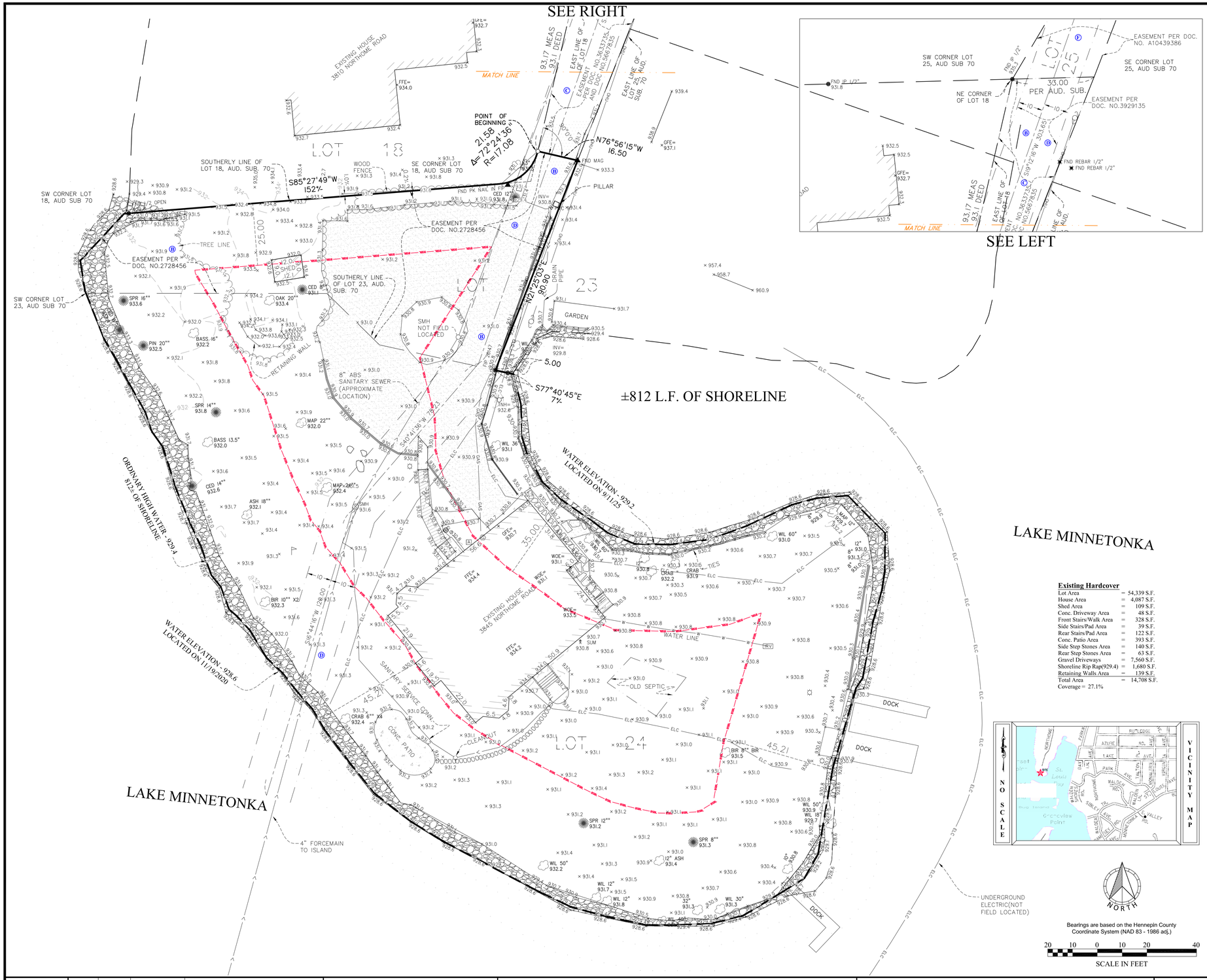

DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of the herein referenced Title Commitment)

