

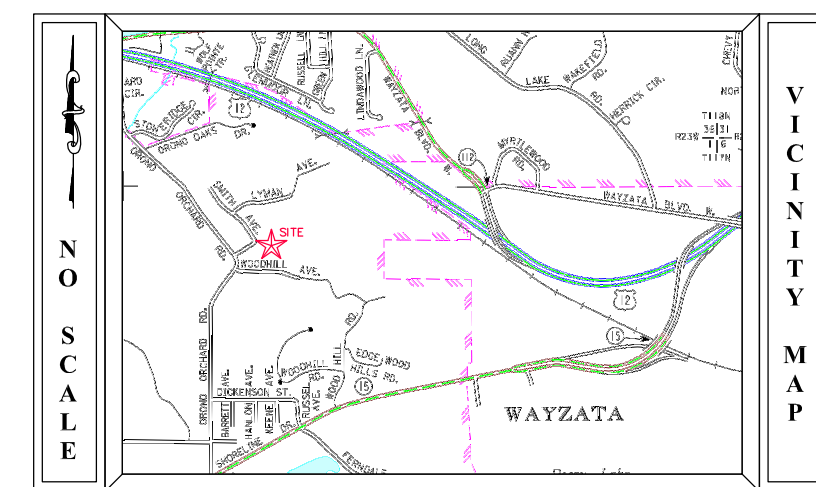
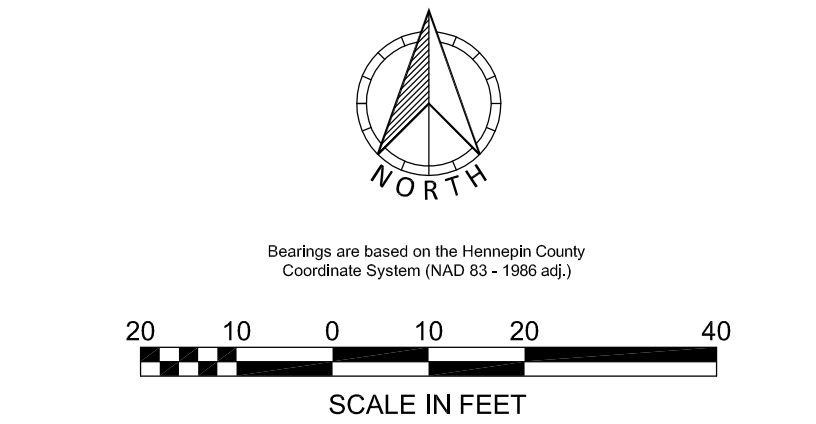
DESCRIPTION OF PROPERTY SURVEYED

Lot 48, ORONO ORCHARDS, according to the recorded plat thereof, Hennepin County, Minnesota

- STANDARD NOTES**
- Site Address:** 190 Orono Orchard Road, Orono, MN 55391
 - 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 Panel No. 27053C0306E, effective date of September 2, 2004.
 - Parcel Area Information:** Gross: 67,253 sq. ft. ~ 1.544 acres
 - Site Elevation:** Elevations are based on MN/DOT Geodetic Station Name: 11336 (ELWELL MNDT) which has an elevation of: 980.175 feet (NGVD29).
 - 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.
Principal Structure Setbacks - Front: 50 feet (Road) Variance Approved Setbacks - Front: 50 Feet
 Side: 50 feet Staked House in Field
 Rear: 30 feet Hardcover Tier: Exempt
 Hardcover Tier: Exempt Rear: 30 Feet
- 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.

