

**DESCRIPTION OF PROPERTY SURVEYED**

Lot 48, Orono Orchards, according to the recorded plat thereof, Hennepin County, Minnesota

**STANDARD NOTES**

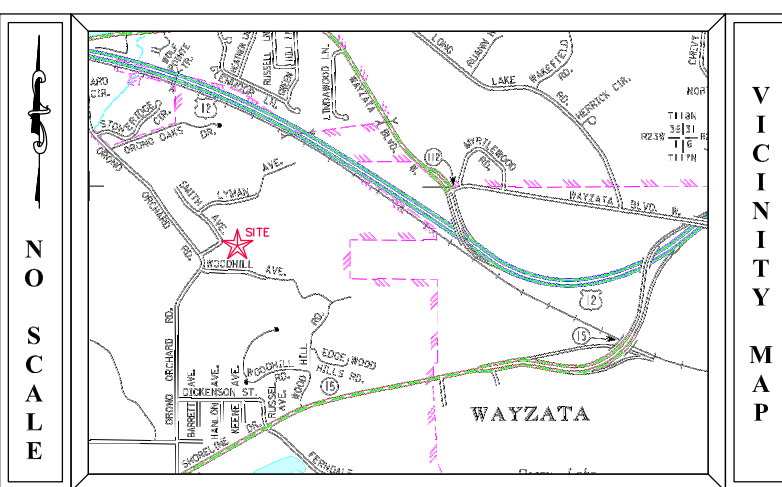
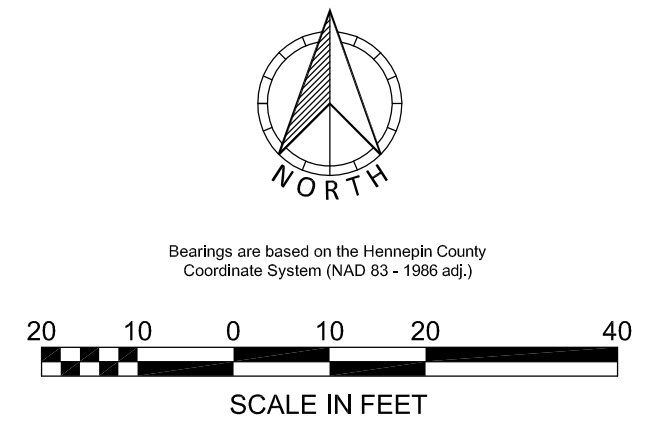
- Site Address:** 190 Orono Orchard Road, Orono, MN 55391
  - Flood Zone Information:** This property appears to lie in Zone X (Areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream 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)  
 Side: 50 feet  
 Rear: 30 feet  
 Hardcover Tier: Exempt
- 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.

**Offset Irons**  
 (elevations are to the top of pipe)  
 OS #1 = 965.61 OS #2 = 960.15  
 OS #4 = 972.41 OS #3 = 965.43

**PROPOSED ELEVATIONS**  
 Garage Elevation = 969.0 Feet  
 Top of Foundation Elevation = 969.1 Feet  
 Main Floor Elevation = 970.8 Feet  
 Basement Floor - Walkout = 960.1 Feet

**Basement Calculation (Per Discussing with Melanie 12-28-15)**  
 Total Perimeter at or Under Existing Contour 964.8 = 99.0 Lin.Ft.  
 Total Perimeter Over Existing Contour 964.8 = 113.0 Lin.Ft.  
 Total Perimeter = 212.0 Lin.Ft.  
 Total Percentage Below Existing Contour 964.8 = 46.7%

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	9x29.5'	250 S.F.
D	Back Covered Porch	14'x17'	247 S.F.
E	Deck	14'x12'	156 S.F.
F	Driveway	Misc	2,921 S.F.
<b>(1) Total Proposed Hardcover</b>			<b>6,276 S.F.</b>
<b>Excludable Hardcover (See City Code Sec 78-1684):</b>			
E	Deck		100 S.F.
<b>(2) Total Excludable Hardcover</b>			<b>100 S.F.</b>
<b>(3) Net Proposed Hardcover [Subtract line (2) from line (1)]</b>			<b>6176 S.F.</b>
<b>(4) Total Lot Area</b>			<b>67253 S.F.</b>
<b>Proposed Hardcover Percentage [(3)/(4)]</b>			<b>9.18% %</b>



**SURVEY LEGEND**

<ul style="list-style-type: none"> <li>CAST IRON MONUMENT</li> <li>CATCH BASIN</li> <li>FLARED END SECTION</li> <li>GATE VALVE</li> <li>GUY WIRE</li> <li>HYDRANT</li> <li>SURVEY MONUMENT SET</li> <li>SURVEY MONUMENT FOUND</li> <li>SURVEY CONTROL POINT</li> <li>LIGHT POLE</li> <li>POWER POLE</li> <li>SANITARY MANHOLE</li> <li>SANITARY CLEANOUT</li> <li>SIGN</li> <li>GROUND ELEVATION</li> <li>STORM DRAIN</li> <li>STORM MANHOLE</li> <li>YARD LIGHT</li> <li>TREES TO BE REMOVED</li> </ul>	<ul style="list-style-type: none"> <li>A/C UNIT</li> <li>CABLE TV PEDESTAL</li> <li>ELECTRIC TRANSFORMER</li> <li>ELECTRIC MANHOLE</li> <li>ELECTRIC METER</li> <li>GAS METER</li> <li>GAS VALVE</li> <li>ELC</li> <li>HAND HOLE</li> <li>SOIL BORING</li> <li>TREE CONIFEROUS</li> <li>TREE DECIDUOUS</li> <li>TELEPHONE MANHOLE</li> <li>TELEPHONE PEDESTAL</li> <li>SIGN</li> <li>TRAFFIC SIGNAL</li> <li>UTILITY MANHOLE</li> <li>UTILITY PEDESTAL</li> <li>WELL</li> <li>PROPOSED CONIFEROUS TREE</li> <li>PROPOSED DECIDUOUS TREE</li> </ul>	<ul style="list-style-type: none"> <li>BITUMINOUS</li> <li>CABLE TV</li> <li>CONCRETE CURB</li> <li>CONCRETE</li> <li>CONTOUR EXISTING</li> <li>CONTOUR PROPOSED</li> <li>DRAIN TILE</li> <li>ELECTRIC UNDERGROUND</li> <li>FENCE</li> <li>FIBER OPTIC UNDERGROUND</li> <li>GAS UNDERGROUND</li> <li>OVERHEAD UTILITY</li> <li>RAILROAD TRACKS</li> <li>SANITARY SEWER</li> <li>STORM SEWER</li> <li>TELEPHONE UNDERGROUND</li> <li>UTILITY UNDERGROUND</li> <li>WATERMAIN</li> </ul>
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FIELD CREW	NO.	BY	DATE	REVISION
LAKE	4	EMW	10/21/2015	Revised Proposed House
DRAWN	5	EMW	10/29/2015	Revised Footprint
DBP	6	BRV	11/10/2015	Added Window Well
CHECKED	7	DZB	12/14/2015	Staked House In Field
DBP	8	EMW	12/28/2015	Revised elevations, perimeter
DATE	9	EMW	1/5/2016	Foundation Asbuilt
	11	DBP	8/30/2016	Revised Driveway - Location/Width

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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

ENGINEERS SURVEYORS  
 DESIGNERS PLANNERS

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

**Certificate of Survey**  
 PREPARED FOR:  
**John Brunello**

FILE NO.  
 40995-005  
**1**  
**1**