

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

Subject: Application from Enchanted Island LLC and Steve Shoop & Nancy Rigelhof for a simple subdivision at 3780 & 3790 Enchanted Lane with variances and side yard setback variance at 3790 Enchanted Lane.

Prepared By: Nickolas Olson, Senior City Planner
Through: David Abel, Community Development Director

Meeting Date: August 3, 2026

Overview: Enchanted Island LLC and Steve Shoop & Nancy Rigelhof (the “Applicants”) have made a request for a simple subdivision to adjust the common lot line between 3780 & 3790 Enchanted Lane with variances to the lot size and lot width and side yard setback variance to reduce the required setback from 15 feet to 12.3 feet for the existing home at 3790 Enchanted Lane; R-1: Low-Density Single-Family Residence Zoning District; PID#s 25-117-24-42-0009 & 25-117-24-43-0003 (the “Properties”).

Background: 3790 Enchanted Lane used to have a cabin on the property, but was torn down prior to the lot being sold. When the lot was sold, the current owner Enchanted Island LLC sought variances to the lakeshore and streetside setbacks to construct a home on the property. It was during that application process that surveyors determined there to be ambiguity in the description of the common lot line between 3780 and 3790 Enchanted Lane. To clean up the property descriptions, a simple subdivision is required. Since both 3780 and 3790 Enchanted Lane do not meet the current zoning standards for lot width or lot area, variances are required. With the proposed lot line adjustment, the home at 3790 Enchanted Lane becomes too close to the property line and a side yard setback variance is required. The Applicants have appropriately applied for a variance, and the application materials have been attached for the City Council to review. The City Council should consider the standard variance criteria when reviewing the request and making a motion.

Variance Request: City Code Section 505.05 Subd. 9 allows the City to issue variances from the provisions of the zoning code. A variance is a modification or variation of the provisions of the zoning code as applied to a specific piece of. A variance is only permitted when:

- a. **The variance is in harmony with the general purposes and intent of this ordinance.**

Section 505.03 Subd. 1 outlines the specific purpose and intent of the City’s zoning ordinance. One of those purpose and intent is to protect the general health and safety of the inhabitants of the City. This is accomplished through the promotion

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The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

of proper use of land and structures with reasonable standards to which buildings, structures, and land will conform to for the benefit of all.

b. The variance is consistent with the comprehensive plan.

The basic intent of the comprehensive planning process is to provide a well-founded and coordinated decision-making framework to guide both public and private development and community improvements. In this regard, the comprehensive plan represents the development framework to guide and direct future land development decisions within the City. The Land Use Plan is a narrative and graphic representation of the community's land use and growth management goals and policies that provides the background and rationale for land use designations as represented on the Proposed Land Use Map.

A variance may be granted when the applicant establishes there are practical difficulties in complying with this ordinance. Practical difficulties, as used in connection with granting a variance, means:

1. The property owner proposes to use the property in a reasonable manner not permitted by this ordinance.

This factor means that the landowner would like to use the property in a particular reasonable way, but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any reasonable use whatsoever without the variance.

2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

The uniqueness generally relates to the physical characteristics of the particular piece of property, that is, to the land and not personal characteristics or preferences of the landowner. When considering the variance for a building to encroach or intrude into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property.

3. The variance would not alter the essential character of the locality.

Under this factor, consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area.

The need for the variance results from ambiguities in the existing legal descriptions—not from any action by the Applicants—which require revised legal descriptions that do not conform to current lot standards. The requested simple subdivision and setback variance are consistent with the purpose and intent of the City's zoning ordinances and the 2040 Minnetrista Comprehensive Plan. The proposal maintains the existing single-family residential use, creates lots that are consistent in size and character with the surrounding neighborhood, and does not result in additional shoreland development or changes to existing viewsheds. The Applicants will continue to use the properties in a reasonable manner by maintaining two similar residential lots with existing homes. Because the proposal does not change the existing spacing between the homes at 3780 and 3790

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Enchanted Lane or alter the neighborhood's character, the requested variance satisfies the applicable variance criteria.

Neighborhood Comments: Notices were sent out to all property owners within 500 feet of the subject property. To date, staff has not received any written comment or spoken to anyone regarding the request as a result of sending the public notice.