Asbuilt Elevations:
 Asbuilt Garage Floor Elevation = 968.5 Feet
 Asbuilt First Floor Elevation = 970.6 Feet
 Asbuilt Top of Foundation Elevation = 968.8 Feet (Foundation Asbuilt)
 Asbuilt Basement Floor - Walkout = 960.1 Feet
 Asbuilt Window Well Elevation = 963.4 Feet

Key to Survey	Hardcover Item (Describe)	Length x Width	Total (Square Feet)
(Example)	(Garage)	(24' x 30')	(720 S.F.)
A	House	Misc	1,947 S.F.
B	Garage	Misc	755 S.F.
C	Front Porch	9'x29.5'	250 S.F.
D	Patio	13'x28'	370 S.F.
E	Driveway	Misc	2,378 S.F.
(1) Total Asbuilt Hardcover			5,700 S.F.
Excludable Hardcover (See City Code Sec 78-1684):			S.F.
(2) Total Excludable Hardcover			0 S.F.
(3) Net Asbuilt Hardcover [subtract line (2) from line (1)]			5700 S.F.
(4) Total Lot Area			67253 S.F.
Asbuilt Hardcover Percentage [(3)/(4)]			8.48% %



SURVEY LEGEND

● CAST IRON MONUMENT	⊠ A/C UNIT	▨ BITUMINOUS
⊠ CATCH BASIN	⊠ CABLE TV PEDESTAL	▨ WETLAND BUFFER
◁ FLARED END SECTION	⊠ ELECTRIC TRANSFORMER	▨ CABLE TV
⊠ GATE VALVE	⊠ ELECTRIC MANHOLE	▨ CONCRETE CURB
< GUY WIRE	⊠ ELECTRIC METER	▨ CONCRETE
⊠ HYDRANT	⊠ GAS METER	⋯ CONTOUR EXISTING
⊠ SURVEY MONUMENT SET	⊠ GAS VALVE	⋯ CONTOUR PROPOSED
⊠ SURVEY MONUMENT FOUND	⊠ GUARD RAIL	⋯ DT DRAIN TILE
⊠ SURVEY CONTROL POINT	⊠ HAND HOLE	⋯ ELC ELECTRIC UNDERGROUND
⊠ LIGHT POLE	⊠ SOIL BORING	⋯ FO FIBER OPTIC UNDERGROUND
⊠ POWER POLE	⊠ TREE CONIFEROUS	⋯ GAS GAS UNDERGROUND
⊠ SANITARY MANHOLE	⊠ TREE DECIDUOUS	⋯ OHU OVERHEAD UTILITY
⊠ SANITARY CLEANOUT	⊠ TELEPHONE MANHOLE	⋯ RAILROAD TRACKS
⊠ SIGN	⊠ TELEPHONE PEDESTAL	⋯ TRAFFIC SIGNAL
⊠ GROUND ELEVATION	⊠ UTILITY MANHOLE	⋯ SANITARY SEWER
⊠ STORM DRAIN	⊠ UTILITY PEDESTAL	⋯ STORM SEWER
⊠ STORM MANHOLE	⊠ WELL	⋯ TEL TELEPHONE UNDERGROUND
⊠ YARD LIGHT	⊠ PROPOSED CONIFEROUS TREE	⋯ UTL UTILITY UNDERGROUND
⊠ TREES TO BE REMOVED	⊠ PROPOSED DECIDUOUS TREE	⋯ W WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
LAKE	4	EMW	10/29/2015	Revised Footprint
DRAWN	5	BRV	11/10/2015	Added Window Well
DBP	6	DZB	12/14/2015	Staked House in Field
CHECKED	7	EMW	12/22/2015	Revised elevations, perimeter
DBP	8	EMW	1/5/2016	Foundation Asbuilt
DATE	9	DBP	8/30/2016	Revised Driveway - Location/Width
05/11/15	11	SIW	9/7/2016	Asbuilt Survey

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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 11th day of May, 2016.

David B. Pemberton, PLS
 pemberton@sathre.com
 Minnesota License No. 40344

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

TWP.117 - RGE.23 - SEC.02
 HENNEPIN COUNTY
 PROJECT CITY:
**ORONO,
 MINNESOTA**

Certificate of Survey

AS-BUILT SURVEY

PREPARED FOR:
John Brunello

FILE NO.
 40995-005

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