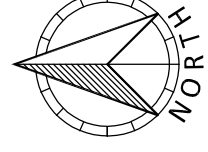
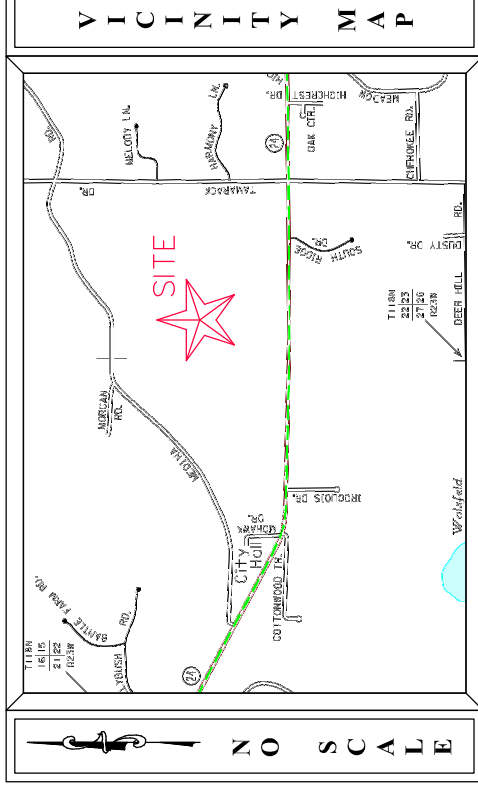
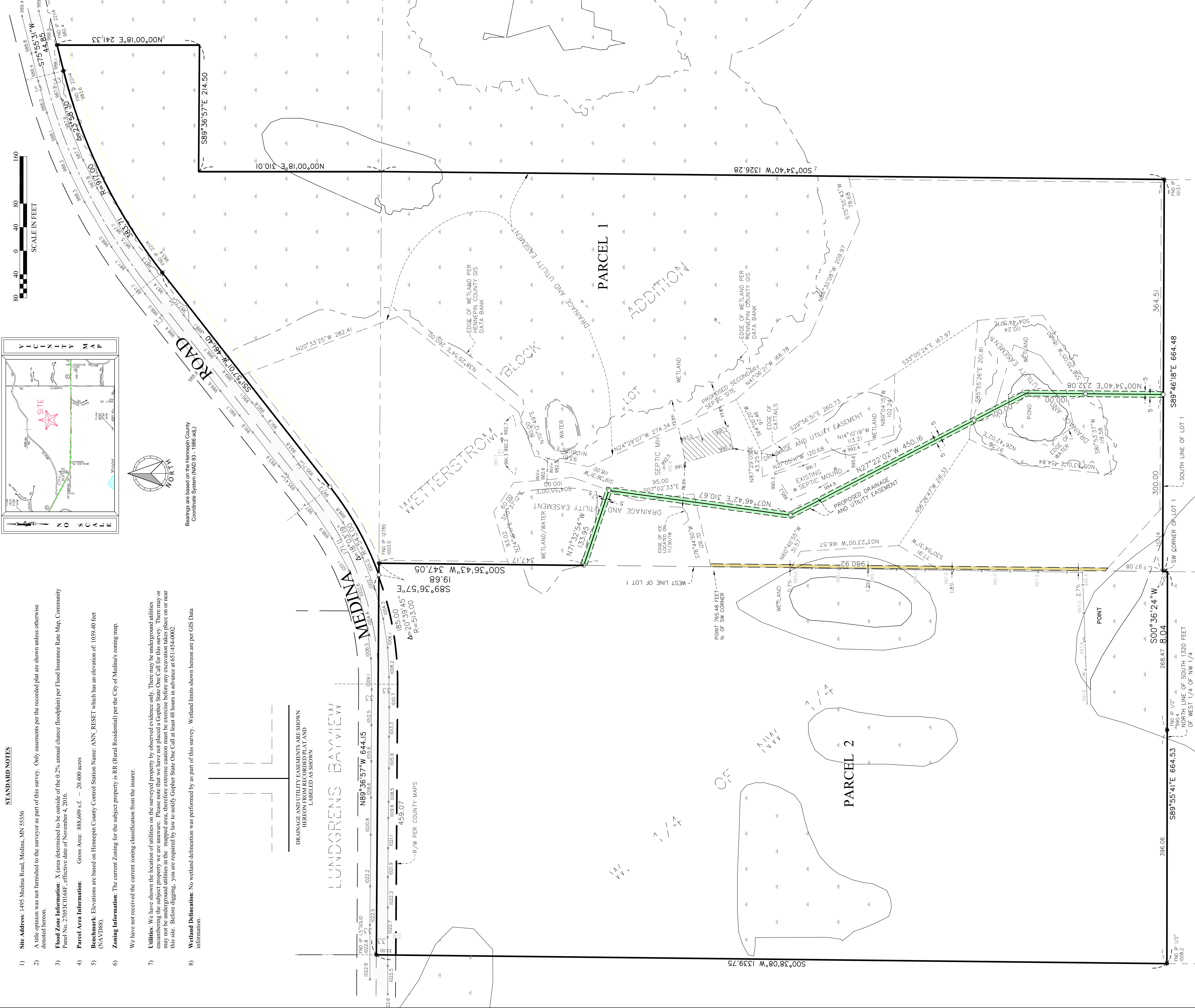
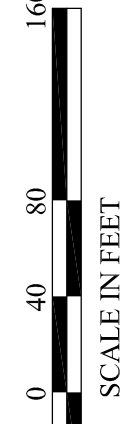