Planning Commission Recommendation: The Applicants' request was presented to the Planning Commission at their July 27, 2026. At that meeting, the Planning Commission reviewed the request and held the required public hearing. No one beside one of the Applicants was present to speak. After hearing from one of the Applicants and reviewing the entire record before them, the Planning Commission made a motion to recommend the City Council approve the requested simple subdivision and setback variance, based on certain findings of fact and subject to conditions. Motion passed 5-0. Absent: Livermore, Gangestad, Gehring, and Rognli.

Conclusion: The City Council should review the staff report and the recommendation of the Planning Commission. After review, the City Council should consider the entire record before it prior to making a motion. Along with making a motion, findings of fact should be established which support the motion. Findings of fact based on the information submitted by the Applicants may be as follows:

1. The requested simple subdivision and setback variance are in harmony with the purpose and intent of the City's zoning ordinances because the resulting lots and structures maintain reasonable standards similar to that of the surrounding neighborhood;
2. The requested variance is consistent with the City's comprehensive plan because the Properties are guided for long term Residential Low land use in the 2040 Minnetrista Comprehensive Plan. The proposed simple subdivision and setback variance do not change the uses from single family and is consistent with the long-term plan for the Property. In addition to simply complying with the Proposed Land Use Map, the simple subdivision and setback variance do not result in additional shoreland development or changes to viewsheds as the lots and structures are existing;
3. The Applicants propose to use the Property in a reasonable manner because the Applicants both will maintain similarly sized properties that contain single family homes;
4. The requested variance is the result of unique circumstances not created by the landowner because the ambiguity in the legal descriptions of the Properties has required rewritten legal descriptions, which necessitate variances to existing lot standards and neither of the Applicants were the ones to write the existing legal descriptions; and
5. The requested variance will not alter the character of the locality because the resulting lots remaining consistent in width and area to those in the neighborhood and the side setback variance does not change the existing spacing between the home at 3780 Enchanted Lane and the home at 3790 Enchanted Lane.

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Recommended Action: Motion to adopt a resolution approving the requested simple subdivision and side yard setback variance at 3780 and 3790 Enchanted Lane based on certain findings of fact outlined in the staff report and subject to the following conditions:

1. Final grading for 3790 Enchanted Lane shall be reviewed and approved by the City Engineer as part of the new home permit requirements. Any required grading shall maintain existing drainage patterns or improve the existing drainage of the lot and adjacent lots;
2. The Applicants shall obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property prior to any construction;
3. The Applicants are responsible for all fees incurred by the City in review of this application; and
4. The variance approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the site.

Attachments:

1. Location Map
2. Applicant's Narrative
3. Proposed Surveys
4. Res. No. 85-26 Approving Simple Subdivision and Setback Variance at 3780 and 3790 Enchanted Lane

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3780 & 3790 Enchanted Lane



1 in = 100 Ft

-  City Boundary
-  Address Labels
-  Parcels



Dear City Of Minnetrista,

The reason we are requesting a lot line adjustment and a side setback variance is to resolve the property line dispute between the owners of 3790/3780 Enchanted Lane. There are several different surveys (Premier, Otto, and Gronberg) and both parties have agreed to adopt the Gronberg line as the border between the two properties pending the cities approval. With that being said the house would no longer meet the 15 'setback required by the city as shown by the Otto Survey.

there is also a current easement between the two properties that uses the premier survey, we are currently working through revised easement that uses the Gronberg line as the new deed line instead of the Premier line in between the two properties that also will be pending city approval. The 3790 property does not currently have a mortgage on it so it is possible to adjust and give 3780 a slice based off the premier line which is the one binding agreement that we have together which also lines up almost identical with the Otto line.

We are working on a settlement agreement between the two parties that will put this to bed also pending city approval.

The survey provided shows by Otto shows the proposed Gronberg line and the proposed side setbacks.

Thank You

Joe Cheney/Enchanted Island LLC

Re Subdivision of 3790 Enchanted Ln

We are the adjoining property owners to the north of 3790 Enchanted Lane. Our participation in this subdivision process is solely because the owner of 3790 Enchanted Lane has agreed to recognize and use our surveyed south property line as the north property line of 3790.

