision	By	Date
	WJZ	

Drawing Title:
**BOUNDARY, LOCATION, TOPOGRAPHIC
AND UTILITY SURVEY FOR:
EDWARD H. HAMM**
485 ORONO ORCHARD ROAD S, ORONO, MN

SUNDE
LAND SURVEYING
www.sunde.com

Main Office: 9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3535
952-881-2450 (Fax: 952-888-9526)

Project: 2021-030
Twp: 117 N, Range: 23 E, Section: 02
Date: 04/07/2021
Sheet: 1 of 4



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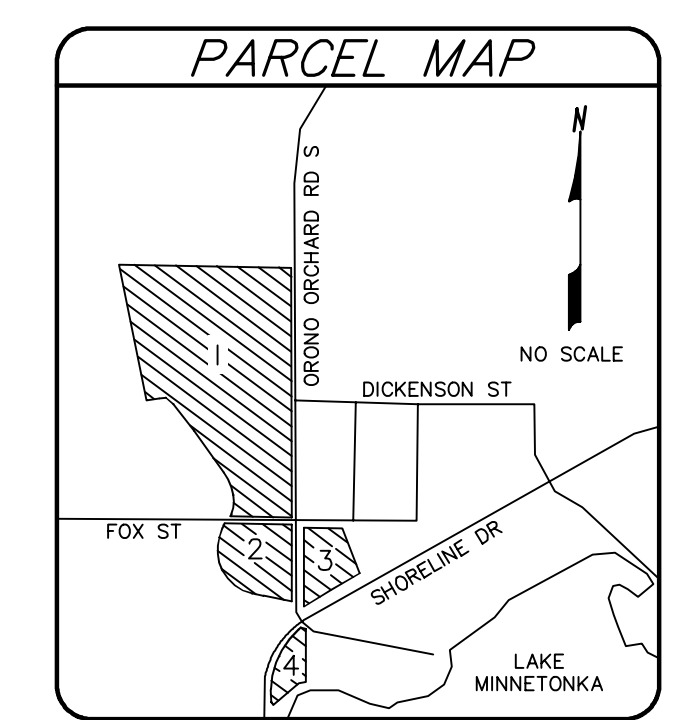
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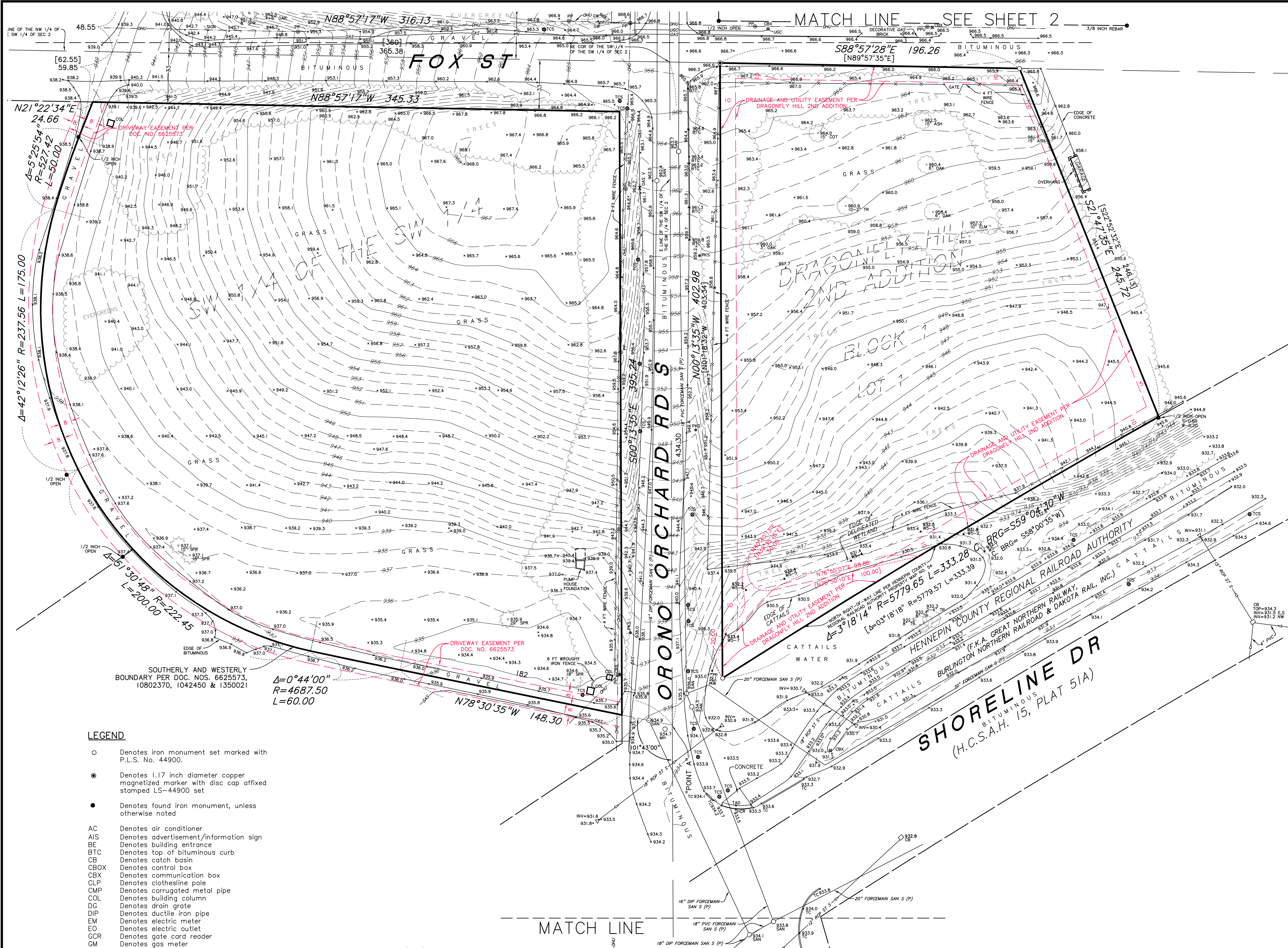
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Dated this 7th day of April, 2021

