

LEGAL DESCRIPTION

PARCEL 1:
Lot 4, Block 1, Loring Manor except that part thereof which lies Westery of a line run parallel with and distant 30 feet Easterly of Line 1 described below:

Line 1:
From a point on the West line of Section 30, Township 28 North, Range 24 West, distant 28.87 feet North of the West Quarter corner thereof, run Easterly on an angle of 85 degrees 06 minutes 19 seconds from said west section line (measured from south to east) for 134.52 feet to the point of beginning of Line 1 to be described; thence deflect to the right at an angle of 86 degrees 00 minutes 00 seconds for 4.3 feet; thence deflect to the right on a curve having a radius of 168.72 feet (delta angle 40 degrees 00 minutes 00 seconds) for 117.79 feet; thence deflect to the left on a curve having a radius of 225.00 feet (delta angle 39 degrees 02 minutes 02 seconds) for 153.29 feet; thence deflect to the left on a 00 degree 30 minute 12 second curve (delta angle 01 degree 29 minutes 34 seconds) for 296.55 feet; thence on tangent to said curve for 137.24 feet and there terminating.

PARCEL 2:
The South 85 feet of the West 75 feet of Lot 2; The West 75 feet of Lot 3; Block 1, Loring Manor.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey 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.

Lee J. Nord
Minnesota License No. 22033
Date of survey: November 28, 2005

Only if the Surveyor's signature or stamp is in RED is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original. The surveyor accepts no responsibility for non-original copies of this document.

NOTES

- The orientation of this bearing system is based on Hennepin County Coordinate Grid.
- Gross area of the property described herein is 68,044 square feet or 1.56 acres.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 50798962. Other utilities and services may be present. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- According to the City of Edina the property lies in Flood Zone X per Federal Insurance Rate Map Community Panel No. 27053C0342 dated September 2, 2004.
- According to the City of Edina the property is zoned R-1(Single Dwelling Unit District) and has the following setback requirements:
Front building setback - 30 feet; Rear yard building setback - 25 feet;
Side yard building setback - 10 feet; Side street building setback - 15 feet.
- Benchmark: MnDOT disk at southeast corner of bridge at 66th Street and Hwy. 100.
Elevation - 940.63 (NGVD 29)

SITE DATA

GROSS AREA - 68,044 SQ. FT. or 1.56 ACRES
LOT 1 AREA - 33,777 SQ. FT. or 0.87 ACRES
LOT 2 AREA - 34,267 SQ. FT. or 0.89 ACRES

OWNER/DEVELOPER

ROBERT ENGSTROM COMPANIES
4801 WEST 81ST STREET
MINNEAPOLIS, MN. 55437

SURVEYOR

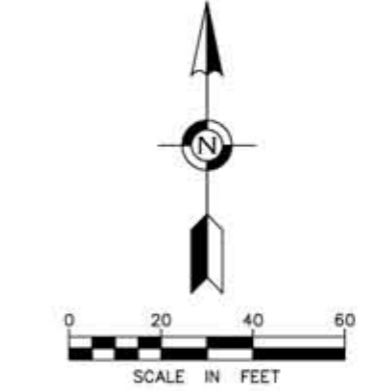
EGAN, FIELD & NOWAK
7415 WAYZATA BLVD.
MINNEAPOLIS, MN. 55429
(952)546-6837

