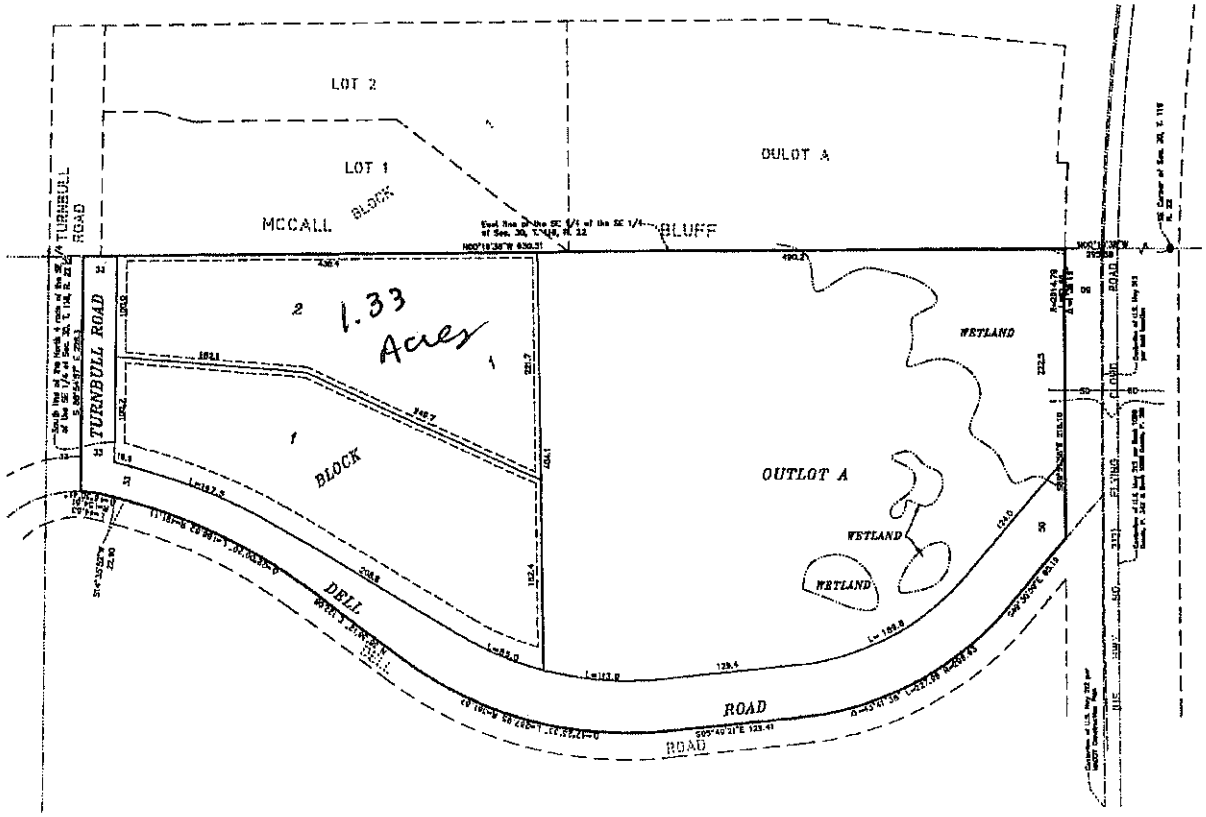
TOP PID: 32.622.44.0014

EDEN VIEW ESTATES

City of Eden Prairie
Hennepin County, Minnesota



LEGAL DESCRIPTION :

The East Quarter of the Southeast Quarter of the Southeast Quarter of Section 30, Township 116, Range 22, excepting therefrom the following parcels: The North 4 rods thereof; That part lying westerly of the center line of Dell Road; That part of the East Quarter of the Southeast Quarter of the Southeast Quarter of Section 30 described as follows: Commencing at a point which is distant 330 feet west and 333 feet north from the southeast corner of said Section 30; thence North 73 degrees 32 minutes East 83 feet to a 34 inch oak tree; thence North 48 degrees 47 minutes West 134 feet along the center line of a public cart way; thence due South 80 feet to the place of beginning; also except that part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 116, Range 22 described as follows: Beginning at the southeast corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of North 89 degrees 36 minutes 01 seconds West, along the south line of said Southeast Quarter of the Southeast Quarter, a distance of 330.00 feet; thence North 3 degrees 23 minutes 09 seconds East, a distance of 207.14 feet to the south boundary line of State Highway No. 169-212 as traveled; thence South 89 degrees 06 minutes 39 seconds East, along said south boundary line, a distance of 330.31 feet to the east line of said Southeast Quarter of the Southeast Quarter; thence South 3 degrees 26 minutes 55 seconds West, along said east line, a distance of 204.31 feet to the point of beginning.

