

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

LOT 22, WILD HURST, HENNEPIN COUNTY, MINNESOTA, AND THE ADJACENT VACATED WILLOW STREET

LEGAL DESCRIPTION OF PROPOSED MAINTENANCE EASEMENT:

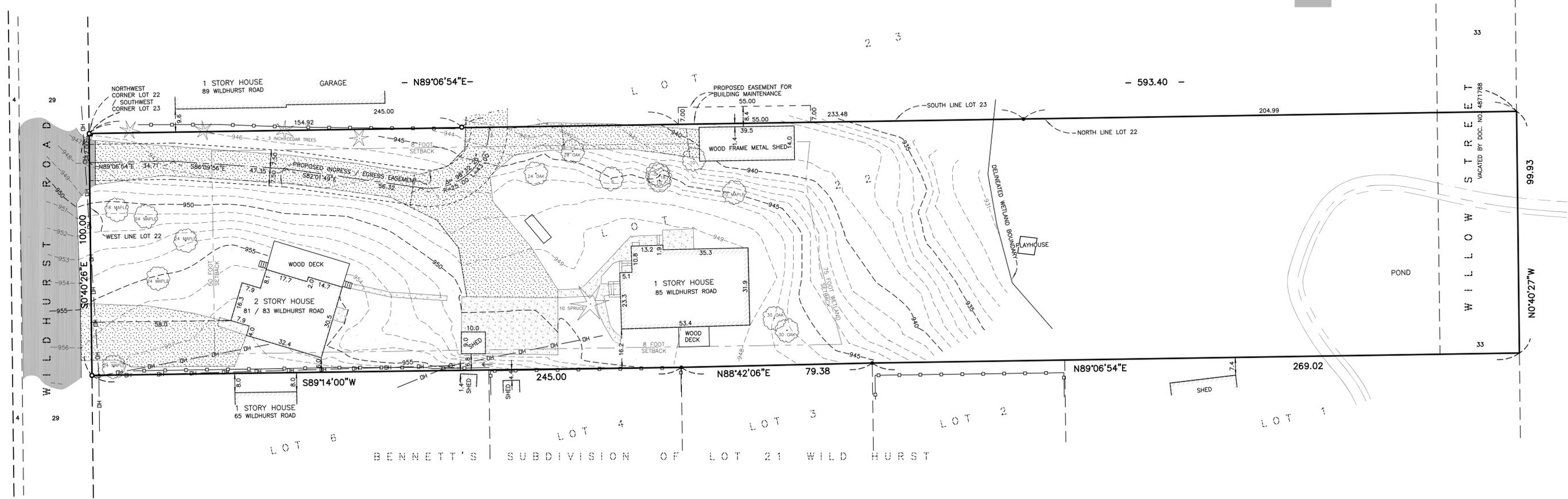
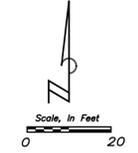
A 7.00 FOOT WIDE EASEMENT FOR THE MAINTENANCE AND USE OF A BUILDING OVER THAT PART OF LOT 23, WILDHURST, HENNEPIN COUNTY, MINNESOTA, THE SOUTHERLY LINE OF WHICH IS DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 23; THENCE NORTH 89 DEGREES 06 MINUTES 54 SECONDS EAST ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID LOT 23 A DISTANCE OF 245.00 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING NORTH 89 DEGREES 06 MINUTES 54 SECONDS EAST A DISTANCE OF 55.00 FEET AND SAID LINE THERE TERMINATING.

LEGAL DESCRIPTION OF PROPOSED INGRESS / EGRESS EASEMENT:

A 15.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS OVER THAT PART OF LOT 22, WILDHURST, HENNEPIN COUNTY, MINNESOTA, THE CENTERLINE OF WHICH IS DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 40 MINUTES 26 SECONDS EAST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID LOT 22 A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 89 DEGREES 06 MINUTES 54 SECONDS EAST A DISTANCE OF 34.71 FEET; THENCE SOUTH 82 DEGREES 01 MINUTE 49 SECONDS EAST A DISTANCE OF 56.32 FEET; THENCE ALONG A TANGENTIAL CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 98 DEGREES 32 MINUTES 25 SECONDS A DISTANCE OF 43.00 FEET TO THE NORTH LINE OF SAID LOT 22 AND SAID CENTERLINE THERE TERMINATING. THE SIDELINES OF SAID EASEMENT SHALL EXTEND TO THE NORTH AND WEST LINES OF SAID LOT 22.

PREPARED FOR:
 TRAVIS AND WENDY VAN NESTE
 85 WILDHURST ROAD
 EXCELSIOR, MN 55331

- LEGEND:**
- FOUND IRON PIPE
 - SET 1/2" REBAR W/CAP #44109
 - ⊕ POWER POLE (WITH GUY ANCHOR)
 - COMMUNICATIONS PEDESTAL
 - DECIDUOUS TREE (SIZE IN INCHES)
 - ★ CONIFEROUS TREE (SIZE IN INCHES)
 - OH — OVERHEAD UTILITY LINE
 - W — WOOD FENCE
 - ▨ CONCRETE SURFACE
 - BITUMINOUS SURFACE



- NOTES:**
- 1) ADDRESS OF THE SUBJECT PROPERTY: 81/83/85 WILDHURST ROAD, EXCELSIOR, MN 55331
 P.I.D.: 28-117-23-24-0023
 - 2) PARCEL IS ZONED R-2A (TWO FAMILY / TOWNHOUSE DISTRICT)
 - 3) PARCEL AREA: 59,319 SQ. FT. (APPROXIMATELY 52,000 UPLAND OF POND)
 - 4) BEARING BASIS IS ASSUMED.
 - 5) ELEVATION DATUM: NGVD 29, PER GPS OBSERVATION

HARDCOVER:

81/83 WILDHURST:	
HOUSE:	1,084 SQ. FT.
CONCRETE:	162 SQ. FT.
DECK AND STEPS:	384 SQ. FT.
85 WILDHURST ROAD:	
HOUSE:	1,698 SQ. FT.
DECK AND STEPS:	103 SQ. FT.
CONCRETE:	547 SQ. FT.
CONCRETE PARKING PAD:	943 SQ. FT. (INCLUDES SHED)
PLAYHOUSE:	48 SQ. FT.
METAL SIDED SHED:	552 SQ. FT.
GRAVEL DRIVEWAYS:	4,646 SQ. FT.
TOTAL:	10,167 SQ. FT. OR 17.1%

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.

SIGNED: *Travis W Van Neste*
 Travis W. Van Neste, Minnesota Professional Surveyor #44109
 Michigan Professional Surveyor #46695

JOB # 2015067	ISSUED: 2-18-2016
DRAWN BY: TAWN	REV: 3-2016
SCALE: 1" = 20 FEET	

VAN NESTE SURVEYING
 PROFESSIONAL SURVEYING SERVICES
 85 WILDHURST ROAD EXCELSIOR, MN 55331
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