LEGEND

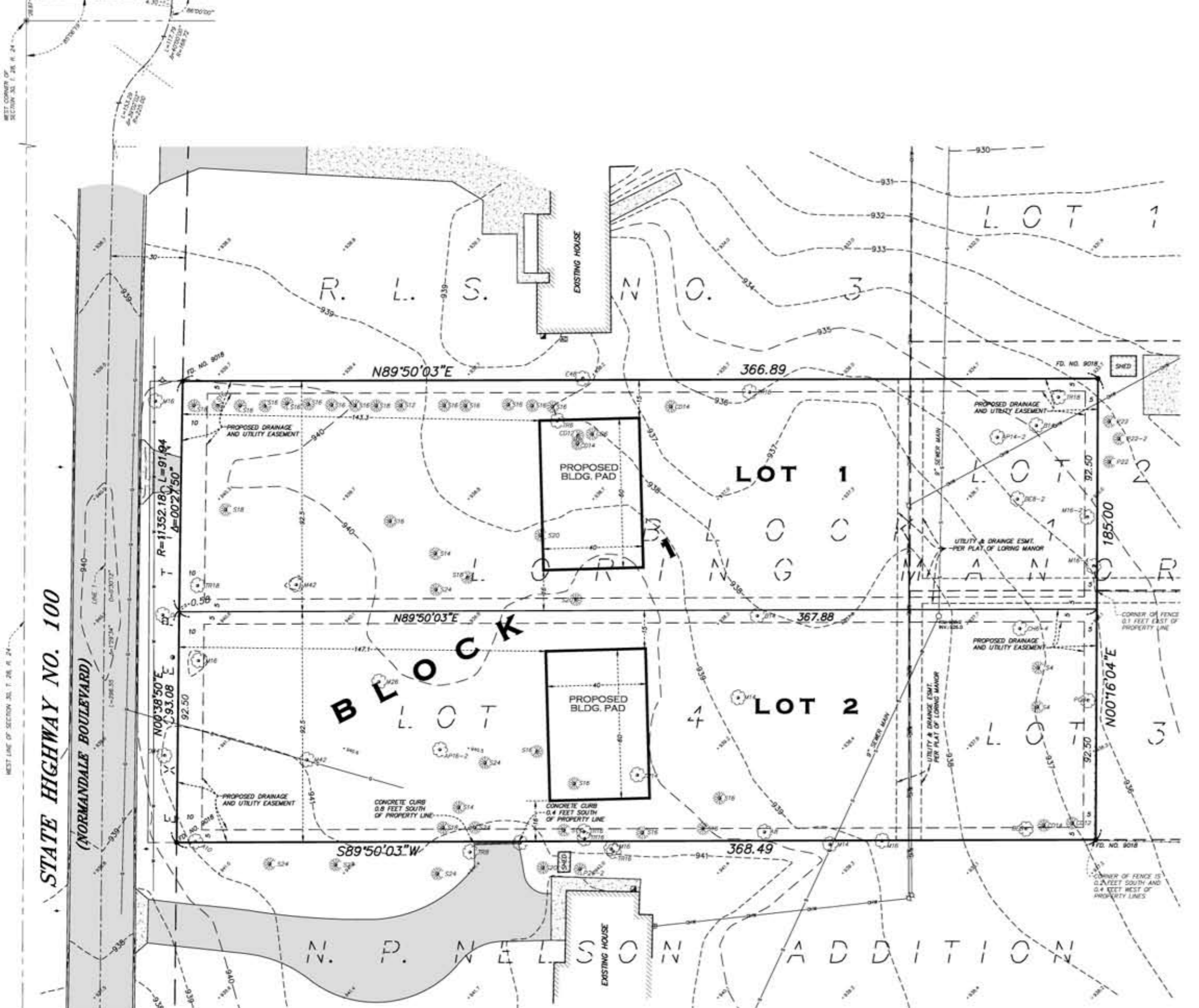
- MANHOLE
- ◇ HYDRANT
- SIGN
- AIR CONDITIONER
- ⊞ ELEC. METER
- ⊞ UTILITY POLE
- ⊞ GAS METER
- ⊞ STOP BOX
- ▬ BUILDING LINE
- UNDERGROUND GAS
- SANITARY SEWER
- WATER MAIN
- OVERHEAD WIRES

TREE LEGEND

- DENOTES CEDAR
- DENOTES PINE
- DENOTES SPRUCE
- DENOTES APPLE
- DENOTES BOX ELDER
- DENOTES CHERRY
- DENOTES POPLAR
- DENOTES MAPLE
- DENOTES BIRCH
- DENOTES TREE UNKNOWN



VICINITY MAP
NOT TO SCALE



FIELD BOOK 2863	PAGE 1	FIELDWORK CHIEF: KK	NO. 1	DATE 1/12/06	DESCRIPTION SHOW PROPOSED PADS PER CLIENT
DRAWING NAME: 32346.dwg		CHECKED BY: LJN	REVISIONS		
JOB NO. 32346			PRELIMINARY PLAT OF: LORING MANOR 2ND ADDITION		
FILE NO. 5797		SURVEY FOR: ROBERT ENGSTROM COMPANIES			PROPERTY ADDRESS: 6621 NORMANDALE ROAD EDINA, MN.

EGAN, FIELD, & NOWAK, INC.
"SURVEYORS SINCE 1872"
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