EXISTING CONDITIONS SURVEY

FOR: CUSTOM ONE HOMES

PROPERTY DESCRIPTION

That part of the West Half of the Southwest Quarter of Section 36, Township 118, Range 23, Hennepin County, Minnesota described as follows:

Beginning at the point of intersection of the East line of said West Half and northerly line of the right of way of the Minnesota Western Railway; thence North along the East line of said West Half, a distance of 211.46 feet to the centerline of County Road 27; thence deflecting to the left 93 degrees 21 minutes along the center of said road, a distance of 239.15 feet; thence southerly to a point in the northerly line of said railway right of way which point is 238.69 feet westerly, measured along said right of way line from the point of beginning; thence Easterly to the Point of Beginning.

PROPERTY ADDRESS

625 Old Long Lake Rd, Orono MN

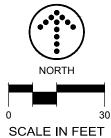
SURVEY NOTES

No easement documents were provided for this survey.

SITE SYMBOLS/LEGEND **FXISTING** DESCRIPTION SANITARY SEWER UNDERGROUND GAS MAIN **OVERHEAD ELECTRIC** ΟE X 962.3 **EXISTING SPOT ELEVATION EXISTING CONTOUR CONIFEROUS TREE DECIDUOUS TREE** FLARED END SECTION WELL **GUY WIRE** CS O TBX **POWERPOLE CURB STOP** TELEPHONE PEDESTAL

ELECTRIC METER

IRON MONUMENT FOUND



HARDCOVER CALCULATIONS		
TOTAL AREA =	52198.00	S.F.
House & Garage	1514	S.F.
Covered Porch	181	S.F.
Concrete	808	S.F.
Deck (less concrete below)	511	S.F.
Bituminous	1914	S.F.
TOTAL HARDCOVER	4928	S.F.

PERCENT HARDCOVER

Centerline per plat of WAKEFIELD FARMS THIRD ADDITION Edge of Bituminous-S86°41'18"W, 239.15 Old Long Lake Rd (formerly Co. Rd. 27) 5 TBX Found Iron 2.63 feet 0.88 east of line (Tipped South) 211.46 TO BE REMOVED (W) \mathcal{H} Concrete TO BE NO0°02'18" REMOVED GM Conc. Stoop TO 57" BE REMOVED Covered Porch 26 **Existing House and Garage** TO BE REMOVED WET East line of the W 1/2 of the SW 1/4-LAND Concrete TO BE REMOVED × 963.8 Garage Found Iron 2.94 feet East of line AREA =/1.20 ACRES **×**961.4 Found Iron 3.99 238.69 feet SE of corner Northerly line of Luce Line-State Trail, formerly Minnesota Western Railway ×969.9 Gravel Trail ×970.5

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

'⊾ynn P. Caswell

13057

License. No.

2024-04-23 Date: 2024-07-25 Revised:

M From Site to Finish

105 South Fifth Avenue Suite 513 Minneapolis, MN 55401 Web: landform.net

By: TRK

Job No. COH24055 Drawing: VEBKCOH055