All of Lot 24, Auditor's Subdivision No. 70, Hennepin County, Minnesota, and that part of Lot 23, Auditor's Subdivision No. 70, Hennepin County, Minnesota, described as follows: Commencing at the Northeast corner of Lot 18, Auditor's Subdivision No. 70; thence Southerly along the Easterly line of said Lot 18, a distance of 93.10 feet to the actual point of beginning:
thence Easterly at right angles a distance of 16.5 feet to the Southerly extension of the Easterly line of Lot 25, said Auditor's Subdivision No. 70; thence Southerly along said extended line 90.9 feet to the Northerly line of Lot 24, said Auditor's Subdivision No. 70; thence Northwesterly along said Northerly line to the shore of Lake Minnetonka; thence Northerly along said shore to the Southerly line of said Lot 18; thence Easterly along said Southerly line to the actual point of beginning.

Together with an easement for private road purposes over the following described premises:
That part of Lot 23, Auditor's Subdivision No. 70, Hennepin County, Minnesota, described as follows:
Beginning at the Southeast corner of Lot 25 in said Auditor's Subdivision; thence West along the South line of said Lot 25 to the Southwest corner of said Lot 25; thence Southerly along the Easterly line of Lot 18 in said Auditor's Subdivision, a distance of 93.1 feet; thence Easterly at right angles with said Easterly line of Lot 18 to the intersection with Southerly extension of the Easterly line of said Lot 25; thence Northerly along said extended line to the point of beginning,

And

Together with an easement for ingress and egress across Lots 5 and 25, Auditor's Subdivision No. 70 and Lots I and J, Deephaven Park Subdivision No. 2, Hennepin County, Minnesota, Subject to easements of record.

Abstract Property

ALTA/NSPS OPTIONAL TABLE A NOTES

(The following items reference Table A optional survey responsibilities and specifications)

2) **Site Address**: 3845 Northome Road, Deephaven, Minnesota 55391

3) **Flood Zone Information**: X (area determined to be outside of the 0.2% annual chance floodplain) and Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.) per Flood Insurance Rate Map, Community Panel No. 27053C0317F, effective date of 11/04/2016.

4) **Parcel Area Information**: Gross Area: ≈~54,339 s.f. ~ 1.25 acres (Area calculated to the Ordinary High Water Level)
*We do not affirmatively insure the quantity of acreage set forth in the description.

5) **Benchmark**: Elevations are based on the Lake Minnetonka Benchmark,
Brass disk in concreet curb at the exit of Grays bay Dam area.
Benchmark elevation = 932.7 feet (NGVD 29)

6) **Zoning Information**: The current Zoning for the subject property is R-1 (Residential District 1) per the City of Deephaven's zoning map dated May 1998. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks -
Street(s): 50 feet
Side: 25 feet total
Rear: 30 feet
Lake: 100 feet (From Ordinary High Water Line)
Height: 36 feet
Hardcover: 25 percent of lot area
Lake Setback Proposed:45.21 feet (matching existing)
Lagoon Setback Proposed: 35 feet

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification and building setback requirements from the insurer.

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. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

16) No evidence of recent earth moving work, or building additions observed in the process of conducting the fieldwork

17) No evidence of recent street or sidewalk construction repairs observed in the process of conducting the fieldwork.

20) Wetland Delineation: A Wetland Delineation has not been performed at the time of certification.

SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Stewart Title Gauranty Company, File No. 713912, dated May 9th, 2025.

1) We note the following with regards to Schedule B of the herein referenced Title Commitment:
a) Item no.'s 1-12,14 and 19-22 are not survey related
b) Item no. 13 - Easement Agreement for gas line purposes dated August 30, 1951, filed December 10, 1951, as Doc. No. 2728456 (Book 1910 of Deeds page 430)
SHOWN HEREON Ⓑ
c) Item no. 15 - Private Road Easement as reserved in Quit Claim Deed dated October 31, 1966, filed November 28, 1966 as Doc. No. 3633735 (Deed Book 2568, page 571)
SHOWN HEREON Ⓒ
d) Item no. 16 - Easement for sanitary sewer purposes contained in Quit Claim Deed dated May 13, 1971, filed January 27, 1972 as Document Number 3929135.
SHOWN HEREON Ⓓ
e) Item no, 17 - Perpetual Easement for ingress and egress contained in Quit Claim Deed dated May 30, 1990, filed June 7, 1990 as Document Number 5667835.
SHOWN HEREON Ⓔ
f) Item no, 18 - Grant of Roadway Ingress and Egress Easement dated May 18, 2017, filed May 18, 2017 as Document Number A10439386.
SHOWN HEREON (see sheet 2 of 2 sheets) Ⓕ

