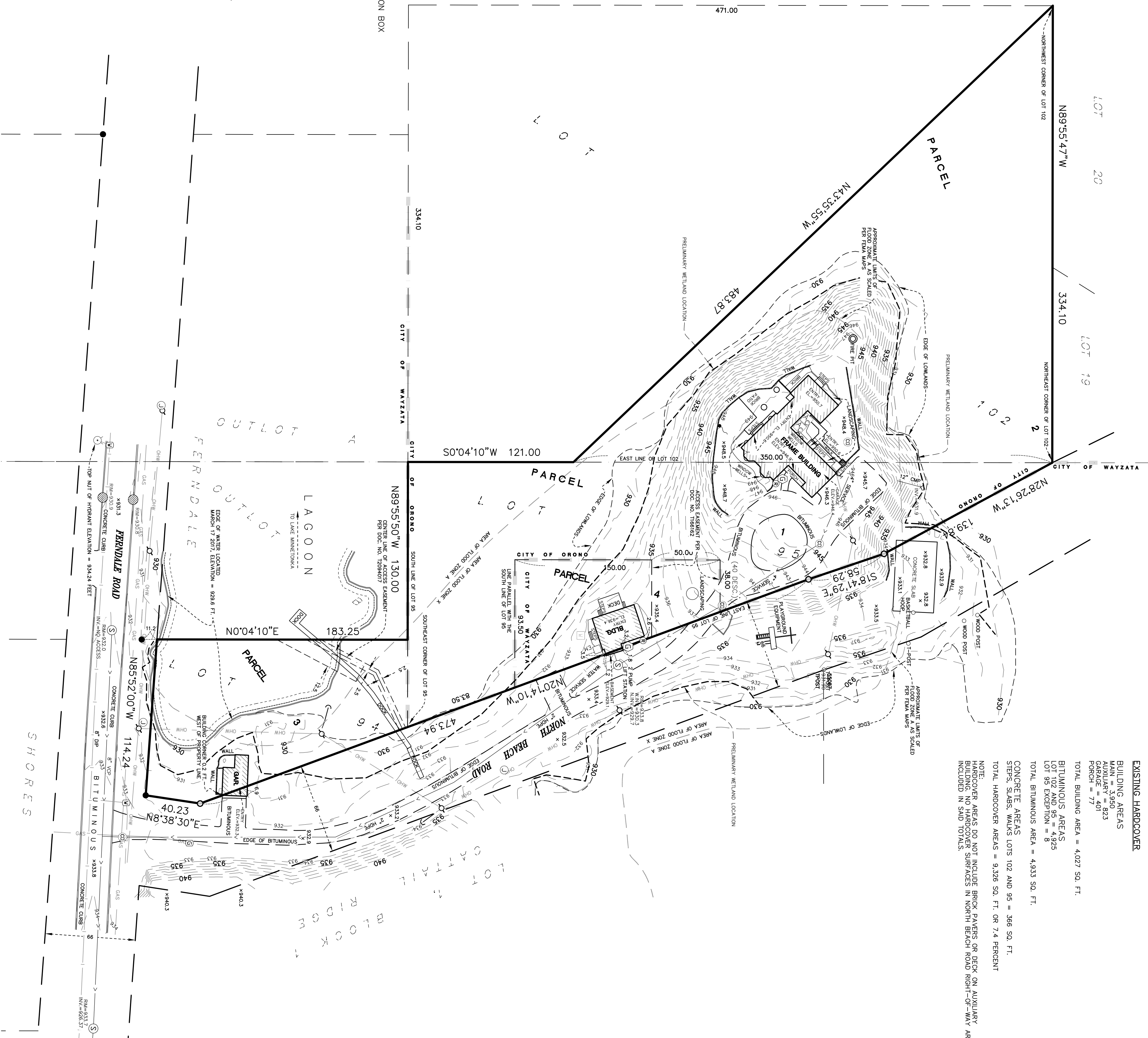


- AIR CONDITIONER
- CULVERT
- CLEAN OUT
- CATCH BASIN
- COMMUNICATION JUNCTION BOX
- ELECTRIC METER
- FLAG POLE
- GAS VALVE
- GAS METER
- GUARD POST
- HYDRANT
- POWER POLE
- ROOF DRAIN
- SANITARY MANHOLE
- FOUND IRON MONUMENT
- SET IRON MONUMENT
- WATER VALVE
- CONIFEROUS TREE
- DECIDUOUS TREE
- POWER POLE ANCHOR
- FENCE
- GAS MAIN
- OVERHEAD WIRES
- SANITARY SEWER
- WATER MAIN
- CITY LIMITS



