

LEGAL DESCRIPTION:

PARCEL 1: (PID:0611722410015)
 The following legal description appears on the Hennepin County Limited Warranty Deed as Document Number A10560653:

That part of Block 45, MINNETONKA ARLINGTON HEIGHTS, Wayzata, Minnesota, bounded and described as follows: COMMENCING at a point where the easterly line of Huntington Avenue intersects the present southerly line of Superior Boulevard (formerly known as Wayzata Boulevard); thence in an easterly direction along the southerly line of said Superior Boulevard a distance of 125 feet; thence in a southerly direction on a line parallel with the easterly line of said Huntington Avenue a distance of 150 feet; thence westerly on a line parallel with the southerly line of said Superior Boulevard to a point on the easterly line of Huntington Avenue 150 feet southerly of the POINT OF BEGINNING; thence northerly along the easterly line of said Huntington Avenue to the place of beginning. (Abstract)

PARCEL 2: (PID:0611722410016)
 The following legal description appears on the Hennepin County Certificate of Title, Certificate Number 1464787:

That part of Block 45, "Minnetonka Arlington Heights", described as commencing at the Northeast corner of Government Lot 4, Section 6, Township 117, Range 22; thence South along the East line of said Government Lot 4, a distance of 50 feet; thence South 89 degrees 45 minutes West (assuming said East line as bearing North and South) a distance of 168 feet; thence South, parallel to the East line of said Government Lot 4, a distance of 150 feet to the actual point of beginning; thence South 0 degrees 32 minutes West a distance of 30.72 feet; thence South parallel to the East line of Said Government Lot 4, a distance of 4.28 feet; thence South 88 degrees 08 minutes West a distance of 124.7 feet, more or less, to the West line of said Block 45; thence North along the West line of said Block 45 a distance of 35 feet to an intersection with a line bearing South 88 degrees 08 minutes West from the actual point of beginning, thence North 88 degrees 08 minutes East to the actual point of beginning. (Torrens)

*NOTE: MULTIPLE DESCRIPTION GAPS AND OVERLAPS APPEAR TO BE CREATED FROM THE ABOVE LISTED PROPERTY DESCRIPTIONS. CONSULT WITH A QUALIFIED TITLE OR REAL ESTATE ATTORNEY TO RECTIFY THIS ISSUE IF NECESSARY.

TITLE NOTES:

NO TITLE WORK WAS PROVIDED FOR THE BENEFIT OF THIS SURVEY. EASEMENTS OF WHICH WE ARE UNAWARE MAY EXIST.

AREAS:

TOTAL AREA = 22,815 SQ.FT., BEING 0.524 ACRES, MORE OR LESS

BENCHMARKS

ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE MNDOT GEODETIC WEBSITE. SURVEY DISK T117 WITH AN ELEVATION OF 940.28 WAS USED TO ESTABLISH VERTICAL CONTROL FOR THIS SURVEY (NAVD 88)

LOCAL PROJECT BENCHMARK SHOWN GRAPHICALLY

SURVEY NOTES:

1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE HENNEPIN COUNTY SURVEYORS OFFICE.
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1022 WAYZATA BLVD

WAYZATA, MN

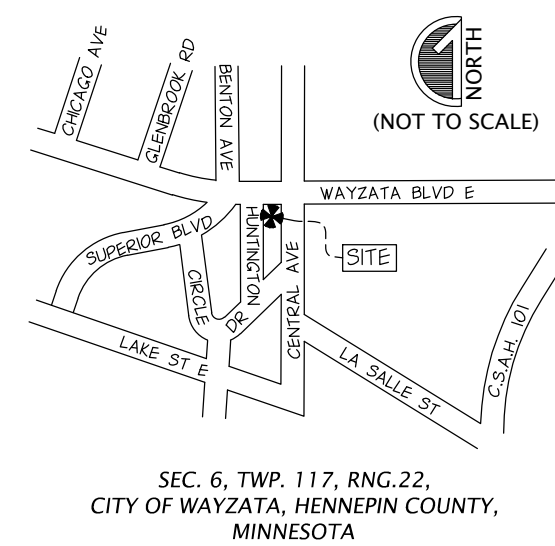
CONTACT:

REPRISE DESIGN
 Charles Schatz, LEED AP BD+C
 Senior Project Architect
 12400 Portland Ave South
 Suite 100
 Burnsville, MN 55337
 952-252-4042
 cschatz@reprisedesign.com

COUNTY/CITY:

HENNEPIN COUNTY
CITY OF WAYZATA

VICINITY MAP



REVISIONS:

DATE	REVISION
07-20-20	PRELIMINARY ISSUE

CERTIFICATION:

I hereby certify that this plan 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.