AND

The West 3/4 of the Southeast Quarter of the Southeast Quarter of Section 30, Township 116, Range 22, excepting therefrom the following parcels: The North 4 rods thereof and that part lying westerly of the center line of Dell Road.

Also excluding from both parcels of that part of the Southeast Quarter of the Southeast Quarter which lies south of the northerly line of State Highway 169 and 212 as traveled.

This property could be described as follows:

That part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 116, Range 22, Hennepin County, Minnesota lying south of the north 4 rods thereof, lying easterly of the center line of Dell Road and lying northerly of the north right of way line of State Highway 212 as traveled.

LOCATION MAP

No Scale

INDEX :

1) COVERSHEET
2) SITE PLAN
3) GRADING PLAN
4) EXISTING CONDITIONS

Scale 1" = 50'

PROJECT NUMBER 041109

REVISIONS			
1	Per City Comments	12/13/04	SJ
2	Per City Comments	01/05/05	SJ
3	Per City Comments	02/02/05	SJ
4	Per City Comments	03/04/05	SJ
5	Per City Comments	03/14/05	SJ
6	Per City Comments	03/24/05	SJ

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: 3/24/05 Reg. No. 18000

PREPARED BY: HEDLUND CIVIL ENGINEERING SURVEYING PLANNING 2905 Fox Ridge Drive Minnetonka, MN 55305 Phone: (952) 475-8800 Fax: (952) 475-8808

EDEN VIEW ESTATES, L.L.C. 8800 Rodeo Road, Suite 100 Minneapolis, MN 55369 Phone: (952) 949-3630

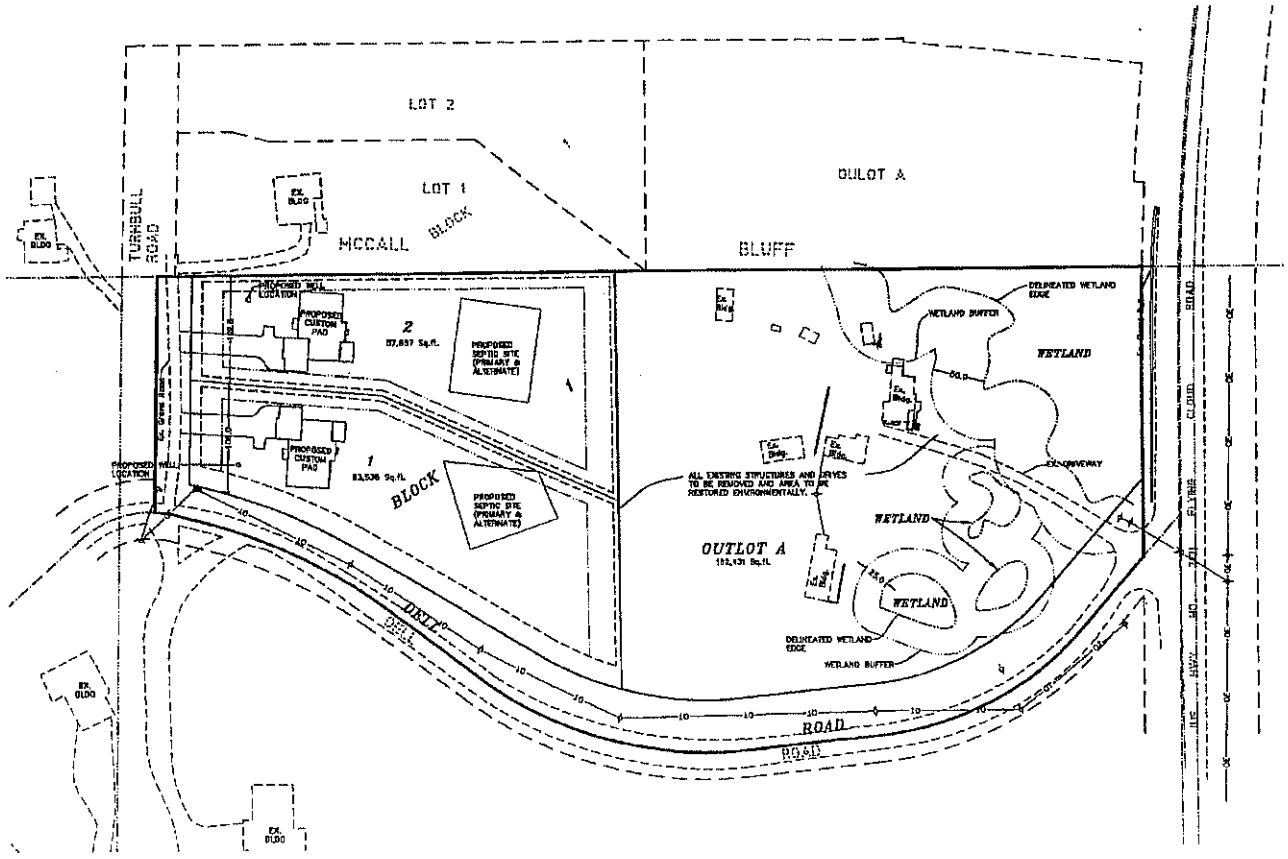
SHEET TITLE: EDEN VIEW ESTATES COVERSHEET