Certified by *Afee J. Carlson*
Afee J. Carlson, P.L.S. Minn. Lic. No. 44900



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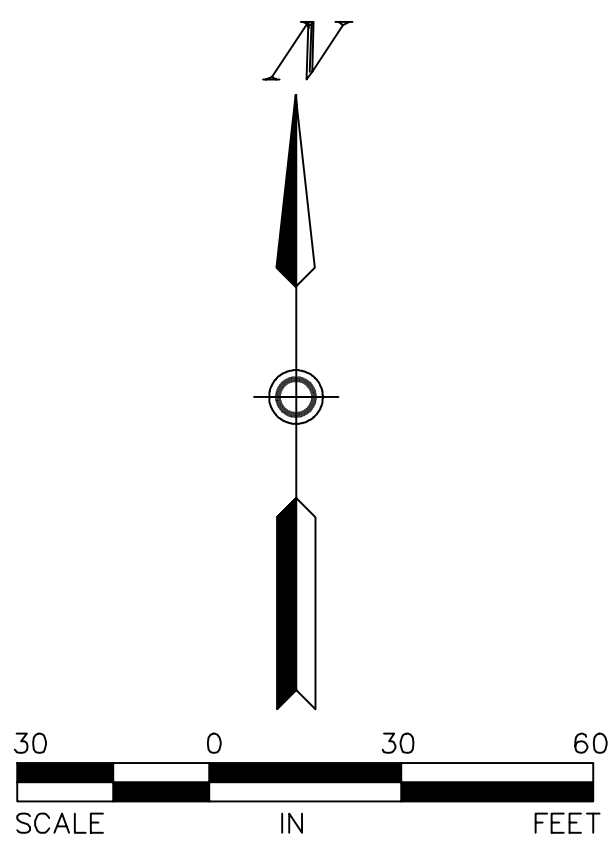
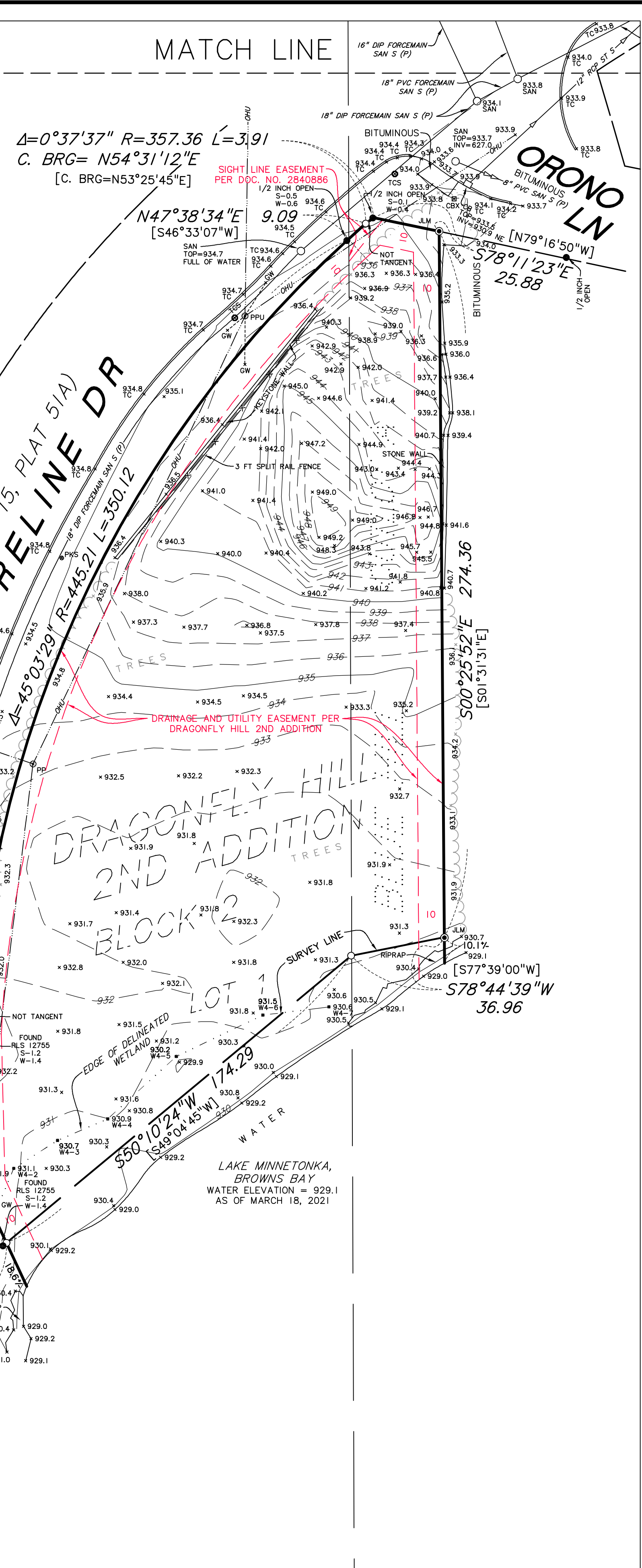
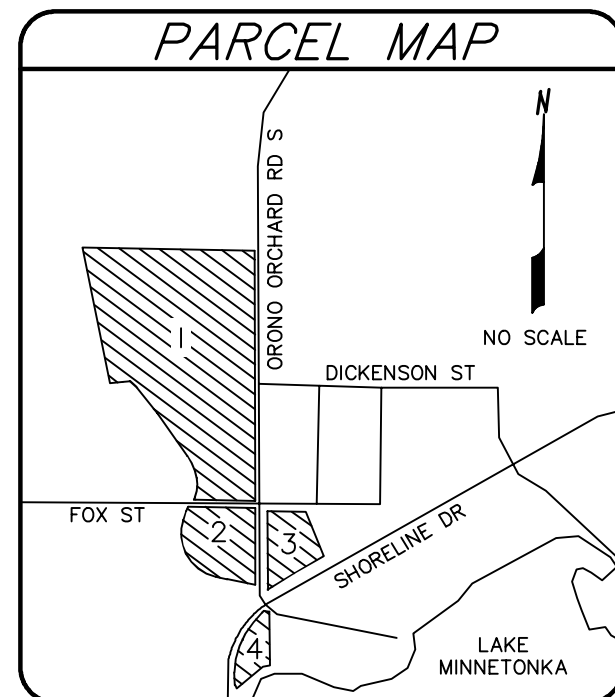
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SUNDE LAND SURVEYING
Main Office: 9001 East Bloomington Freeway (15W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
www.sunde.com

File: 2021030201.dwg

Sheet: 3 of 4

EXHIBITS FOR DOC. NO. 6625573