Our reasons for participating in this subdivision differ from those submitted by Mr. Cheney. Our support is based exclusively on the owner's agreement to recognize the property line that has been known to him since we first met in October 2023.

Regarding the side-yard setback variance requested by the owner of 3790 Enchanted Lane, we would have opposed such a request if the property were vacant or if a new home were being proposed. The 15-foot side-yard setback requirement has been observed throughout our neighborhood since it was adopted by the City of Minnetrista, with the sole exception of 3800 Enchanted Lane. We believe it is important to maintain consistent application of this standard and do not want approval of this variance to be interpreted as a precedent for future side-yard setback requests in our neighborhood.

This request involves a home that is substantially complete. With the agreed-upon property line, the lot provides sufficient space to accommodate a reasonably sized home that complies with the current setback requirements. Accordingly, our support for recognizing the property line should not be interpreted as support for relaxing setback standards for future development.

However, a final drainage plan has not yet been executed. We hope the City will take extra precautions when reviewing and approving the final grading to ensure that stormwater is directed away from our property and does not create drainage issues for us.

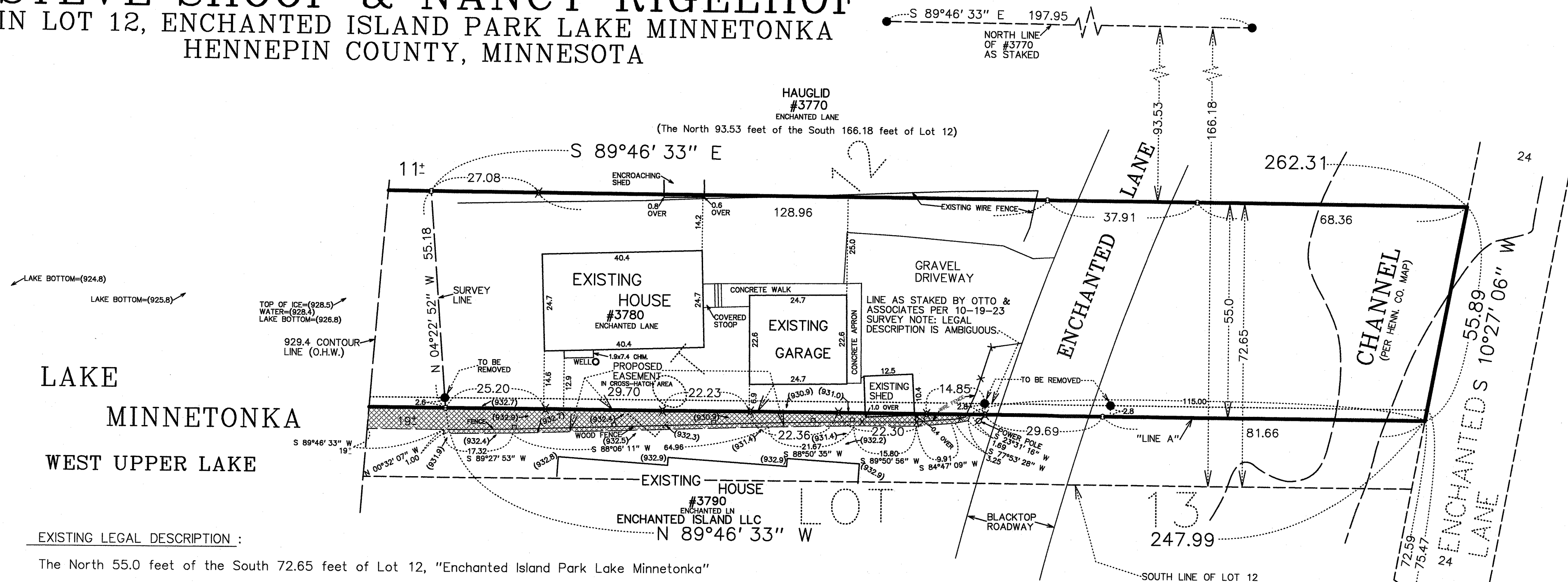
Given these circumstances, and because the variance is an after-the-fact request associated with an existing structure and the agreed-upon property line, we expect the City to approve the requested variance.