SHEET NUMBER 1

DATE 3/1/2005

EDEN VIEW ESTATES

City of Eden Prairie
Hennepin County, Minnesota



SITE DATA :

EXISTING ZONING	:	RURAL/AGRICULTURAL
PROPOSED ZONING	:	R1 — LOW DENSITY RESIDENTIAL

		SQ. FT. :	ACRES :
TOTAL SITE AREA	:	307,651	7.2
RIGHT OF WAY	:	53,527	1.2
NET AREA	:	301,524	7.0
TOTAL LOT 1 AREA	:	83,536	1.9
TOTAL LOT 2 AREA	:	37,637	1.0
TOTAL OUTLOT A AREA	:	182,431	4.2

SETBACK REQUIREMENTS:

FRONT YARD	=	30 FEET
REAR YARD	=	30 FEET
SIDE INTERIOR		
LIVING SPACE	=	15 FEET
GARAGE	=	10 FEET
CORNER	=	20 FEET
MINIMUM LOT WIDTH AT SETBACK	=	100 FEET
MINIMUM LOT AREA	=	14,000 SQ.FT.

*NOTES:
PAD SIZE AND LOCATION ARE APPROXIMATE, TO BE DETERMINED AT TIME OF BUILDING PERMIT APPLICATION.

EXISTING WELLS AND SEPTIC SYSTEMS CURRENTLY LOCATED ON PROPERTY MUST BE PROPERLY REMOVED AND/OR ABANDONED AND DOCUMENTATION SHALL BE PROVIDED TO CITY.

PROJECT NUMBER 041908

REVISIONS	BY	DATE
Revised per Client	SF	10/26/04
Revised per City comments	SF	12/6/04
Revised per City comments	SF	12/20/04
Revised per City comments	SF	1/3/05
Revised per City comments	SF	1/17/05
Final set	SF	3/21/05
Updated per Client	SF	5/4/05

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Paul E. Hedlund

Paul E. Hedlund, Minn. No. 19875

PREPARED BY:
HEDLUND SURVEYING
ENGINEERING
PLANNING
2200 Fifth Ave. N.W.
Hopkins, MN 55343
Phone: (952) 935-8400
Fax: (952) 935-8404

SHEET TITLE: EDEN VIEW ESTATES SITE PLAN

PROPERTY OWNER: EDEN VIEW ESTATES, L.L.C.
5900 Portland Road, Suite 100
Chanhassen, MN 55317
Phone: (952) 949-3030

SCALE: 1" = 50'
DRAWN: SF
CHECKED: —

SHEET NUMBER: 2

DATE: 5/1/2005

Top