



VICINITY MAP
NO SCALE

LEGEND

- FOUND MONUMENT
- SET MONUMENT
- FLAGGED
- SIGN
- HAND CAP STALL
- TELEPHONE PEDESTAL
- GAS VALVE
- METER
- S'ORM MANHOLE
- DATCH BASIN
- ROOF DRAIN
- FLARED END SECTION
- SANITARY CLEANOUT
- GAS VALVE
- METER
- CLARD POST
- UTILITY POLE
- CUVY ANCHOR
- LIGHT
- GROUND LIGHT
- ELEC. MANHOLE
- ELEC. TRANSFORMER
- ELEC. METER
- ELEC. PANEL
- AIR COND. RON UNIT
- COVERHEAD WRTS
- BUILDING JANE
- BUILDING CANOPY
- CURB
- CONC. SLUR SURFACE

GENERAL NOTES:

- Bearing system shown is based on the Registered Land Survey No. 1248
- The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown herein, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown herein, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pursuant to MS 216D contact Gopher State, One Call at (651-454-0002) prior to any excavation.
- This survey was prepared without the benefit of a Title Commitment or abstract, and the surveyor has made no independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate title search may disclose. Therefore, this survey may be revised by showing that which would be cited in a title commitment and then illustrated on the survey.
- This property is in Zone X of the Flood Insurance Rate Map: Community Panel Number 270173 0317 E, dated September 2, 2004.
- Property Identification Number: 3D-117-22-14-0007
- Address: 17600 State Hwy. No. 7, Minnetonka, MN
- Area: 36.266 sq. ft. 0.83 acres
- Parking: Site contains 23 regular parking stalls, and 2 handicap parking stalls for a total of 31 parking stalls.
- Field Work was Completed April 12, 2007

DESCRIPTION:

That part of Tract A, Registered Land Survey No. 1248, Hennepin County, Minnesota, lying Southerly and Easterly of the following described line and its extension Southwesterly:
 Commencing at a point on the Northernly line of Tract B, said Registered Land Survey Number 1248 distant 6.82 feet Westerly along said Northernly line from the most Northernly corner of said Tract B; thence North 32 degrees 06 minutes East a distance of 216.82 feet; thence on a bearing of East 111.29 feet to a point on the East line of said Tract A distant 139.90 feet South along said East line from the Northeast corner of said Tract A and there terminating.

For the purposes of this Survey the East line of Tract A is assumed to have a bearing of South.

Together with an easement for parking and ingress and egress thereto and therefrom over, across and upon part of Tract A, Registered Land Survey Number 1248 as shown in deed Document No. 1114715.

SURVEYOR'S CERTIFICATE:

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.
 Dated this 27th day of July, 2007.
 McCombe Frank Roos Associates, Inc.
 Henry D. Nelson, PLS
 Minnesota License No. 17255
 This certification is not valid unless wet signed in blue ink.

Engineering • Planning • Surveying



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Client

Fraushuh
 St. Paul, Minnesota

Project

Bremer Bank
 (17600 State Hwy. No. 7)
 Minnetonka, Minnesota

Sheet Title

Boundary Survey

Designed	Checked	MDR
Drawn	JRH	Approved
Date	4/13/2007	

Revisions

No.	Date	By	Remarks
A	07/27/07	MFH	ADDED EASEMENT

Sheet	Revision
1/1	A

MFRA FILE NO.: 16422