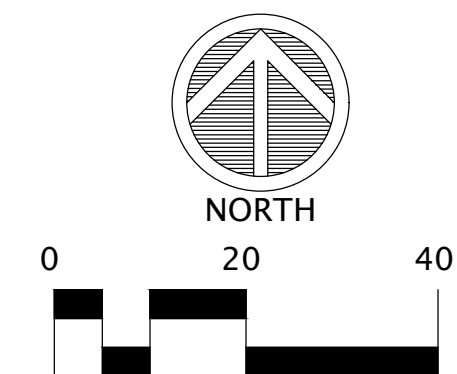
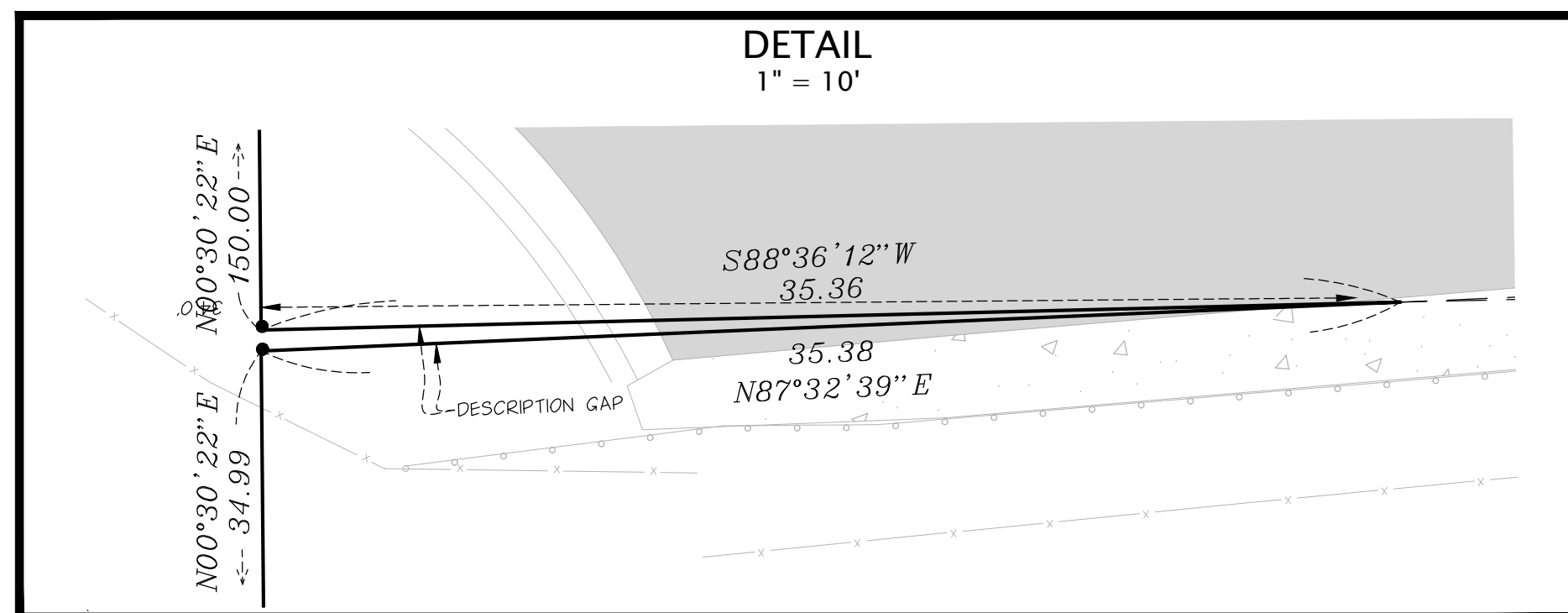
Daniel L. Thurnham
 Daniel L. Thurnham, Registration Number: 25718
 Date: 07-20-20

PROJECT LOCATION:

1022
WAYZATA BLVD. E.
 PID#0611722410015
 PID#0611722410016

LEGEND

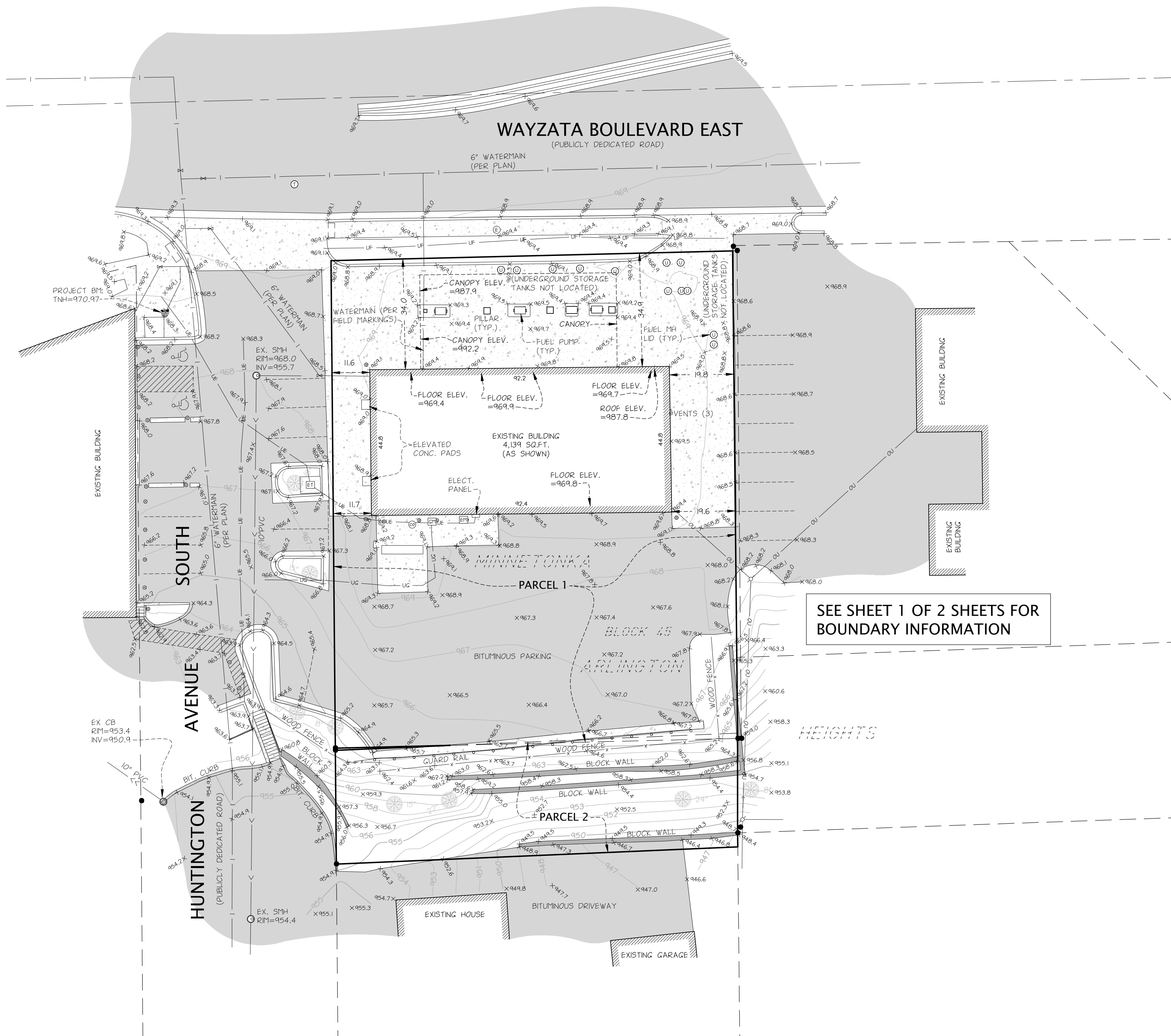
- | | | |
|---|---|--|
| <ul style="list-style-type: none"> ● FOUND MONUMENT ○ SET 1/2" IRON PIPE MARKED RLS NO. 25718 □ CABLE TV PEDESTAL □ AIR CONDITIONER □ ELECTRIC MANHOLE □ ELECTRIC METER □ ELECTRIC PEDESTAL □ ELECTRIC TRANSFORMER ⊕ LIGHT POLE ⊕ GUY WIRE ⊕ POWER POLE ⊕ GAS MANHOLE ⊕ GAS METER ⊕ TELEPHONE MANHOLE ⊕ TELEPHONE PEDESTAL ⊕ SANITARY CLEANOUT ⊕ SANITARY MANHOLE ⊕ CATCH BASIN ⊕ STORM DRAIN ⊕ FLARED END SECTION ⊕ STORM MANHOLE | <ul style="list-style-type: none"> ⊕ FIRE DEPT. CONNECTION ⊕ HYDRANT ⊕ CURB STOP ⊕ WATER WELL ⊕ WATER MANHOLE ⊕ WATER METER ⊕ POST INDICATOR VALVE ⊕ WATER VALVE ⊕ BOLLARD ⊕ MAIL BOX ⊕ TRAFFIC SIGN ⊕ UNKNOWN MANHOLE ⊕ SOIL BORING ⊕ 150.00 SPOT ELEVATION ⊕ TRAFFIC SIGNAL ⊕ CONIFEROUS TREE ⊕ DECIDUOUS TREE | <ul style="list-style-type: none"> — UE — UNDERGROUND ELECTRIC — UV — UNDERGROUND CABLE TV — UF — UNDERGROUND FIBER OPTIC — UT — UNDERGROUND TELEPHONE — OU — OVERHEAD UTILITY — UG — UNDERGROUND GAS — US — UNDERGROUND SANITARY SEWER — SS — STORM SEWER — WM — WATERMAIN — F — FENCE — C — CURB (TYPICAL) — 1230 — CONTOURS ■ BITUMINOUS SURFACE ■ CONCRETE SURFACE ■ GRAVEL SURFACE |
|---|---|--|
- (R) DENOTES A BEARING OR DISTANCE OF RECORD



