

DESCRIPTION OF PROPERTY SURVEYED

The East 16 rods of the West 1/2 of the Southeast 1/4 of the Southeast 1/4, Section 19, Township 117, Range 22, Hennepin County, Minnesota

STANDARD NOTES

- 1) Site Address: 17809 Ridgewood Road, Minnetonka, Minnesota, 55345
- 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 herein.
- 3) Flood Zone Information: X (area determined to be outside of the 0.2% annual chance floodplain) and Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown at 889.0 feet (NGVD29) on the north side of Ridgewood Road and at 887.0 feet (NGVD29) on the south side of Ridgewood Road. Mandatory flood insurance purchase requirements and floodplain management standards apply) per Flood Insurance Rate Map, Community Panel No. 27053C0317E, effective date of November 4th, 2016.
- 4) Parcel Area Information:

Gross Area:	348,513 s.f. +/-	~ 8.001 acres +/-
R/W Area:	19,505 s.f. +/-	~ 0.448 acres +/-
Net Area:	152,970 s.f. +/-	~ 3.512 acres +/-
Net Area:	176,038 s.f. +/-	~ 4.041 acres +/-

*We do not affirmatively insure the quantity of acreage set forth in the description.
- 5) Benchmark: Elevations are based on MN/DOT Geodetic Station Name: 2706 M which has an elevation of: 981.953 feet (NAVD83).
- 6) Zoning Information: The current Zoning for the subject property is R-1(Low Density Residential) per the City of Minnetonka's zoning application on the date April 1st, 2022. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Minnetonka found on their web site on the date of April 1st, 2022 and are as follows:

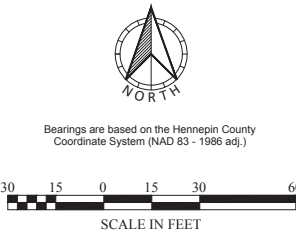
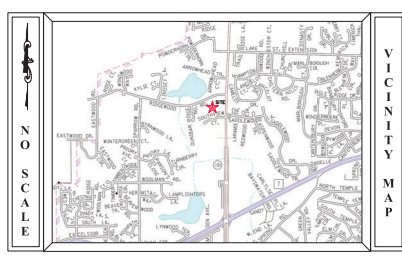
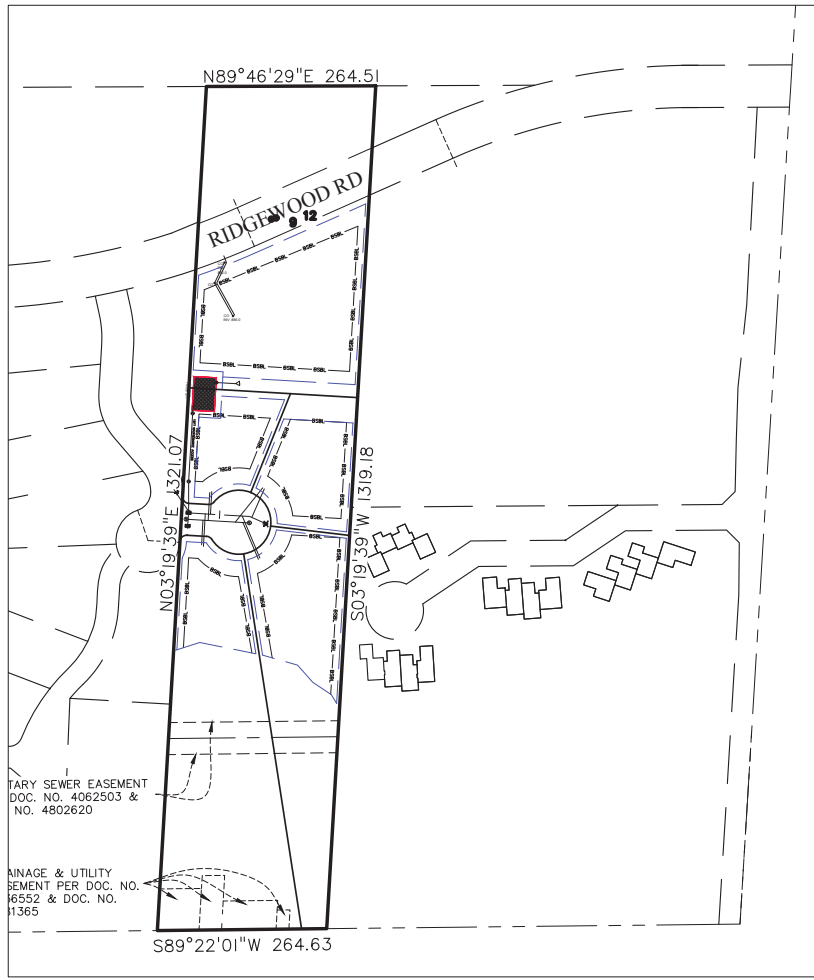
Principal Structure Setbacks -	Streets: 35 feet
	Side: 10 feet min., 30 feet total
	Rear: 40 feet or 20% of lot depth, whichever is less
	Height: 35 feet
	Hardcover: 30 percent of lot area

