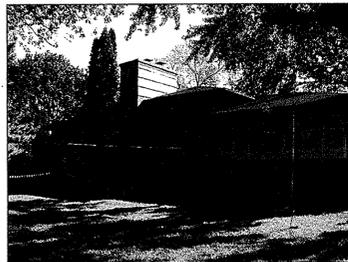


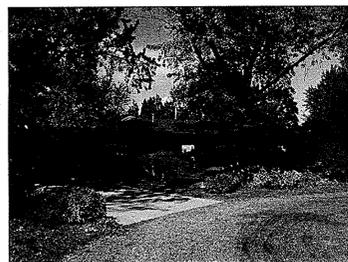
VICINITY MAP (NO SCALE)

- LEGEND**
- 916— EXISTING CONTOUR LINE
 - X912.76 EXISTING SPOT ELEVATION
 - SSM ○ SANITARY SEWER MANHOLE
 - WV ○ WATER VALVE
 - PP ○ POWER POLE
 - LP ○ LAMP POST
 - EM □ ELECTRIC METER
 - GV ○ GAS VENT
 - AC □ AIR CONDITIONER
 - OH— OVERHEAD UTILITY LINES
 - SS— SANITARY SEWER
 - W— WATER MAIN/SERVICE
 - (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
 - (R) DENOTES RECORD DIMENSION AS PER PLAT OF VICTORSEN'S ADDITION TO NORMANDEALE COURT

FLOODPLAIN NOTE: SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 27050-043, DATED SEPTEMBER 2, 2004, HENNEPIN COUNTY, MINNESOTA.



REAR OF 5016 NORMANDEALE COURT



FRONT OF 5016 NORMANDEALE COURT

THE SKOOG RESIDENCE

5016 NORMANDEALE COURT

CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA

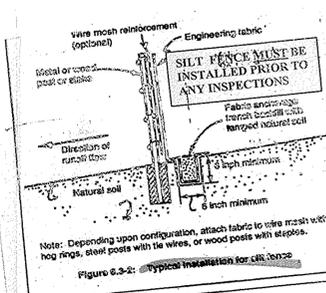
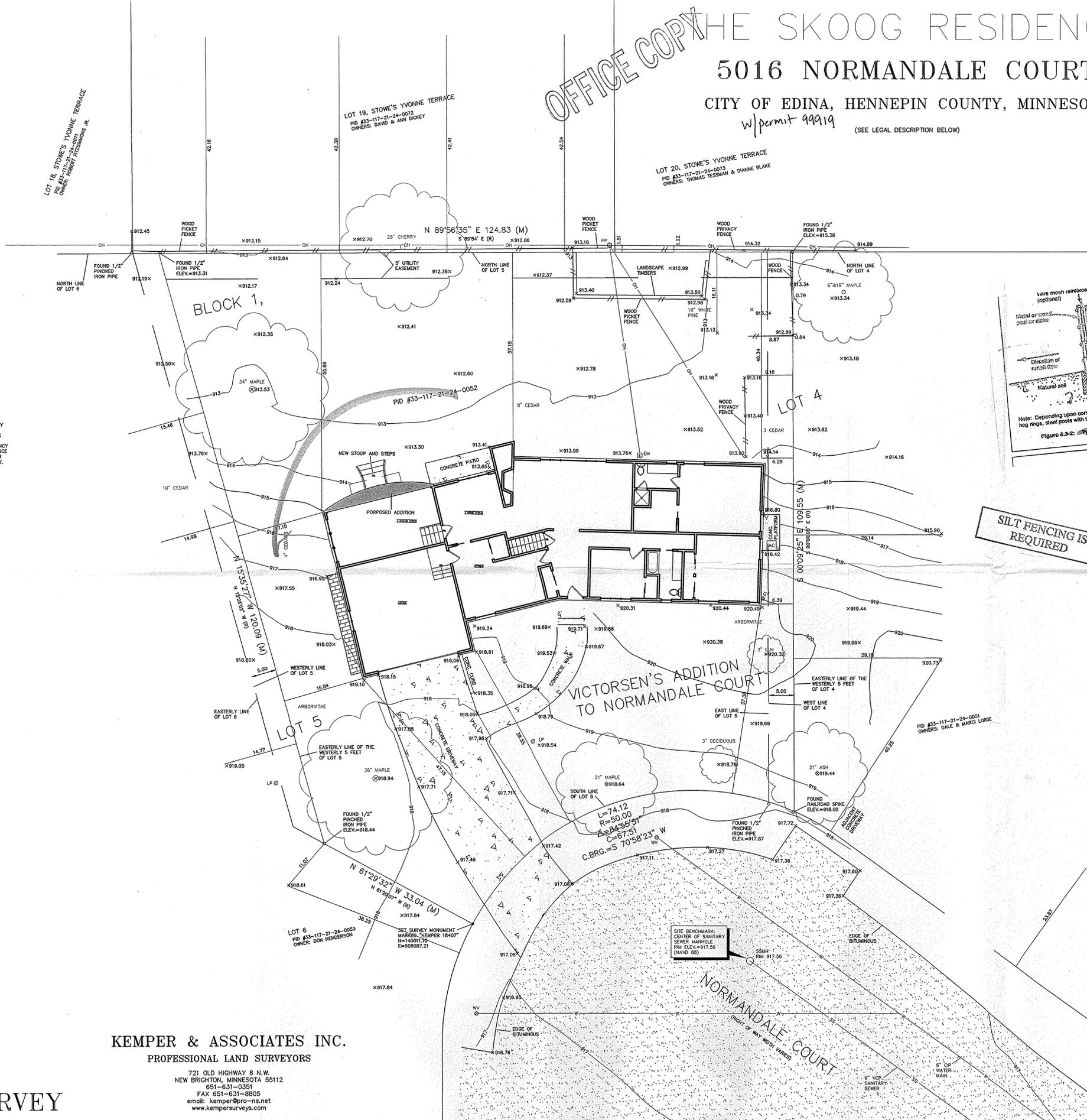
w/permit 99919 (SEE LEGAL DESCRIPTION BELOW)