STANDARD NOTES

- 1) **Site Address:** 1495 Medina Road, Medina, MN 55356
- 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) per Flood Insurance Rate Map, Community Panel No. 270533C0168F, effective date of November 4, 2016.
- 4) **Parcel Area Information:** Gross Area: 888,609 s.f. ~ 20.400 acres
- 5) **Benchmark:** Elevations are based on Hennepin County Control Station Name: ANN_RESET which has an elevation of: 1039.40 feet (NAVD83).
- 6) **Zoning Information:** The current zoning for the subject property is RR (Rural Residential) per the City of Medina's zoning map. We have not received the current zoning classification from the insurer.
- 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 property area that are not shown on the evidence. Before any excavation, please call 811 to locate or near this site. 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:** No wetland delineation was performed by as part of this survey. Wetland limits shown hereon are per GIS Data information.



Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1988 adj.)



SURVEY LEGEND

- CAST IRON MONUMENT
- BITUMINOUS
- ◁ CATCH BASIN
- ◁ FLEARED END SECTION
- × GATE VALVE
- × GUY WIRE
- HYDRANT
- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SURVEY CONTROL POINT
- LIGHT POLE
- POWER POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- 972.5 PROPOSED GROUND ELEVATION (972.5) EXISTING GROUND ELEVATION
- STORM DRAIN
- STORM MANHOLE
- YARD LIGHT
- A/C UNIT
- WELL
- WALKOUT ELEVATION
- FIRST FLOOR ELEVATION
- GARAGE FLOOR ELEVATION
- TOP OF FOUNDATION ELEV.
- LOWEST OPENING ELEV.
- CABLE TV PEDESTAL
- CABLE TV TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- GAS METER
- GAS VALVE
- HAND HOLE
- SOIL BORING
- TREE DECIDUOUS
- TREE CONIFEROUS
- TELEPHONE CLEANOUT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- UTILITY PEDESTAL
- PIEZOMETER
- SIGN
- TRAFFIC SIGNAL
- FIBER OPTIC UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- RAILROAD TRACKS
- SANITARY SEWER
- STORM SEWER
- TELEPHONE UNDERGROUND
- UTILITY UNDERGROUND
- WATERMAIN

EASEMENT CREATION DESCRIPTIONS

Parcel 1:
 A 5.00 foot wide drainage and utility easement over, under and across that part of Lot 1, Block 1, WETTERSTROM ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, lying easterly of and abutting the following described line:
 Commencing at the southwest corner of said Lot 1; thence on an assumed bearing of South 89 degrees 46 minutes 18 seconds East along the south line of said Lot 1 a distance of 300.00 feet to the point of beginning; thence North 00 degrees 40 seconds East a distance of 232.08 feet; thence North 27 degrees 22 minutes 02 seconds West a distance of 4.50, 16 feet; thence North 07 degrees 46 minutes 42 seconds East a distance of 310.67 feet; thence North 71 degrees 32 minutes 54 seconds West a distance of 133.95 feet to the west line of said Lot 1 a distance of 980.92 feet northerly of said southwest corner of Lot 1 and there terminating.

Parcel 2:
 A 5.00 foot wide drainage and utility easement over, under and across that part of Lot 1, Block 1, WETTERSTROM ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, lying westerly of and abutting the following described line:
 Commencing at the southwest corner of said Lot 1; thence on an assumed bearing of South 89 degrees 46 minutes 18 seconds East along the south line of said Lot 1 a distance of 300.00 feet to the point of beginning; thence North 00 degrees 40 seconds East a distance of 232.08 feet; thence North 27 degrees 22 minutes 02 seconds West a distance of 4.50, 16 feet; thence North 07 degrees 46 minutes 42 seconds East a distance of 310.67 feet; thence North 71 degrees 32 minutes 54 seconds West a distance of 133.95 feet to the west line of said Lot 1 a distance of 980.92 feet northerly of said southwest corner of Lot 1 and there terminating.

EASEMENT VACATION DESCRIPTIONS

Easement Vacation A
 Vacating only the 5.00 foot wide drainage and utility easement as dedicated over Lot 1, Block 1, WETTERSTROM ADDITION, according to the recorded plat thereof described as that easement abutting the west line of said Lot 1.

FIELD CREW	NO.	BY	DATE	REVISION
JV				
DRAWN				
DBF, JUA				
CHECKED				
DATE				
12/21/2018				

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SATHRE BERGQUIST INC.
 150 SOUTH BROADWAY
 WAYZATA, MN, 55391
 (952) 476-6000

Medina,
 MINNESOTA

EASEMENT EXHIBITS
 PREPARED FOR:
 Adam Marshall

FILE NO.
 55082-001
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