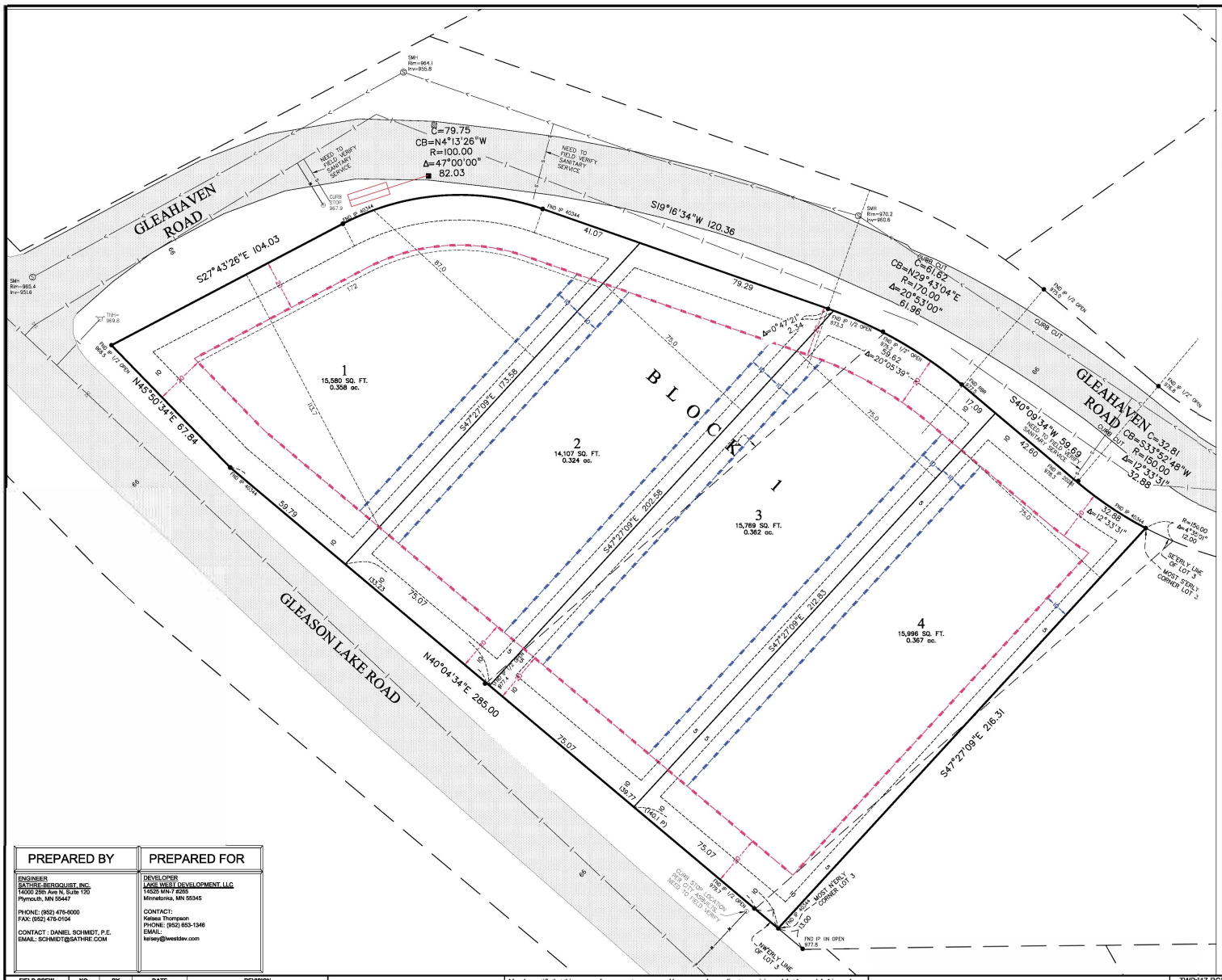


DESCRIPTION OF PROPERTY SURVEYED

Parcel 1 - Lot 1, Block 1, GLEA HAVEN ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.
Parcel 2 - That part of Lots 2 & 3, Block 1, GLEA HAVEN ADDITION, lying northeasterly of the following described line

Beginning at a point on the northwesterly line of said Lot 3 a distant of 12 feet southwesterly of most northerly corner thereof; thence southeasterly to a point on the southeasterly line of said Lot 2 a distant of 12 feet northeasterly of the most southerly corner thereof and said line there terminating.