1 INCH EQUALS 10 FEET

BASIS FOR BEARINGS:
HENNEPIN COUNTY COORDINATE SYSTEM (MAY 1993)
(VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)

BASIS FOR ELEVATION:
NAVD 88
(VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)

CONTOUR INTERVAL=1 FOOT



SILT FENCING IS REQUIRED

LEGAL DESCRIPTION

CERTIFICATE OF TITLE NO. 857308
Westerly 5 feet of Lot 4, and Lot 5, except the Westerly 5 feet thereof as measured at right angles and adjacent to the most Westerly line of said Lot, Block 1, "Victorsen's Addition to Normandale Court" Hennepin County, Minnesota. Subject to utility easement as shown on plat.

AREA SUMMARY

PROPERTY AREA = 12,524 SQ. FT. OR 0.2875 ACRES
USE FOOTPRINT = 2,565 SQ. FT.
FOOTPRINT = 47 SQ. FT.
CONCRETE DRIVEWAY = 725 SQ. FT.
CONCRETE WALK & STOOP = 179 SQ. FT.
CONCRETE PLATFORM = 57 SQ. FT.
BRICK STRIP = 40 SQ. FT.
TOTAL IMPERVIOUS SURFACE COVERAGE = 3,639 SQ. FT. (28.1% OF PROPERTY AREA)

ZONING REQUIREMENTS

ZONED R-1 - SINGLE DWELLING UNIT DISTRICT

MINIMUM LOT AREA - 9,000 SQ. FT.
MINIMUM LOT WIDTH - 75 FEET
MINIMUM LOT DEPTH - 120 FEET
MINIMUM LOT WIDTH TO PERIMETER RATIO - 0.1
MAXIMUM BUILDING COVERAGE - 25%
MAXIMUM HEIGHT - 2.5 STORES OR 30 FEET, WHICHEVER IS LESS