BUILDING AREAS  
 MAIN = 3,966  
 PORCH = 1,923  
 GARAGE = 401  
 Porch = 77  
 TOTAL BUILDING AREA = 4,027 SQ. FT.  
 BITUMINOUS AREAS  
 LOT 102 AND 95 = 4,925  
 LOT 95 EXCEPTION = 8  
 TOTAL BITUMINOUS AREA = 4,933 SQ. FT.  
 CONCRETE AREAS  
 STEPS, SLABS, WALKS  
 TOTAL HARDCORE AREAS = 9,326 SQ. FT. OR 7.4 PERCENT  
 NOTE:  
 HARDCORE AREAS DO NOT INCLUDE BRICK PAVEMENT OR DECK ON AUXILIARY AREAS  
 INCLUDED IN SAND TOWNS  
 SURFACES IN NORTH BENCH ROAD RIGHT-OF-WAY ARE

PROPERTY ADDRESS: 649 Ferndale Road, Orono, Minnesota

Part 1: All of Lot 95, Auditor's Subdivision no. 184, Hennepin County, Minnesota except that port parcel of said Lot 95 described as follows: Beginning at a point on the Eastern line of said Lot 95, distance 83.5 feet Northernly of the Southeast corner of said Lot 95, thence West parallel with the South line of said Lot 95, a distance of 83.5 feet; thence North parallel with the West line of said Lot 95, a distance of 150 feet; thence East parallel with the South line of said Lot 95, a distance of 40 feet to the Eastern line thereof; thence Southeasternly along said Eastern line to the point of beginning.

Par 2: That part of Lot 102 lying Northerly of a line drawn from the Northwest corner of said Lot to a point on the East line of said lot distant 350 feet South of the Northeast corner of said lot in Auditor's Subdivision No. 184, Hennepin County.

Par 3: Lot 94 Auditor's Subdivision No. 184, Hennepin County, Minn.


Per. 4. All that part of Lot 95, Auditor's Subdivision No. 184, Hennepin County described as follows: Beginning at a point on the Eastern line of said Lot 95, distance 33.5 feet Northwily of the Southeast corner of said Lot 95; thence West parallel with the South line of said Lot 95, a distance of 93.5 feet; thence North parallel with the West line of said Lot 95 a distance of 150 feet; thence East parallel with the South line of said Lot 95 a distance of 40 feet to the Eastern line; thence Southeastwily along said Eastern line to the point of beginning.

I hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.

Dated: March 21, 2017

Updated: April 11, 2017 to include preliminary wetland location

Anderson Engineering of Minnesota, LLC

by:   
 Jack Bolke  
 Minnesota License No. 20281

1. The horizontal datum and bearings are based on the Hennepin County Coordinate System.
2. The vertical datum is NAVD88. The site benchmark is the top nut of hydrant located 150 feet southwest of the southwest corner of Lot 94. Elevation = 934.24 feet.
3. The area of the property described hereon is 125,805 square feet or 2.8880 acres.

4. The location and extent of underground utilities, if shown, are based upon above ground evidence. There is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. A. underground utilities may be present. Verification of the existence and location of all utilities should be obtained from utility owners prior to any planning or design. In accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or construction.

5. No title work was provided for the preparation of this survey to verify the legal description or the existence of any easements or encumbrances. Easements depicted hereon per Certificate of Title No. 1438376.

6. Parcels 1 and 2 are in the the city of Orono, according to the City the subject property is zoned LR-1A, Lakeshore Residential District and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

Front = 50 feet  
Side = 30 feet  
Side = 50(Street  
Rear = 50 feet

7. Parcels 3 and 4 are in the city of Wapazita, according to the City the subject property is zoned R-1A, Densest single Family Estates District and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the City zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

Principal Structure:

Front = 45 feet	Front = 50 feet	Side = 10
Side = 20 feet	Side = 10 feet	Rear = none
Rear = 50 feet	Rear = 10 feet	

8. According to Federal Emergency Management Agency (FEMA) maps of Hennepin County, the property described herein lies in flood zones A, 1% chance annual chance flood (100 year flood) with no base elevation, and zone X, 0.2% annual chance flood per community panel map # 270533C0308F, dated November 4, 2016. Approximate areas of the flood zones are shown on the survey. The ordinary high water level for Lake Minnetonka is 929.1 ft., the 100 year flood elevation is 931.1 ft.

