

1) **Site Address:** 860 Brown Road S, Oroño, MN 55391

2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.

3) **Flood Zone Information:** X (area determined to be outside of the 0.2% annual flood floodplain) and Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Mandatory flood insurance purchase requirements and floodplain management standards apply.) per Flood Insurance Rate Map, Community Panel No. 27053C0304F, effective date of 11/04/2016.

4) **Parcel Area Information:**

|             |              |   |              |
|-------------|--------------|---|--------------|
| Gross Area: | 612,643 s.f. | ~ | 14,064 acres |
| West Area:  | 441,771 s.f. | = | 10,142 acres |
| Net Area:   | 170,872 s.f. | = | 3.923 acres  |

\*We do not affirmatively insure the quantity of acreage set forth in the description

**Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: 2713 AD which has an elevation of: 1002.77 feet (NAVD88). Contours were derived from a combination of field observations and LiDAR data from the Minnesota Department of Natural Resources.

- 5) **Zoning Information:** The current Zoning for the subject property is RR1B (One Family Rural Residential - 2 Acres) per the City of Orono's zoning map dated December 2021. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 50 feet (Brown Road S)  
Side: 30 feet  
Rear: 50 feet  
Lake: 75 feet (From Ordinary High Water Line)  
Wetland: 25 feet  
Height: 30 feet  
Hardcover: 25% percent of lot area

Accessory Structure Setbacks - Front: 25 feet  
Side: 15 feet  
Rear: 15 feet (Lake Side- From Ordinary High Water Line)

\*Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.

We have not received the current zoning classification and building setback requirements from the insurer.

- 6) **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. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

- 7) **Wetland Delineation:** The wetland delineation was performed by Anderson and was flagged on 09/03/2021.

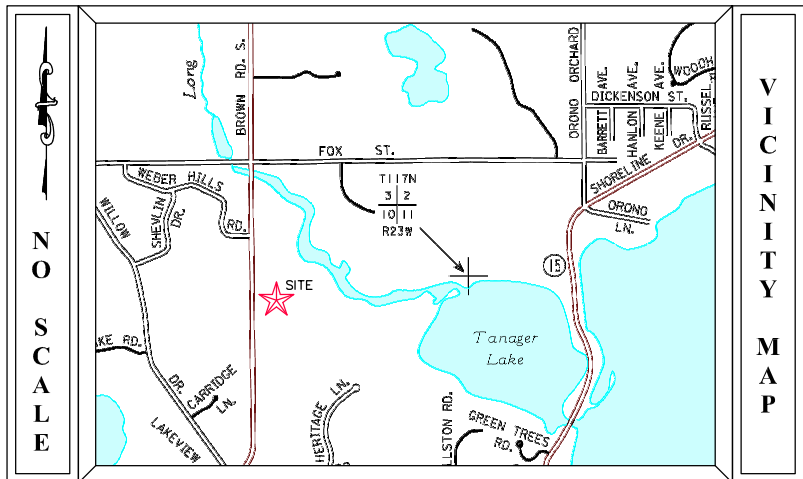
- 8) Grading must maintain a minimum 2% slope gradient to accommodate positive drainage

- 9) All set offset irons are measured to hundredths of a foot and can be used as benchmarks for construction.

- 10) The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.

- 11) Proposed grades shown adjacent to building foundation refers to top of black dirt.

- 12) Verify sanitary service invert prior to any concrete work



**Offset Irons/Nails**  
(elevations are to the top of pipe/nail)

|               |               |
|---------------|---------------|
| OS #1= 939.79 | OS #2= 939.92 |
| OS #3= 937.62 | OS #4= 937.34 |
| OS #5= 943.03 | OS #6= 944.55 |
| OS #7= 944.51 | OS #8= 944.16 |

**Proposed Elevations**

|                                      |        |
|--------------------------------------|--------|
| Proposed Garage Floor Elevation      | = 946. |
| Proposed Top of Foundation Elevation | = 946. |
| Proposed First Floor Elevation       | = 947. |
| Proposed Basement Floor Elevation    | = 935. |

Bearings are based on the Hennepin County  
Coordinate System (NAD 83 - 1986 adj.)