Existing Hardcover

Lot Area	=	54,339 S.F.
House Area	=	4,087 S.F.
Shed Area	=	109 S.F.
Conc. Driveway Area	=	48 S.F.
Front Stairs/Walk Area	=	328 S.F.
Side Stairs/Pad Area	=	39 S.F.
Rear Stairs/Pad Area	=	122 S.F.
Conc. Patio Area	=	393 S.F.
Side Step Stones Area	=	140 S.F.
Rear Step Stones Area	=	63 S.F.
Gravel Driveways	=	7,560 S.F.
Shoreline Rip Rap(929.4)	=	1,680 S.F.
Retaining Walls Area	=	139 S.F.
Total Area	=	14,708 S.F.
Coverage = 27.1%		

NORTH

Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

20 10 0 10 20 40
SCALE IN FEET

SURVEY LEGEND

- CAST IRON MONUMENT
- IRON PIPE MONUMENT SET
- IRON PIPE MONUMENT FOUND
- DRILL HOLE FOUND
- CHISELED "X" MONUMENT SET
- CHISELED "X" MONUMENT FOUND
- REBAR MONUMENT FOUND
- PK NAIL MONUMENT SET
- PK NAIL MONUMENT FOUND
- PK NAIL W/ ALUMINUM DISC
- SURVEY CONTROL POINT
- A/C UNIT
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- YARD LIGHT
- LIGHT POLE
- FLAG POLE
- FUEL TANK
- GAS METER
- GAS VALVE
- GENERATOR
- HAND HOLE
- MAIL BOX
- POWER POLE
- GUY WIRE
- ROOF DRAIN
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM DRAIN
- CATCH BASIN
- FLARED END SECTION
- TREE CONIFEROUS
- TREE DECIDUOUS
- TREE CONIFEROUS REMOVED
- TREE DECIDUOUS REMOVED
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY PEDESTAL
- UTILITY VAULT
- WATERMAIN MANHOLE
- WATER METER
- WATER SPIGOT
- WELL
- CURB STOP
- GATE VALVE
- HYDRANT
- IRRIGATION VALVE
- SIGN
- SOIL BORING

WOE WALKOUT ELEVATION
FFE FIRST FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
TOF TOP OF FOUNDATION ELEV.
LOE LOWEST OPENING ELEV.

- CONCRETE
- BITUMINOUS
- BUILDING SETBACK LINE
- CONCRETE CURB
- 960 CONTOUR EXISTING
- 960 CONTOUR PROPOSED
- DT DRAIN TILE
- ELC ELECTRIC UNDERGROUND
- X FENCE
- GAS GAS UNDERGROUND
- OHU OVERHEAD UTILITY
- TREE LINE
- S SANITARY SEWER
- SD STORM SEWER
- TEL TELEPHONE UNDERGROUND
- RETAINING WALL
- UTL UTILITY UNDERGROUND
- WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
DM AK	1	JPR	1/20/2021	HARDCOVER
DRAWN	2	EMW	5/21/2021	SAN. SERV. & UTILITY LOCATE
SDR	3	DLS	6/3/2021	ADDED SOME ADD. ITEMS.
CHECKED	4	CMT	10/11/2023	REVISED AREA NOTE
JJA	5	ABE	9/15/2025	UPDATE SURVEY TO MEET ALTA STANDARDS
DATE				
11/25/2020				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

To: Mithun Propertie. LLC, and Stewart Title Gauranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 6a, 7a, 8, 16, and 17 of Table A thereof. The field work was completed on 9/11/25.

Date of Plat or Map: September 15, 2025

Daniel L. Schmidt, PLS Minnesota License No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:117-RGE.23-SEC.24
Hennepin County

DEEPHAVEN, MINNESOTA

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR: Mithun Properties, LLC

FILE NO. 4930-039

1 / 2