Nancy Rigelhof

3780 Enchanted Ln

612/865-0010

CERTIFICATE OF SURVEY FOR STEVE SHOOP & NANCY RIGELHOF IN LOT 12, ENCHANTED ISLAND PARK LAKE MINNETONKA HENNEPIN COUNTY, MINNESOTA



EXISTING LEGAL DESCRIPTION:

The North 55.0 feet of the South 72.65 feet of Lot 12, "Enchanted Island Park Lake Minnetonka"

PROPOSED REVISED LEGAL DESCRIPTION: (covers the same property)

That part of Government Lot 4, Section 25, Township 117, Range 24, Hennepin County, Minnesota, also being a part of Lot 12, "Enchanted Island Park Lake Minnetonka" described as follows: Commencing at Meander Corner Number 36 on the East Line of said Government Lot 4; thence South 52 degrees 19 minutes 18 seconds West, assuming the East line of said Government Lot 4 being a line drawn from Meander Corner Number 36 to Meander Corner Number 37 bears South 0 degrees 39 minutes 30 seconds West, a distance of 1596.85 feet; thence North 10 degrees 27 minutes 06 seconds East a distance of 72.59 feet to the point of beginning and the start of "Line A"; thence North 89 degrees 46 minutes 33 seconds West, a distance of 115.00 feet to the shoreline of Lake Minnetonka; thence Northerly along said shoreline to an intersection with a line 55.00 feet North of, measured at a right angle to, and parallel with said "Line A"; thence Easterly along said parallel line to an intersection with a line bearing North 10 degrees 27 minutes 06 seconds East from the point of beginning; thence South 10 degrees 27 minutes 06 seconds West to the point of beginning.

PROPOSED EASEMENT DESCRIPTION:

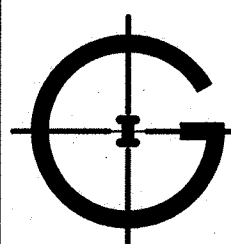
An easement over, under, and across that part of Government Lot 4, Section 25, Township 117, Range 24, Hennepin County, Minnesota, also being a part of Lot 12, "Enchanted Island Park Lake Minnetonka" described as follows: Commencing at Meander Corner Number 36 on the East Line of said Government Lot 4; thence South 52 degrees 19 minutes 18 seconds West, assuming the East line of said Government Lot 4 being a line drawn from Meander Corner Number 36 to Meander Corner Number 37 bears South 0 degrees 39 minutes 30 seconds West, a distance of 1596.85 feet; thence North 10 degrees 27 minutes 06 seconds East a distance of 72.59; thence North 89 degrees 46 minutes 33 seconds West a distance of 115.00 feet to the point of beginning of the easement being described; thence South 23 degrees 31 minutes 16 seconds West a distance of 1.69 feet; thence South 77 degrees 53 minutes 28 seconds West a distance of 3.25 feet; thence South 84 degrees 47 minutes 09 seconds West a distance of 9.91; thence South 89 degrees 50 minutes 56 seconds West a distance of 15.80 feet; thence South 88 degrees 50 minutes 35 seconds West a distance of 21.67 feet; thence South 88 degrees 06 minutes 11 seconds West a distance of 64.96 feet; thence South 89 degrees 27 minutes 53 seconds West a distance of 17.32 feet; thence North 00 degrees 32 minutes 07 seconds West a distance of 1.00 feet; thence South 89 degrees 46 minutes 33 seconds West, a distance of 19 feet, more or less to the shoreline of Lake Minnetonka; thence northerly along said shoreline to a line bearing North 89 degrees 46 minutes 33 seconds East to the point of beginning.

- o : denotes iron marker set
x : denotes nail set as point on property line
● : denotes iron marker found
(908.3) : denotes existing spot elevation, mean sea level datum
Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, and the location of three existing buildings, encroaching shed, two fences, gravel driveway, blacktop roadway, adjacent face of house to the South, spot elevations and lake depths in the dock area thereon. It does not purport to show any other improvements or encroachments.