*Please note that the zoning information shown herein 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.
- 7) 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 visually 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.
- 8) Wetland Delineation: The wetland delineation was performed by Kjolhaug Environmental Services and was flagged on April 24th, 2022. Sathre-Bergquist located the wetland flags on May 2nd, 2022.

TREE LEGEND

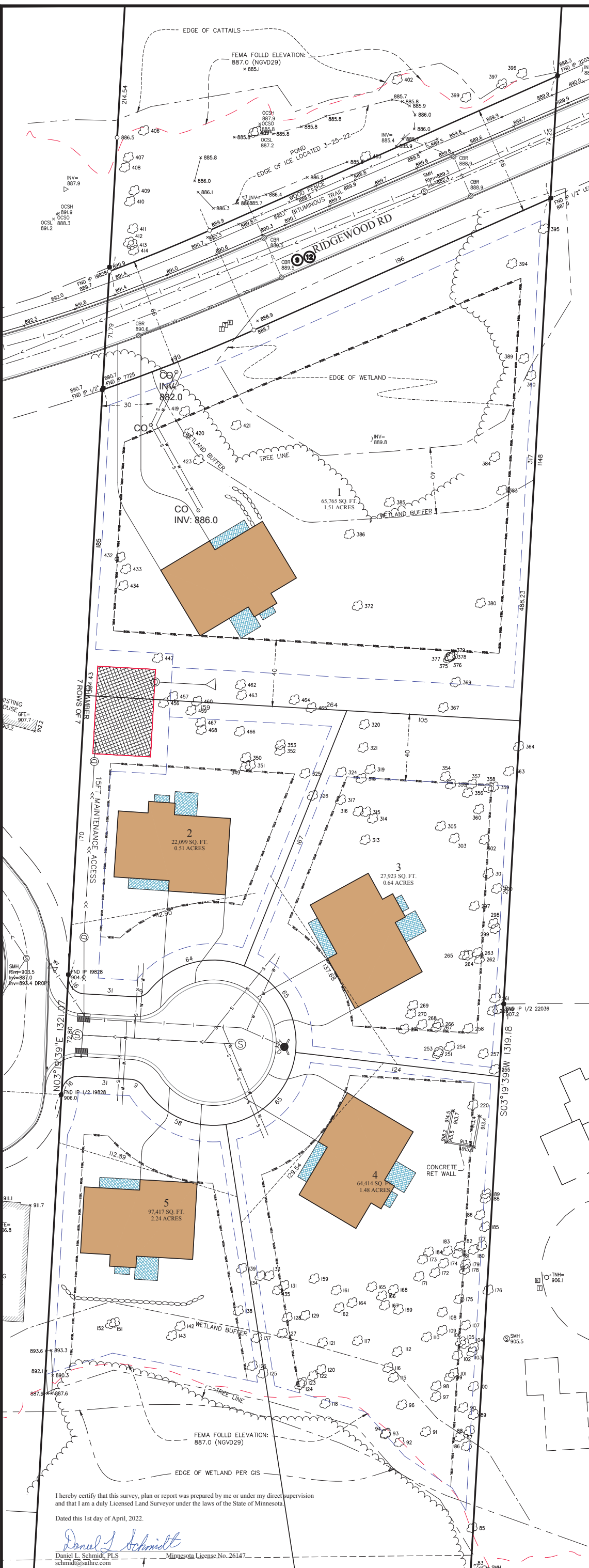
☁ = Tree to be Saved

OVERALL - NO SCALE



SURVEY LEGEND

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| <ul style="list-style-type: none"> ● CAST IRON MONUMENT ○ IRON PIPE MONUMENT SET ○ IRON PIPE MONUMENT FOUND ○ DRILL HOLE FOUND ✕ CHISELED "X" MONUMENT SET ✕ CHISELED "Y" MONUMENT FOUND ✕ REBAR MONUMENT FOUND ▲ PK NAIL MONUMENT SET ▲ PK NAIL MONUMENT FOUND ▲ PK NAIL W/ ALUMINUM DISC △ SURVEY CONTROL POINT △ A/C UNIT □ CABLE TV PEDESTAL □ ELECTRIC TRANSFORMER □ ELECTRIC MANHOLE □ ELECTRIC METER □ ELECTRIC OUTLET □ LIGHT POLE □ FIBER OPTIC MANHOLE □ FIRE DEPT. HOOK UP □ FLAG POLE □ FUEL PUMP □ FUEL TANK □ PROPANE TANK □ GAS METER □ GAS VALVE □ GAS MANHOLE □ GENERATOR □ GUARD POST □ HAND HOLE □ MAIL BOX | <ul style="list-style-type: none"> ○ PIEZOMETER ○ POWER POLE ○ GUY WIRE ○ ROOF DRAIN ○ LIFT STATION ○ SANITARY MANHOLE ○ SANITARY CLEANOUT ○ STORM MANHOLE ○ STORM DRAIN ○ CATCH BASIN ○ FLARED END SECTION ○ TREE CONIFEROUS ○ TREE DECIDUOUS ○ TREE DECIDUOUS REMOVED ○ TELEPHONE MANHOLE ○ TELEPHONE PEDESTAL ○ UTILITY MANHOLE ○ UTILITY PEDESTAL ○ UTILITY VAULT ○ WATERMAIN MANHOLE ○ WATER METER ○ WATER SPIGOT ○ MONITORING WELL ○ CURB STOP ○ GATE VALVE ○ HYDRANT ○ IRRIGATION VALVE ○ POST INDICATOR VALVE ○ SIGN ○ SOIL BORING | <ul style="list-style-type: none"> WOE WALKOUT ELEVATION FFE FIRST FLOOR ELEVATION GFE GARAGE FLOOR ELEVATION TOF TOP OF FOUNDATION ELEV. LOE LOWEST OPENING ELEV. CONCRETE BITUMINOUS BUILDING SETBACK LINE CABLE TV CONCRETE CURB CONTOUR EXISTING GUARD RAIL DRAIN TILE ELECTRIC UNDERGROUND FENCE FIBER OPTIC UNDERGROUND GAS UNDERGROUND OVERHEAD UTILITY TREE LINE SANITARY SEWER STORM SEWER TELEPHONE UNDERGROUND RETAINING WALL UTILITY UNDERGROUND WATERMAIN RAILROAD SIGNAL RAILROAD TRACKS RAILROAD SWITCH SATELLITE DISH WETLAND BUFFER SIGN |
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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 1st day of April, 2022.

Daniel L. Schmidt
 Daniel L. Schmidt, PLS
 Minnesota License No. 26147
 schmidt@sathre.com

FIELD CREW	NO.	BY	DATE	REVISION
DMA K	1	EMW	5/6/2022	ADDED WETLAND BUFFER
DRAWN	2	CAW	9/20/2022	REVISE LOTS 2 & 3
EMW	3	CMT	9/23/2022	REVISE LOTS 3 & 5
CHECKED				
DLS				
DATE				
3-22-22				

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 PLYMOUTH, MN. 55391
 (952) 476-6000

TWP:117-RGE:22-SEC:19
 Hennepin County
MINNETONKA, MINNESOTA

PRELIMINARY PLAT
DUNIBAR COURT
 PREPARED FOR:
ZEHNDER HOMES, INC.

FILE NO.
 99595-141
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