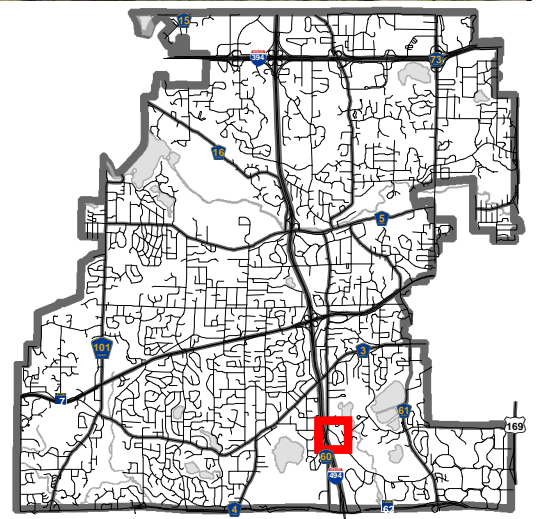
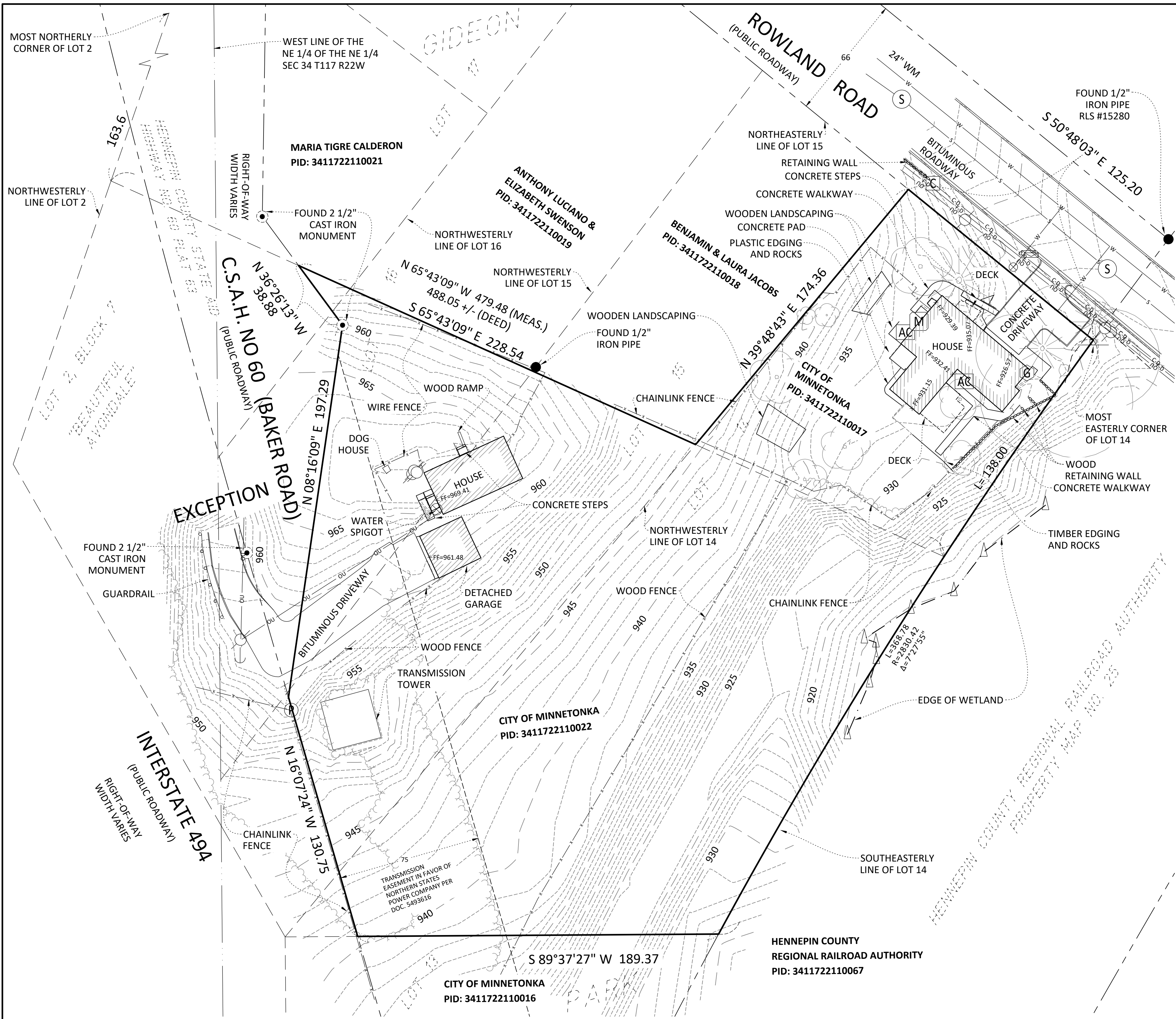


Location Map

Project: Baker Rowland Properties
Address: 5501 Baker Rd; 5432 Rowland





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.