26052B2.SCI

DATE	REVISIONS
12-22-25	LAKE DEPTHS IN DOCK AREA, SPOT ELEVATIONS ALONG S'LY PROPERTY LINE, ADJACENT HOUSE SHOWN, PROPOSED EASEMENT
3-4-26	PROPOSED EASEMENT DESCRIPTION ADDED
6-25-26	REVISED PROPOSED EASEMENT



GRONBERG & ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS, & SITE PLANNERS

445 NORTH WILLOW DRIVE, LONG LAKE, MN. 55356
952-473-4141

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 Land Surveyor under the laws of the State of Minnesota.

Mark S. Gronberg
Mark S. Gronberg Minnesota License Number 12755

SCALE
1"=20'
DATE
1-12-24
JOB NO.
26-052B

As-Built Grading Survey

EXISTING PROPERTY DESCRIPTION

The South 57.65 feet of Lot 12, "Enchanted Island Park" according to the recorded plat thereof, measured at right angles from the South line of said lot except the North 40 feet front and rear thereof.

AND

All that part of Lots 12 and 13 in "Enchanted Island Park" according to the recorded plat thereof, described as follows:

Beginning at a point on the shore of Lake Minnetonka, which point is 95 feet North from the Southwest corner of Lot 13; thence Northerly along lakeshore 50 feet; thence Easterly and parallel with the South line of Lot 12 to the East line of Lot 12; thence Southerly along the East line of Lots 12 and 13 to a point in the East line of Lot 13 which point is 97.58 feet North from the Southeast corner of Lot 13; thence Westerly to place of beginning.

SURVEYORS NOTE:

The Existing Property Description is ambiguous. The description relies on the shoreline of the lake as a starting point and calls to go north along the lakeshore. I have written the following Suggested Revised Property Description based on the section. An attorney should be contacted to discuss this.

SUGGESTED REVISED PROPERTY DESCRIPTION

That part of Government Lot 4, Section 25, Township 117, Range 24, Hennepin County, Minnesota, also being a part of the recorded plat of ENCHANTED ISLAND PARK, described as follows:

Commencing at Meander Corner No. 36 on the East line of said Government Lot 4; thence South 52 degrees 19 minutes 18 seconds West, assuming the East line of said Government Lot 4, being a line drawn from Meander Corner No. 36 to Meander Corner No. 37, bears South 00 degrees 39 minutes 30 seconds West, a distance of 1596.85 feet to the point of beginning; thence North 10 degrees 27 minutes 06 seconds East, a distance of 72.59 feet; thence North 89 degrees 46 minutes 33 seconds West, a distance of 268 feet, more or less, to the shoreline of Lake Minnetonka; thence Southerly along said shoreline to a line that bears North 85 degrees 59 minutes 37 seconds West from the point of beginning; thence South 85 degrees 59 minutes 37 seconds East, a distance of 260 feet, more or less, to the point of beginning.

SURVEYORS NOTE:

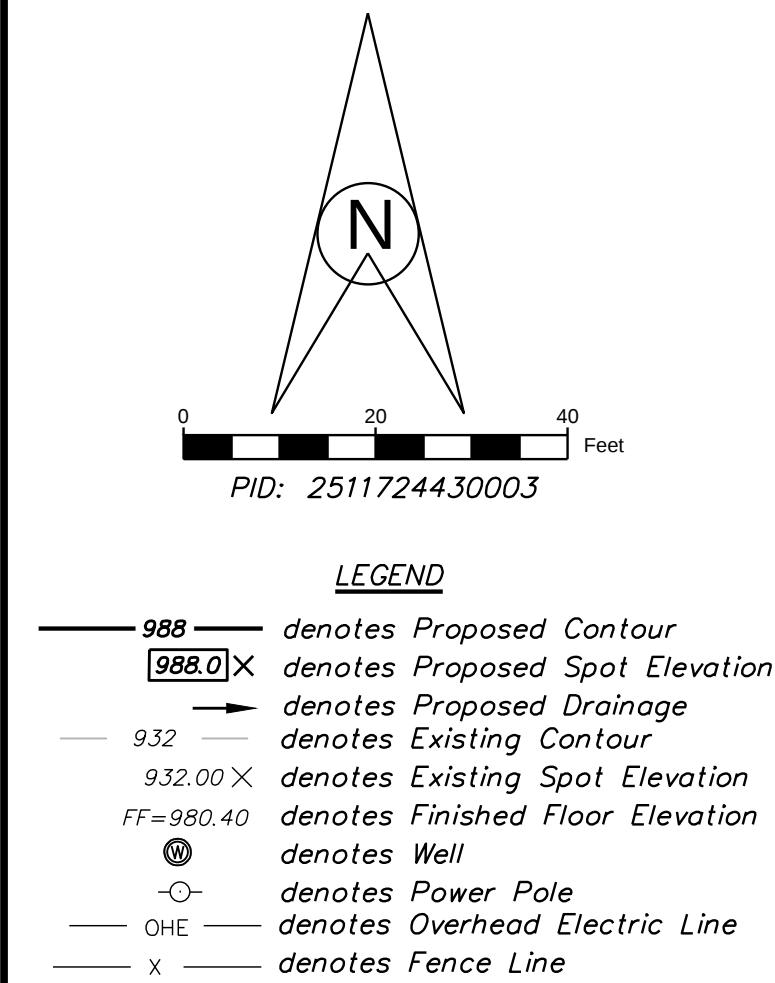
I was not provided with information as to an easement on the traveled Enchanted Lane.

