

#### **LEGAL DESCRIPTION:**

Tract C, REGISTERED LAND SURVEY NO. 853, Hennepin County,

(Legal description per Title Commitment by Minnetonka Title as agents for Chicago Title Commitment No. MT106437 dated July 6, 2010

\*No Schedule B2 Exceptions are listed on this commitment.)

#### AREA:

AREA TO OHW AS SHOWN: 89,449 SQ. FT ±. / 2.05 ACRES±

#### SURVEY NOTES:

- FIELDWORK COMPLETED MAY 20, 2014 and JULY 18, 2024. 2. BEARINGS ARE BASED ON THE HENNEPIN COUNTY
- COORDINATE SYSTEM
- 3. EASEMENTS OF WHICH WE ARE UNAWARE MAY EXIST.

#### **BENCHMARK:**

MnDOT GEODETIC STATION #11193. SURVEY DISK IN MINNETONKA BEACH IN NE COR. OF CO RD. 15 BRIDGE NO. 7194. DISK IS STAMPED BR 7194 1976.

ELEVATION = 945.99 (NGVD29)

PROJECT BENCHMARKS SHOWN IN GRAPHICS

#### TREE INVENTORY DATA:

(+)	_					$\overline{}$		
$\checkmark$	TAC#	DBH/	TREE		TAG#	DBH/	TREE	
	TAG#		TYPE				TYPE	
	951	15	OAK		991	24	OAK	
	952	21	MAPLE		992	10	ASH	
	953	24	MAPLE		993	12	SPRUCE	30 FT. TALL
	954	7	MAPLE		994	25	ASH	
	955	11	ASH		995	12	BOXELDER	
	956	10	POPLAR		996	24	WILLOW	
	957	20	MAPLE		997	90	WILLOW	MULTI
	960	22	MAPLE		999	16	WILLOW	
	962	19	MAPLE		1000	54	WILLOW	
	964	13	MAPLE					
	965	13	MAPLE		1868	20	OAK	
	966	22	MAPLE		1872	9	OAK	
	967	12	MAPLE		1873	14	OAK	
	968	34	MAPLE		1876	20	MAPLE	
	971	36	OAK		1877	' 36	MAPLE	TWIN
	972	24	MAPLE	TWIN	1882	18	OAK	
	974	34	MAPLE		1883	NOTE	BASSWOOD	MULTI 24/18/1
	975	38	MAPLE		1884	. 9	CEDAR	
	977	14	SPRUCE	40 FT. TALL	1885	10	CEDAR	
	978	24	MAPLE		1886	8	CEDAR	
	979	18	MAPLE		1887	10	CEDAR	
	980	11	MAPLE		1888	8 8	CEDAR	
	981	30	BIRCHTRIPL	.E	1891	9	CEDAR	
	982	22	MAPLE		1892	8	CEDAR	
	983	24	OAK		1893	9	CEDAR	
	984	24	OAK		1894	-		
	985	12	OAK		1895	-		
	986	18	OAK		1896	<b>.</b> –		
	987	20	OAK		1897	<b>'</b> –		
	988	18	OAK		1898	12	BASSWOOD	1
	989	16	MAPLE		1899	17	BASSWOOD	1

1900 12 BASSWOOD

## **CERTIFICATION:**

I hereby certify that this plan 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.

Daniel L. Thurmes Registration No: 25718

Date: 05-27-14

#### **ZONING AND SETBACKS:**

PER THE CITY OF ORONO WEBSITE ZONING MAP, THIS SITE IS ZONED: LR-1B - ONE FAMILY LAKESHORE RESIDENTIAL (1ACRE) WITH A SHORELAND DISTRICT OVERLAY.

#### SETBACK REQUIREMENTS

LOT AREA: LOT WIDTH:	1 ACRE 140 FEET	AVERAGED LAKESHORE SETBACKS MAY APPLY
FRONT YARD: SIDE YARD: REAR YARD:	35 FEET 10 FEET 30 FEET	GRADING LIMITS MAY APPLY
SIDE YARD (STREET): OHW: WETLAND:	20 FEET 75 FEET 25 FEET	HARDCOVER LIMITATIONS APPLY

#### UNDERGROUND UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET #141271608. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST. AT THE TIME OF THIS SURVEY ONLY THE UNDERGROUND ELECTRIC AS SHOWN WAS FILED MARKED BY GOPHER STATE ONE. OTHER UTILITIES EXIST ON THIS THIS THAT WERE NOT MARKED UP.

CALL BEFORE YOU DIG! TWIN CITY AREA: 651-454-0002



# 1205 TONKAWA RD. RESIDENCE

#### CONTACT:

GABRIEL KELLER PETERSSEN/KELLER 1610 WEST LAKE STREET MINNEAPOLIS, MN 55408 PH:612.353.4920 EMAIL: gabriel@pkarch.com

#### COUNTY:

HENNEPIN COUNTY

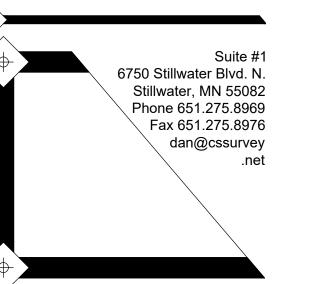
#### **REVISIONS**:

DATE	REVISION
05-29-14	INITIAL ISSUE
09-17-20	ADD OHW SETBACKS
07-19-24	2024 REVIEW/UPDATE
08-15-24	PROPOSED IMPROVEMENTS
09-18-24	WETLAND BUFFER ADDED

PROJECT LOCATION:

# 1205 TONKAWA ROAD

PID#0811723130018



### CORNERSTONE LAND SURVEYING, INC

FILE NAME SURVPK01 PROJECT NO. PROPOSED IMPROVEMENT

**SURVEY**