Proposed Legal Descriptions:
Lot 1, Block 1, GLEA HAVEN 3RD ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.
Lot 2, Block 1, GLEA HAVEN 3RD ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.
Lot 3, Block 1, GLEA HAVEN 3RD ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.
Lot 4, Block 1, GLEA HAVEN 3RD ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

1. **Site Addresses:** 190 Gleason Lake Road, Wayzata, Minnesota 55391
121 Gleahaven Road, Wayzata, Minnesota 55391

2. **Flood Zone Information:** This property appears to lie in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0260f, effective date of November 4th, 2016.

3. **Parcel Area Information:** Gross Area: 61,452 s.f. ~ 1.411 acres

Existing Parcels		
190 Gleason Lake Road:	31,643 s.f.	~ 0.727 acres
121 Gleahaven Road:	29,809 s.f.	~ 0.684 acres
	61,452 s.f.	~ 1.411 acres
Proposed Lots:		
Lot 1:	15,580 s.f.	~ 0.358 acres
Lot 2:	14,107 s.f.	~ 0.324 acres
Lot 3:	15,769 s.f.	~ 0.362 acres
Lot 4:	15,996 s.f.	~ 0.367 acres
	61,452 s.f.	~ 1.411 acres

Units per acre
Number of lots 4
Total Area (ac): 1.411
Units per acre = Number of lots / Total Area (ac)
Units per acre = 2.835

4. **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: ROGER MN053 which has an elevation of: 993.879 feet (NAVD88).

5. **Zoning Information:** The current Zoning for the subject property is R-3 (Single and Two Family Residential District) per the City of Wayzata's zoning map dated April 28th, 2015. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Wayzata found on their web site on the date of February 22nd, 2017 and are as follows:

Principal Structure Setbacks - Front: 20 feet (Gleahaven Road)
Side: 10 feet
Rear: 20 feet
Height: 30 feet
Building Coverage: 30 percent of lot area
Hardcover: 35 percent of lot area

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

6. **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 mapped area, therefore extreme caution must be exercise before any excavation takes place on 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.

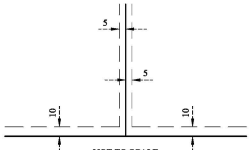
190 Gleason Existing Hardcover

Lot Area	=	31,643 S.F.
House Area	=	3,433 S.F.
Screen Porch	=	313 S.F.
Bituminous Area	=	2,667 S.F.
Concrete Area	=	1,704 S.F.
Stoop Area	=	58 S.F.
Deck Area	=	330 S.F.
Total Area	=	8,505 S.F.
Coverage = 26.88%		

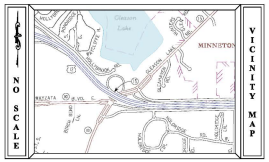
121 Gleahaven Existing Hardcover

Lot Area	=	29,809 S.F.
House Area	=	1,815 S.F.
Bituminous Area	=	3,289 S.F.
Stoop Area	=	52 S.F.
Shed Area	=	96 S.F.
Pavers Area	=	613 S.F.
Total Area	=	5,865 S.F.
Coverage = 19.68%		

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.


NO SCALE
VICINITY MAP
MINNETONKA
WAYZATA
Gleason Lake
Wayzata Blvd
Gleason Lake Rd
Gleahaven Rd
Ridgemoor Rd
Ridgemoor Dr
Highway 12
Highway 101
Highway 169
Highway 394
Highway 494
Highway 100
Highway 7
Highway 62
Highway 5
Highway 55
Highway 212
Highway 169
Highway 212
Highway 41
Highway 52
Highway 61
Highway 35E
Highway 35W
Highway 36
Highway 94
Highway 169
Highway 212
Highway 169
Highway 212
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Highway 212