PROPOSED HARDCOVER CALCULATIONS:		
AREA TO OHWL LESS BITUMINOUS STREET=	15,405±	S.F.
	AREA	
Proposed House	2,392	S.F.
Proposed Driveway	718	S.F.
Proposed Concrete	595	S.F.
Existing Shed	41	S.F.
Gravel Driveway	44	S.F.
TOTAL	3,790	S.F.
% HARDCOVER	24.6	%

Bituminous Street (Not included in hardcover) = 1,539 SF

AS-BUILT HARDCOVER CALCULATIONS:		
AREA TO OHWL LESS BITUMINOUS STREET=	14,774±	S.F.
	AREA	
Existing House	2,362	S.F.
Existing Concrete Driveway	914	S.F.
Existing Concrete Patio	328	S.F.
Existing Concrete Walk	76	S.F.
Existing Shed	9	S.F.
Existing Gravel Driveway	7	S.F.
TOTAL	3,696	S.F.
% HARDCOVER	25.0	%

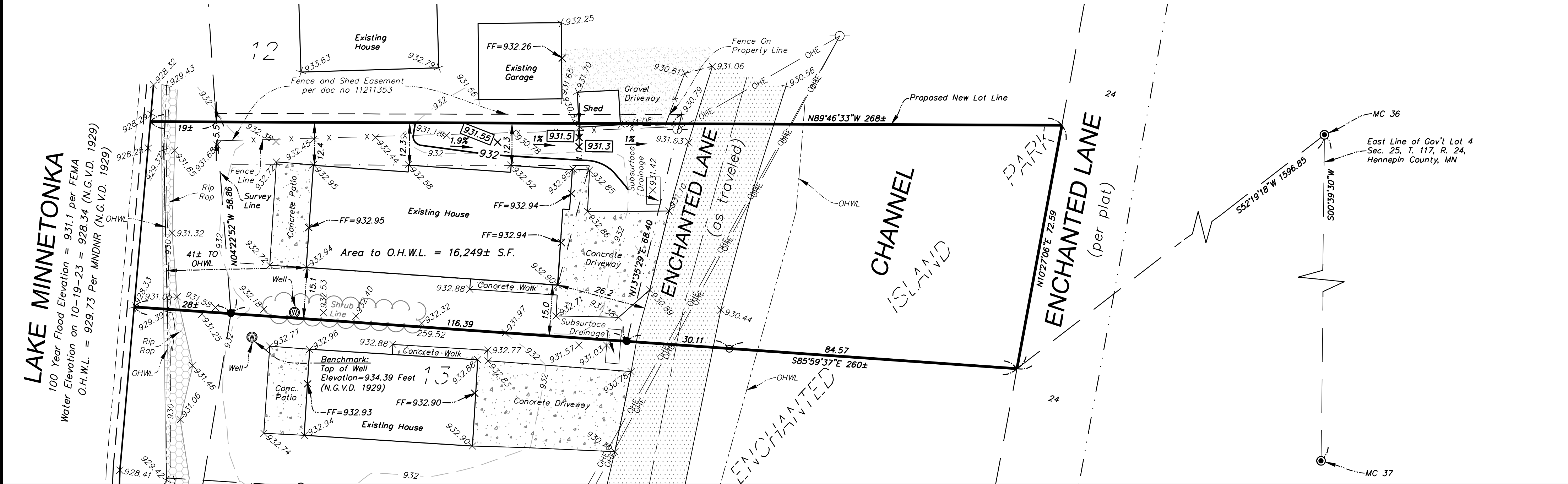
Bituminous Street (Not included in hardcover) = 1,475 SF