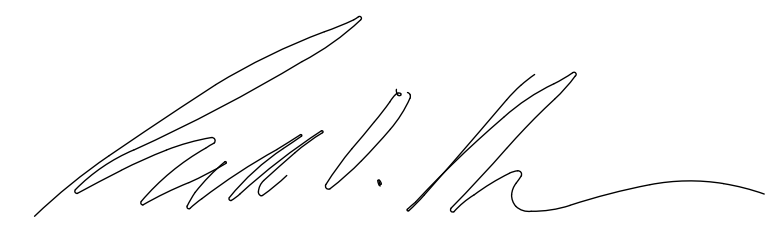
(Abstract)

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
 License Number 41813

7/28/2022

 Date

LEGEND

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

— OU — OU — OU —	OVERHEAD UTILITY
-x-x-x-x-x-x-x-x-x-x-	FENCE
=====	RETAINING WALL
— S — S — S — S — S — S —	SANITARY SEWER
— W — W — W — W — 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

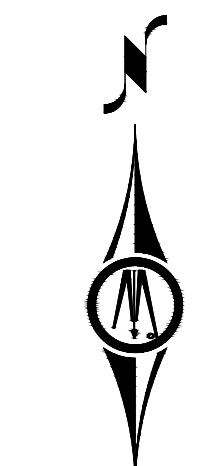
PART OF: LOTS 13, 14, 15, 16, 17
 GIDEON PARK, AND PART OF:
 LOT 2, BLOCK 7, "BEAUTIFUL AVONDALE"
 HENNEPIN COUNTY, MN
 FOR: CITY OF MINNETONKA



