



LEGAL DESCRIPTION

(PER WARRANTY DEED DOC. NO 5493616)
 That part of Lots 13, 14, 15, 16, and 17, Gideon Park, and that part of Lot 2, Block 7, "Beautiful Avondale", Hennepin County, Minnesota, according to the respective plats thereof, lying Southwesterly of the following line: Beginning in the Southeastery line of Lot 14 at a point 138 feet Southwesterly from the most Easterly corner of said Lot 14; thence Northwesterly 488.05 feet, more or less to a point on the Northwesterly line of said Lot 2, 163.6 feet southwesterly from the most Northerly corner of said Lot 2, except that part thereof taken by the Highway Department for Interstate Highway No. 494 (formerly 393 - See Book 3157 of Mortgages, page 611).
 (Abstract)
 AND
 (PER WARRANTY DEED DOC. NO 7406617)
 That part of Lot 14, Gideon Park, lying Northeastly of the following line: Beginning in the Southeastery line of Lot 14 at a point 138 feet Southwesterly from the most Easterly corner of said Lot 14; thence Northwesterly 488.05 feet, more or less, to a point in the Northwesterly line of Lot 2, Block 7, "Beautiful Avondale" Hennepin County, Minnesota, 163.6 feet Southwesterly from the most Northerly corner of said Lot 2.
 (Abstract)

SURVEYOR'S NOTES

- Warranty Deed Doc. No. 5493616 includes Lot 13 of Gideon Park. Lot 13 is not a part of the scope of this survey.
- Orientation of the bearing system used for this survey is based on Hennepin County Coordinate System NAD83 (1986 ADL).
- Surveyed properties areas:
 5501 Baker Rd: 77325.63 sq ft or 1.78 ac. (PID 3411722110017)
 5432 Rowland Rd: 20544.21 sq ft or 0.47 ac. (PID 3411722110022)
- Exterior dimensions of all buildings at ground level. The building foundation, which is not visible, may extend beyond the exterior building lines shown.
- Underground utility lines and structures are shown in an approximate way only, according to information provided by others. A request that utilities be located for this survey was made through Gopher State One Call (Ticket No. 221231603 & 221292856). The underground utility lines and structures shown on this map represent the information provided to Bolton & Menk, Inc. as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate. The surveyor does not guarantee that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.

SURVEYOR'S CERTIFICATION

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.

Russell O. Halverson

 Russell O. Halverson
 License Number 41813
 7/28/2022

 Date

LEGEND

- MONUMENT FOUND
- MONUMENT FOUND - CAST IRON
- AC AIR CONDITIONER
- ⊗ CURB STOP
- Ⓜ GAS METER
- Ⓜ MAILBOX
- Ⓜ MANHOLE-SANITARY SEWER
- Ⓜ METER
- Ⓜ PEDESTAL-COMMUNICATION
- Ⓜ POST
- Ⓜ SIGN TRAFFIC
- Ⓜ POLE-UTILITY

- OU — OU — OU — OVERHEAD UTILITY
- - - - - FENCE
- ===== RETAINING WALL
- S — S — SANITARY SEWER
- W — W — WATER SYSTEM
- BOUNDARY LINE
- - - - - DEED LINE

TOPOGRAPHIC SURVEY
 5501 BAKER RD & 5432 ROWLAND RD, MINNETONKA, MN 55343
BOLTON & MENK
 12224 NICOLLET AVENUE
 BURNSVILLE, MINNESOTA 55337
 (952) 890-0509
 PART OF: LOTS 13, 14, 15, 16, 17
 GIDEON PARK, AND PART OF:
 LOT 2, BLOCK 7, "BEAUTIFUL AVONDALE"
 HENNEPIN COUNTY, MN
 FOR: CITY OF MINNETONKA