PROPERTY ADDRESS:
3790 Enchanted Lane,
Minnetrista, MN

Proposed Elevations:
Garage Floor = 932.70
Top of Foundation = 933.03

As-Built Elevations:
Garage Floor = 932.94
Main Floor = 932.95



As-Built Grading Survey on part of
Gov't Lot 4, Sec. 25, T. 117, R. 24,
Hennepin County, MN

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.

Paul E. Otto
License #40062 Date: 2-9-26

Requested By:

Enchanted Island, LLC

Date:

10-27-25

Drawn By:

T.J.B.

Scale:

1"=20'

Checked By:

P.E.O.



www.ottoassociates.com

9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062
- ⦿ denotes found Judicial Land Monument

Project No.

23-0430

RESOLUTION NO. 85-26

CITY OF MINNETRISTA

**RESOLUTION APPROVING A SIMPLE SUBDIVISION WITH VARIANCES
BETWEEN 3780 AND 3790 ENCHANTED LANE FOR ENCHANTED ISLAND LLC
AND STEVE SHOOP AND NANCY RIGELHOF AND A SIDE YARD SETBACK
VARIANCE AT 3790 ENCHANTED LANE FOR ENCHANTED ISLAND LLC**

WHEREAS, the City of Minnetrista (the “City”) is a municipal corporation, organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council of the City of Minnetrista has adopted zoning and subdivision regulations, per Chapter 5 of the Municipal Code, to promote the orderly, economic and safe development and utilization of land within the city; and

WHEREAS, Enchanted Island LLC and Steve Shoop & Nancy Rigelhof (the “Applicants”) have made a request for a simple subdivision to adjust the common lot line between 3780 & 3790 Enchanted Lane with variances to the lot size and lot width and side yard setback variance to reduce the required setback from 15 feet to 12.3 feet for the existing home at 3790 Enchanted Lane; and

WHEREAS, the existing legal descriptions for 3780 Enchanted Lane and 3790 Enchanted Lane (the “Properties”) are described on Exhibit A attached hereto; and

WHEREAS, the proposed legal descriptions for the Properties are described on Exhibit B attached hereto; and

WHEREAS, on July 27, 2026, the Minnetrista Planning Commission considered the requested simple subdivision with variances and a side yard setback variance, held a public hearing and, after consideration of the entire record before it, voted 5-0 in favor of recommending approval of the requested setback variance; and

WHEREAS, the Minnetrista City Council has reviewed the application, as submitted, and has made the following findings of fact:

1. The requested simple subdivision and setback variance are in harmony with the purpose and intent of the City’s zoning ordinances because the resulting lots and structures maintain reasonable standards similar to that of the surrounding neighborhood;
2. The requested variance is consistent with the City’s comprehensive plan because the Properties are guided for long term Residential Low land use in the 2040 Minnetrista Comprehensive Plan. The proposed simple subdivision and setback variance do not change the uses from single family and is consistent with the long-term plan for the Property. In addition to simply complying with the Proposed Land Use Map, the simple subdivision

and setback variance do not result in additional shoreland development or changes to viewsheds as the lots and structures are existing;