BUILDING SETBACKS:
FRONT - 30 FEET (WHEN MORE THAN 25% OF THE FRONTAGE ON ONE SIDE OF A STREET BETWEEN INTERSECTIONS IS OCCUPIED BY BUILDINGS HAVING FRONT STREET SETBACKS OF MORE OR LESS THAN 30 FEET, THE AVERAGE SETBACK OF SUCH EXISTING BUILDINGS SHALL BE MAINTAINED BY ALL NEW OR RELOCATED BUILDINGS OR STRUCTURES OF ADDITIONS HERETO ON THE SAME SIDE OF THAT STREET AND BETWEEN SAID INTERSECTIONS. IF A BUILDING OR STRUCTURE OR ADDITION THERE TO IS TO BE BUILT OR RELOCATED WHERE THERE IS AN ESTABLISHED AVERAGE SETBACK, AND THERE ARE EXISTING BUILDINGS ON BOTH SIDES OF THE NEW OR RELOCATED BUILDING OR STRUCTURE OR ADDITION THERE TO, THE FRONT SETBACK NEED BE NO GREATER THAN THAT WHICH WOULD BE ESTABLISHED BY CONNECTING A LINE PARALLEL WITH THE FRONT LOT LINE, CONNECTING THE MOST FORWARD PORTION OF THE ADJACENT PRINCIPAL BUILDING ON EACH SIDE)

SIDE - 10 FEET (ON LOTS 75 FEET IN WIDTH) - THE REQUIRED INTERIOR YARD SETBACK OF 5 FEET SHALL INCREASE BY 1/3 FOOT (4 INCHES) FOR EACH FOOT THAT THE LOT WIDTH EXCEEDS 60 FEET (ON LOTS MORE THAN 60 FEET IN WIDTH, BUT LESS THAN 75 FEET IN WIDTH)

(THE REQUIRED INTERIOR SIDE YARD SETBACK SHALL BE INCREASED BY 6 INCHES FOR EACH FOOT THE BUILDING HEIGHT EXCEEDS 15 FEET)

REAR - 25 FEET

ACCESSORY BUILDINGS:
THE COMBINED TOTAL AREA OCCUPIED BY ALL ACCESSORY BUILDINGS AND STRUCTURES, EXCLUDING ATTACHED GARAGES, SHALL NOT EXCEED 1,000 SQ. FT. THE MINIMUM SIDE AND REAR YARD SETBACK IS 3 FEET FOR DETACHED GARAGES, TOOL SHEDS, GREENHOUSES AND GARDEN HOUSES ENTIRELY WITHIN THE REAR YARD, INCLUDING THE GAVES.
THE MINIMUM SIDE YARD SETBACK IS 5 FEET FOR ATTACHED GARAGES, TOOL SHEDS, GREENHOUSES AND GARDEN HOUSES.
THE MINIMUM SIDE AND REAR YARD SETBACK IS 5 FEET FOR ALL OTHER ACCESSORY BUILDINGS AND STRUCTURES.
THE MAXIMUM HEIGHT IS 1.5 STORES OR 18 FEET, WHICHEVER IS LESS FOR BUILDINGS AND STRUCTURES ACCESSORY TO SINGLE DWELLING UNIT BUILDINGS, BUT NOT ATTACHED THERE TO.

(AS PER CITY OF EDINA ZONING CODE)

PREPARED FOR:
JASON KOURKOULES
M/A PETERSON DESIGNBUILD, INC.
5161 WOODDALE AVENUE
EDINA, MINNESOTA 55424
952-925-9455
FAX 952-925-0664

BUILDING DEPARTMENT
APR 9 2000
CITY OF EDINA

CERTIFICATION
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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK D. KEMPER, PLS 18407
DATED THIS _____ DAY OF _____ 2009

KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS
721 OLD HIGHWAY 6 N.W.
NEW BRIGHTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8805
email: kemper@pro-ns.net
www.kempersurveys.com

CERTIFICATE OF SURVEY

33.117.21.24.0052

5016 NORMANDEALE CT