TREE INVENTORY					TREE INVENTORY					TREE INVENTORY					TREE INVENTORY				
Point #	Tree Type	DSH	Height	Condition	Point #	Tree Type	DSH	Height	Condition	Point #	Tree Type	DSH	Height	Condition	Point #	Tree Type	DSH	Height	Condition
1	Mulberry, Red	2	5' - 15'	5	53	Oak, White	6.8	30' - 60'	5	105	Boxelder	2.5	30' - 60'	5	157	Maple, Silver	30	60+	4
2	Mulberry, Red	3	5' - 15'	4	54	Mulberry, Red	3.5	5' - 15'	5	106	Boxelder	1.2	30' - 60'	5	158	Maple, Silver	30	60+	4
3	Mulberry, Red	4	5' - 15'	4	55	Boxelder	2	5' - 15'	5	107	Boxelder	1.7	15' - 30'	5	159	Boxelder	10	30' - 60'	4
4	Mulberry, Red	2	5' - 15'	5	56	Maple, Sugar	1	5' - 15'	5	108	Boxelder	1.5	30' - 60'	5	160	Maple, Silver	30	30' - 60'	4
5	Walnut, Black	54	30' - 60'	5	57	Mulberry, Red	17	5' - 15'	3	109	Oak, Northern Red	4.7	60+	5	161	Boxelder	18	30' - 60'	5
6	Boxelder	36	30' - 60'	5	58	Mulberry, Red	3	5' - 15'	5	110	Ash, White	0.6	5' - 15'	5	162	Boxelder	5	15' - 30'	4
7	Cedar, Eastern Red	17	15' - 30'	4	59	Maple, Sugar	13	30' - 60'	5	111	Cherry, Black	1.5	15' - 30'	5	163	Boxelder	4	5' - 15'	5
8	Mulberry, Red	4	5' - 15'	5	60	Boxelder	12	30' - 60'	5	112	Oak, Northern Pin	6.45	60+	4	164	Boxelder	10	30' - 60'	5
9	Mulberry, Red	6	5' - 15'	5	61	Ash, White	1	5' - 15'	5	113	Oak, sp.	3.6	60+	0	165	Boxelder	20	30' - 60'	4
10	Boxelder	19	30' - 60'	4	62	Hackberry, Northern	3	5' - 15'	5	114	Boxelder	1.45	30' - 60'	5	166	Boxelder	5	15' - 30'	5
11	Mulberry, Red			5	63	Boxelder	15	30' - 60'	5	115	Boxelder	1.3	15' - 30'	1	167	Boxelder	9	15' - 30'	4
12	Boxelder	4	5' - 15'	5	64	Boxelder	5	15' - 30'	5	116	Boxelder	1.7	30' - 60'	5	168	Boxelder	23	30' - 60'	4
13	Mulberry, Red	2	15' - 30'	5	65	Mulberry, Red	4	5' - 15'	5	117	Oak, White	5.5	30' - 60'	4	169	Boxelder	8	15' - 30'	5
14	Cherry, sp.	16	15' - 30'	4	66	Mulberry, Red	2	5' - 15'	5	118	Boxelder	1.95	30' - 60'	5	170	Boxelder	15	30' - 60'	4
15	Boxelder	6	5' - 15'	4	67	Mulberry, Red	11	5' - 15'	5	119	Boxelder	2.45	30' - 60'	4	171	Boxelder	9	15' - 30'	5
16	Mulberry, sp.	18	15' - 30'	4	68	Boxelder	17	15' - 30'	5	120	Ash, White	1.7	5' - 15'	0	172	Boxelder	7	15' - 30'	5
17	Boxelder	26	15' - 30'	4	69	Boxelder	4	5' - 15'	5	121	Boxelder	3.5	30' - 60'	4	173	Boxelder	10	30' - 60'	4
18	Boxelder	14	15' - 30'	5	70	Mulberry, Red	22	30' - 60'	5	122	Boxelder	1.9	30' - 60'	5	174	Boxelder	5	15' - 30'	4
19	Maple, Silver	52	30' - 60'	4	71	Maple, Sugar	40	30' - 60'	5	123	Boxelder	4.3	60+	5	175	Boxelder	12	30' - 60'	5
20	Boxelder	60	30' - 60'	5	72	Mulberry, Red	12	15' - 30'	4	124	Cottonwood, Eastern	9.2	60+	5	176	Boxelder	9	15' - 30'	4
21	Mulberry, Red	12	5' - 15'	5	73	Ash, White	1	5' - 15'	5	125	Walnut, Black	2.35	15' - 30'	5	177	Maple, Silver	36	60+	6
22	Mulberry, Red			5	74	Boxelder	5	5' - 15'	5	126	Walnut, Black	2.45	15' - 30'	5	178	Boxelder	10	15' - 30'	4
23	Mulberry, Red	9	15' - 30'	5	75	Maple, Sugar	50	60+	5	127	Walnut, Black	1.1	15' - 30'	5	179	Boxelder	8	15' - 30'	5
24	Hackberry, Northern	8.5	15' - 30'	5	76	Maple, Sugar	64	60+	5	128	Cedar, Eastern Red	0.9	5' - 15'	5	180	Boxelder	11	30' - 60'	5
25	Maple, Silver	148	30' - 60'	3	77	Maple, Sugar	39	60+	5	129	Walnut, Black	1.9	15' - 30'	5	181	Maple, Silver	36	60+	5
26	Walnut, Black	8	15' - 30'	5	78	Maple, Sugar	53	30' - 60'	5	130	Walnut, Black	1.45	15' - 30'	5	182	Maple, Silver	35	60+	5
27	Maple, Silver	48	60+	5	79	Spruce, Blue	14	5' - 15'	3	131	Walnut, Black	1.95	15' - 30'	5	183	Oak, White	10	30' - 60'	4
28	Boxelder	28	30' - 60'	5	80	Boxelder	1	5' - 15'	5	132	Tree Lilac, Japanese	6.5	15' - 30'	4	184	Boxelder	4	15' - 30'	5
29	Walnut, Black			5	81	Boxelder	48	30' - 60'	5	133	Walnut, Black	1.85	15' - 30'	5	185	Oak, Black	40	60+	5
30	Walnut, Black			5	82	Boxelder	100	60+	5	134	Walnut, Black	1	15' - 30'	5	186	Oak, Black	26	30' - 60'	5