3. The Applicants propose to use the Property in a reasonable manner because the Applicants both will maintain similarly sized properties that contain single family homes;
4. The requested variance is the result of unique circumstances not created by the landowner because the ambiguity in the legal descriptions of the Properties has required rewritten legal descriptions, which necessitate variances to existing lot standards and neither of the Applicants were the ones to write the existing legal descriptions; and
5. The requested variance will not alter the character of the locality because the resulting lots remaining consistent in width and area to those in the neighborhood and the side setback variance does not change the existing spacing between the home at 3780 Enchanted Lane and the home at 3790 Enchanted Lane.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetrista hereby approves the requested simple subdivision with variances between 3780 and 3790 Enchanted Lane and a side yard setback variance at the property generally located at 3790 Enchanted Lane, subject to the following conditions:

1. Final grading for 3790 Enchanted Lane shall be reviewed and approved by the City Engineer as part of the new home permit requirements. Any required grading shall maintain existing drainage patterns or improve the existing drainage of the lot and adjacent lots;
2. The Applicants shall obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property prior to any construction;
3. The Applicants are responsible for all fees incurred by the City in review of this application; and
4. The variance approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the site.

This resolution was adopted by the City Council of the City of Minnetrista on the 3rd day of August, 2026 by a vote of ___ Ayes and ___ Nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

EXHIBIT A

Existing Legal Description of 3780 Enchanted Lane:

The North 55.0 feet of the South 72.65 feet of Lot 12, "Enchanted Island Park Lake Minnetonka", Hennepin County, Minnesota

Existing Legal Description of 3790 Enchanted Lane:

The South 57.65 feet of Lot 12, "Enchanted Island Park" according to the recorded plot thereof, measured at right angles from the South line of said lot except the North 40 feet front and rear thereof.

AND

All that part of Lots 12 and 13 in "Enchanted Island Park" according to the recorded plat thereof, described as follows:

Beginning at a point on the shore of Lake Minnetonka, which point is 95 feet North from the Southwest corner of Lot 13; thence Northerly along lakeshore 50 feet; thence Easterly and parallel with the South line of Lot 12 to the East line of Lot 12; thence Southerly along the East line of Lots 12 and 13 to a point in the East line of Lot 13 which point is 97.58 feet North from the Southeast corner of Lot 13; thence Westerly to place of beginning.

EXHIBIT B

Proposed Legal Description of 3780 Enchanted Lane:

That part of Government Lot 4, Section 25, Township 117, Range 24, Hennepin County, Minnesota, also being a part of Lot 12, "Enchanted Island Park Lake Minnetonka" described as follows: Commencing at Meander Corner Number 36 on the East Line of said Government Lot 4; thence South 52 degrees 19 minutes 18 seconds West, assuming the East line of said Government Lot 4 being a line drawn from Meander Corner Number 36 to Meander Corner Number 37 bears South 0 degrees 39 minutes 30 seconds West, a distance of 1596.85 feet; thence North 10 degrees 27 minutes 06 seconds East a distance of 72.59 feet to the point of beginning and the start of "Line A"; thence North 89 degrees 46 minutes 33 seconds West to the shoreline of Lake Minnetonka; thence Northerly along said shoreline to an intersection with a line 55.00 feet North of, measured at a right angle to, and parallel with said "Line A"; thence Easterly along said parallel line to an intersection with a line bearing North 10 degrees 27 minutes 06 seconds East from the point of beginning; thence South 10 degrees 27 minutes 06 seconds West to the point of beginning.

Proposed Legal Description of 3790 Enchanted Lane:

That part of Government Lot 4, Section 25, Township 117, Range 24, Hennepin County, Minnesota, also being a part of the recorded plat of ENCHANTED ISLAND PARK, described as follows:

Commencing at Meander Corner No. 36 on the East line of said Government Lot 4; thence South 52 degrees 19 minutes 18 seconds West, assuming the East line of said Government Lot 4, being a line drawn from Meander Corner No. 36 to Meander Corner No. 37, bears South 00 degrees 39 minutes 30 seconds West, a distance of 1596.85 feet to the point of beginning; thence North 10 degrees 27 minutes 06 seconds East, a distance of 72.59 feet; thence North 89 degrees 46 minutes 33 seconds West, a distance of 268 feet, more or less, to the shoreline of Lake Minnetonka; thence Southerly along said shoreline to a line that bears North 85 degrees 59 minutes 37 seconds West from the point of beginning; thence South 85 degrees 59 minutes 37 seconds East, a distance of 260 feet, more or less, to the point of beginning.