CORNERSTONE
LAND SURVEYING, INC.

FILE NAME: SURVREP03
 PROJECT NO.: REP20003

BOUNDARY AND TOPOGRAPHIC SURVEY
 SHEET 1 OF 2



SEE SHEET 1 OF 2 SHEETS FOR BOUNDARY INFORMATION

LEGEND

- | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------|---|--------------------------------|------------------------------|-------------------------|------------------------|------------------------|---------------------|------------------------|--------------|----------------------|-------------------|----------------------|--------------------|------------------------|----------------------|---------------------|--------------------|---------------|---------------|----------------------|-----------------|--|
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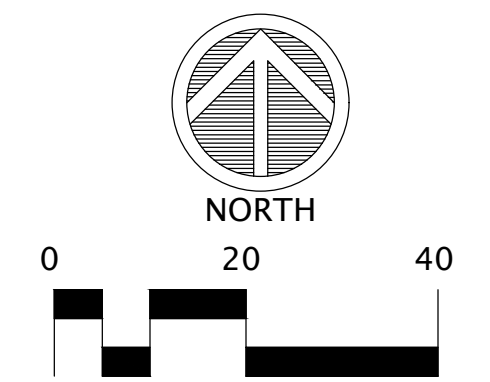
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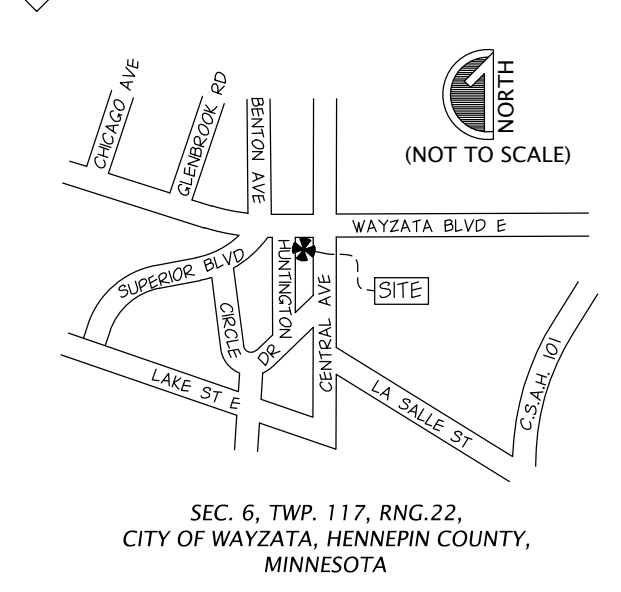
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Charles Schatz, LEED AP BD+C
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12400 Portland Ave South
Suite 100
Burnsville, MN 55337
952-252-4042
cschatz@reprisedesign.com

COUNTY/CITY:

HENNEPIN COUNTY
CITY OF WAYZATA

VICINITY MAP



SEC. 6, TWP. 117, RNG. 22,
CITY OF WAYZATA, HENNEPIN COUNTY,
MINNESOTA

REVISIONS:

DATE	REVISION
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Daniel L. Turmes, Registration Number: 25718
Date: 07-20-20

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WAYZATA BLVD. E.
PID#0611722410015
PID#0611722410016

Suite #200
1970 Northwestern Ave
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@cssurvey.net

CORNERSTONE
LAND SURVEYING, INC.

FILE NAME SURVREP03
PROJECT NO. REP20003

BOUNDARY AND TOPOGRAPHIC SURVEY
SHEET 2 OF 2