31	Hackberry, Northern	9	5' - 15'	5	83	Cedar, Eastern Red	0.35	5' - 15'	5	135	Walnut, Black	2.3	30' - 60'	5	187	Oak, White	26	30' - 60'	5
32	Hackberry, Northern	6	5' - 15'	5	84	Cedar, Eastern Red	0.25	5' - 15'	5	136	Walnut, Black	0.7	5' - 15'	4	188	Oak, White	17	15' - 30'	4
33	Walnut, Black	100	60+	5	85	Cedar, Eastern Red	0.15	5' - 15'	5	137	Walnut, Black	3.6	30' - 60'	5	189	Oak, White	24	30' - 60'	5
34	Hackberry, Northern	8	15' - 30'	5	86	Cedar, Eastern Red	0.4	5' - 15'	5	138	Walnut, Black	2.75	30' - 60'	5	190	Boxelder	4	15' - 30'	5
35	Hackberry, Northern	4	5' - 15'	5	87	Cedar, Eastern Red	0.25	5' - 15'	5	139	Maple, Silver	11.5	30' - 60'	0	191	Oak, White	25	30' - 60'	5
36	Maple, Silver	94	30' - 60'	4	88	Cedar, Eastern Red	0.25	5' - 15'	5	140	Walnut, Black	2.7	30' - 60'	5	192	Boxelder	27	30' - 60'	5
37	Mulberry, Red	6	5' - 15'	5	89	Boxelder	3.6	30' - 60'	4	141	Boxelder	1.55	15' - 30'	3	193	Boxelder	18	15' - 30'	1
38	Boxelder	40	15' - 30'	4	90	Boxelder	3	30' - 60'	5	142	Boxelder	2	30' - 60'	5	194	Boxelder	5	15' - 30'	5
39	Mulberry, Red	4	5' - 15'	5	91	Boxelder	3.1	30' - 60'	3	143	Boxelder	2	5' - 15'	4	195	Oak, White	22	30' - 60'	5
40	Walnut, Black	4	5' - 15'	5	92	Boxelder	2.3	15' - 30'	4	144	Boxelder	4	15' - 30'	3	196	Boxelder	25	30' - 60'	5
41	Mulberry, Red	6	5' - 15'	5	93	Boxelder	2.3	30' - 60'	4	145	Cedar, Eastern Red	0.4	5' - 15'	5	197	Walnut, Black	23	30' - 60'	4
42	Mulberry, Red	6	5' - 15'	5	94	Boxelder	2.2	30' - 60'	4	146	Cedar, Eastern Red	0.4	5' - 15'	5	198	Oak, Northern Pin	50	60+	4
43	Mulberry, Red	4	5' - 15'	5	95	Boxelder	1.4	30' - 60'	3	147	Cedar, Eastern Red	0.4	5' - 15'	5	199	Boxelder	16	30' - 60'	4
44	Mulberry, Red	12	5' - 15'	5	96	Boxelder	2.4	30' - 60'	5	148	Cedar, Eastern Red	0.7	5' - 15'	5	200	Oak, Northern Pin	50	60+	5
45	Walnut, Black	9	5' - 15'	5	97	Boxelder	1.6	30' - 60'	3	149	Cedar, Eastern Red	0.9	5' - 15'	5	201	Oak, Northern Pin	40	30' - 60'	3
46	Walnut, Black			5	98	Boxelder	2.4	30' - 60'	3	150	Cedar, Eastern Red	0.4	5' - 15'	5	202	Mulberry, White	5	5' - 15'	4
47	Walnut, Black	8	5' - 15'	5	99	Cottonwood, Eastern	8	60+	5	151	Cedar, Eastern Red	0.4	5' - 15'	5	203	Boxelder	5	15' - 30'	5
48	Boxelder	10	15' - 30'	5	100	Boxelder	3.7	30' - 60'	5	152	Cedar, Eastern Red	0.4	5' - 15'	5	204	Willow, Black	50	60+	4
49	Spruce, sp.	37	30' - 60'	5	101	Boxelder	1.3	15' - 30'	5	153	Cedar, Eastern Red	0.4	5' - 15'	5	205	Cedar, Eastern Red	13	30' - 60'	1
50	Cottonwood, Eastern	188	60+	5	102	Ash, White	0.55	5' - 15'	5	154	Ash, White	0.85	15' - 30'	5	206	Cedar, Eastern Red	12	15' - 30'	1
51	Spruce, sp.	60	60+	5	103	Cottonwood, Eastern	13	60+	0	155	Walnut, Black	3.2	30' - 60'	5					
52	Tree Lilac, Japanese	41	30' - 60'	5	104	Boxelder	1.75	15' - 30'	4	156	Boxelder	10	30' - 60'	5					

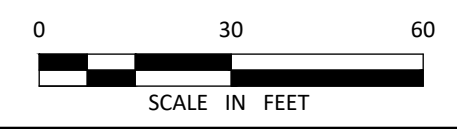
LEGEND

- MONUMENT FOUND
- MONUMENT FOUND - CAST IRON
- AC AIR CONDITIONER
- ⊗ CURB STOP
- G GAS METER
- M MAILBOX
- S MANHOLE-SANITARY SEWER
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- C PEDESTAL-COMMUNICATION
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- - - - - FENCE
- ===== RETAINING WALL
- - - - - SANITARY SEWER
- - - - - WATER SYSTEM
- ===== BOUNDARY LINE
- ===== DEED LINE



Horizontal Datum:
Hennepin County Coordinate System
NAD83 1986 adjustment

Vertical Datum: NAVD88
Benchmark: MNDOT 2773 G



TOPOGRAPHIC SURVEY
5501 BAKER RD & 5432 ROWLAND RD, MINNETONKA, MN 55343

BOLTON & MENK
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PART OF: LOTS 13, 14, 15, 16, 17
GIDEON PARK, AND PART OF:
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HENNEPIN COUNTY, MN

FOR: CITY OF MINNETONKA