



**LEGAL DESCRIPTION:**

(Legal description per Certificate of Title No. 1473761)

Tract A, Registered Land Survey No. 1317, Hennepin County, Minnesota.

**TITLE NOTES:**

No titlework was provided by the owners for our review. Certificate of Title No. 1473761 lists an ingress/egress easement per Doc. No. T1331059. (Shown graphically on the survey.)

**PARCEL AREA:**

TOTAL AREA TO OHW = 28924 SQ. FT. / 0.66 ACRES

**SURVEY NOTES:**

- BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE HENNEPIN COUNTY SURVEYORS OFFICE. THOUGH ANGLES DO NOT MATCH THE PLATTED BEARINGS ALL INTERIOR ANGLES CONFORM TO PLATTED INFORMATION.
- UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF WAYZATA PUBLIC WORKS DEPARTMENT.
- THERE MAY BE SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.
- THE ORIGINAL LOCATION OF WETLAND STAKES (SET BY ANDERSON ENGINEERING PRIOR TO LGU REVIEW) IS DESIGNATED WITH A DOT. THE WETLAND LINE AND CORRESPONDING NOTES DESIGNATE THE WETLAND LINE POST LGU REVIEW AND ADJUSTMENT.

**ZONING AND SETBACK**

ACCORDING TO THE WAYZATA ZONING MAP THIS PARCEL IS ZONED R-2A - SINGLE FAMILY DISTRICT. SETBACKS PER WAYZATA CODE ONLINE 12/07/2018.

SETBACKS:  
 FRONT YARD: 30 FEET  
 SIDE YARD: 15 FEET  
 REAR YARD: 20 FEET  
 OHW: 75 FEET

900 SHADY LANE

WAYZATA, MINNESOTA

**CONTACT:**

GABRIEL KELLER  
 PETERSEN KELLER ARCHITECTS  
 2919 JAMES AVENUE SOUTH  
 MINNEAPOLIS, MN 55408  
 PHONE: 612-353-4920  
 EMAIL: gabriel@pkarch.com

**COUNTY/CITY:**

HENNEPIN COUNTY  
 CITY OF WAYZATA

**REVISIONS:**

| DATE     | REVISION                |
|----------|-------------------------|
| 11-02-18 | INITIAL ISSUE           |
| 05-19-19 | ADD WETLAND INFO        |
| 05-24-19 | UPDATE LGU WETLAND INFO |

**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. Thurmes*  
 Daniel L. Thurmes Registration Number: 25718  
 Date: 12-07-18

**PROJECT LOCATION:**

900 SHADY LANE E.  
 PID#0611722420010

**EXISTING IMPROVEMENTS:**

|                           |                      |
|---------------------------|----------------------|
| HOUSE                     | 2639 SQ. FT.         |
| SHED                      | 76 SQ. FT.           |
| DRIVE                     | 2210 SQ. FT.         |
| REAR STONE PATIOS         | 1047 SQ. FT.         |
| REAR STONE WALK           | 114 SQ. FT.          |
| FRONT STONE WALK          | 84 SQ. FT.           |
| FRONT STONE STOOP         | 27 SQ. FT.           |
| UPPER DECK                | 198 SQ. FT.          |
| WALLS                     | 267 SQ. FT.          |
| PILLARS                   | 6 SQ. FT.            |
| ADJACENT DRIVES           | 943 SQ. FT.          |
| <b>TOTAL</b>              | <b>7611 SQ. FT.</b>  |
| <b>TOTAL LOT AREA</b>     | <b>28924 SQ. FT.</b> |
| <b>PERCENT IMPERVIOUS</b> | <b>28.3%</b>         |

**LEGEND**

- 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
- FIRE DEPT. CONNECTION
- HYDRANT
- CURB STOP
- WATER WELL
- WATER MANHOLE
- WATER METER
- POST INDICATOR VALVE
- WATER VALVE
- BOLLARD
- FLAG POLE
- MAIL BOX
- TRAFFIC SIGN
- UNKNOWN MANHOLE
- SOIL BORING
- SPOT ELEVATION
- TRAFFIC SIGNAL
- CONIFEROUS TREE
- DECIDUOUS TREE
- U UNDERGROUND ELECTRIC
- U UNDERGROUND CABLE TV
- U UNDERGROUND FIBER OPTIC
- U UNDERGROUND TELEPHONE
- O OVERHEAD UTILITY
- G UNDERGROUND GAS
- S SANITARY SEWER
- S STORM SEWER
- W WATERMAIN
- F FENCE
- C CURB [TYPICAL]
- 1230 CONTOURS

**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)

**UNDERGROUND UTILITIES NOTES:**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER(S) 182982530. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

CALL BEFORE YOU DIG!  
**Gopher State One Call**  
 TWIN CITY AREA: 651-454-0002  
 TOLL FREE: 1-800-252-1166

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**CORNERSTONE LAND SURVEYING, INC.**

FILE NAME: SURVPK19  
 PROJECT NO.: PK180019

BOUNDARY/TOPOGRAPHIC SURVEY