|    |                             |   |                         |                                                                                       |                         |
|----|-----------------------------|---|-------------------------|---------------------------------------------------------------------------------------|-------------------------|
| ○  | CAST IRON MONUMENT          | ⊗ | PIEZOMETER              | WFE                                                                                   | WALKOUT ELEVATION       |
| ○  | IRON POWER MONUMENT SET     | ⊗ | POWER POLE              | FFE                                                                                   | FIRST FLOOR ELEVATION   |
| ●  | IRON PIPE MONUMENT FOUND    | ⊗ | GUY WIRE                | GFE                                                                                   | GARAGE FLOOR ELEVATION  |
| ○  | DRILL HOLE FOUND            | ⊗ | ROOF DRAIN              | TOF                                                                                   | TOP OF FOUNDATION ELEV. |
| ⊗  | CHISELED "X" MONUMENT SET   | ⊗ | LIFT STATION            | LOE                                                                                   | LOWEST OPENING ELEV.    |
| ⊗  | CHISELED "X" MONUMENT FOUND | ⊗ | SANITARY MANHOLE        |                                                                                       |                         |
| ⊗  | REBAR MONUMENT FOUND        | ⊗ | SANITARY CLEANOUT       |  | BITUMINOUS              |
| ▲  | PK NAIL MONUMENT SET        | ⊗ | STORM MANHOLE           |  | BUILDING SETBACK LINE   |
| ▲  | PK NAIL MONUMENT FOUND      | ⊗ | STORM DRAIN             |  | CABLE TV                |
| ▲  | PK NAIL W/ ALUMINUM DISC    | ⊗ | CATCH BASIN             |  | CONCRETE CURB           |
| ○  | SURVEY CONTROL POINT        | ⊗ | FLARED END SECTION      |  | CONTOUR EXISTING        |
| A/ | A/C UNIT                    | ⊗ | TREE CONIFEROUS         |  | CONTOUR PROPOSED        |
| C  | CABLE TV PEDESTAL           | ⊗ | TREE DECIDUOUS          |  | CURB RAIL               |
| E  | ELECTRIC TRANSFORMER        | ⊗ | TREE CONIFEROUS REMOVED |  | DRAIN TILE              |
| E  | ELECTRIC MANHOLE            | ⊗ | TREE DECIDUOUS REMOVED  |  | ELECTRIC UNDERGROUND    |
| E  | ELECTRIC METER              | ⊗ | TELEPHONE MANHOLE       |  | FENCE                   |
| E  | ELECTRIC OUTLET             | ⊗ | TELEPHONE PEDESTAL      |  | FIBER OPTIC UNDERGROUND |
| E  | YARD LIGHT                  | ⊗ | UTILITY MANHOLE         |  | GAS UNDERGROUND         |
| E  | LIGHT POLE                  | ⊗ | UTILITY PEDESTAL        |  | OVERHEAD UTILITY        |
| E  | FIBER OPTIC MANHOLE         | ⊗ | UTILITY VAULT           |  | TREE LINE               |
| F  | FIRE DEPT. HOOK UP          | ⊗ | WATERMAN MANHOLE        |  | SANIARY SEWER           |
| F  | FLAG POLE                   | ⊗ | WATER METER             |  | STORM SEWER             |
| F  | FUEL PUMP                   | ⊗ | WATER SPOUT             |  | TELEPHONE UNDERGROUND   |
| FT | FUEL TANK                   | ⊗ | WELL                    |  | RETAINING WALL          |
| FT | PROPANE TANK                | ⊗ | MONITORING WELL         |  | UTILITY UNDERGROUND     |
| G  | GAS METER                   | ⊗ | CURB STOP               |  | WATERMAIN               |
| G  | GAS VALVE                   | ⊗ | GATE VALVE              |  | TRAFFIC SIGNAL          |
| G  | GAS MANHOLE                 | ⊗ | HYDRANT                 |  | RAILROAD TRACKS         |
| G  | GENERATOR                   | ⊗ | IRRIGATION VALVE        |  | RAILROAD CROSSING       |
| G  | GUARD POST                  | ⊗ | POST INDICATOR VALVE    |  | RAILROAD SWITCH         |
| H  | HAND HOLE                   | ⊗ | SIGN                    |  | SATELLITE DISH          |
| M  | MAIL BOX                    | ⊗ | SOIL BORING             |  | WETLAND BUFFER SIGN     |

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|------------|-----|-----|-----------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------------|----------|--|--|--|
|            |     |     | Hennepin County |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                    | 19295-038               |                              |          |  |  |  |
|            |     |     |                 | ORONO,<br>MINNESOTA    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                    | PREPARED FOR:<br>DENALI |                              | 1<br>1   |  |  |  |
| DMPH       | 1   | GMK | 10/30/2025      | EROSION CONTROL ADDED  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                    |                         |                              |          |  |  |  |
| DRAWN      | 2   | DLS | 11/13/2025      | ADDED BUFFER MONUMENTS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                    |                         |                              |          |  |  |  |
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| DLS        |     |     |                 |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                    |                         |                              |          |  |  |  |
| DATE       |     |     |                 |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                    |                         |                              |          |  |  |  |
| 10/01/2025 |     |     |                 |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                    |                         |                              |          |  |  |  |