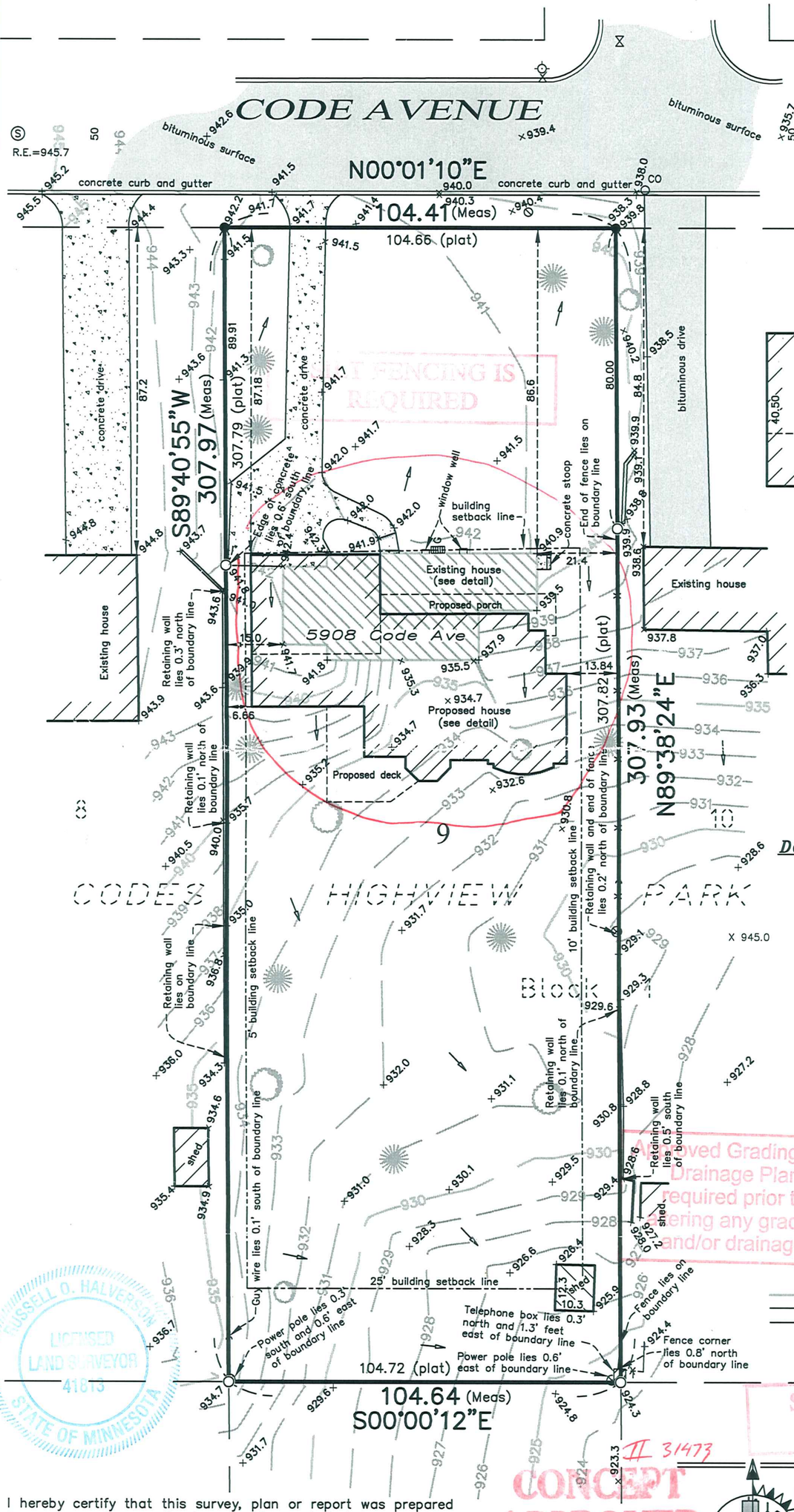
CERTIFICATE OF SURVEY FOR

Premier Remodeling

7455 France Avenue South
Edina, Minnesota 55435

BENCHMARK:
Top nut of fire hydrant at the northeast corner of Benton Avenue and Code Avenue, Elevation = 958.85 (per City of Edina Benchmark Database, accessed Nov. 29, 2004)

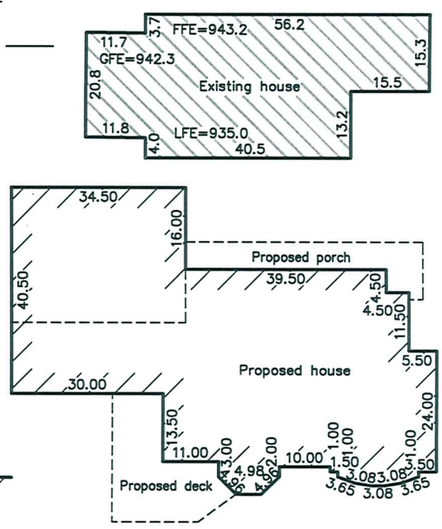
For the purposes of this survey the north line of Lot 9, Block 1, CODES IGHVIEW PARK is assumed to bear S89°40'55"W.



PROPOSED ELEVATIONS

Top of Block = 943.0
Garage Floor = 942.3
Basement Floor = 934.3

HOUSE DETAILS



NORTH

GRAPHIC SCALE

30 0 15 30

Scale: 1 Inch = 30 Feet

Description of Surveyed Property

(As provided by client)
Lot 9, Block 1, CODES HIGHVIEW PARK, according to the recorded plat thereof, Hennepin County, Minnesota.

Area Table

	Sq. Ft.	Acres
Drive and sidewalk	1,460	0.03
Stoop on south	14	0.00
House	1,642	0.04
Shed	126	0.00
Total Hardcover	3,242	0.07
Total Lot Area	32,187	0.74
Percent Hardcover	10%	

LEGEND

- FOUND IRON PIPE
- IRON PIPE SET WITH CAP 41813
- UTILITY POLE
- SANITARY SEWER MANHOLE
- G GAS METER
- CO CLEAN OUT
- HYDRANT
- GATE VALVE
- x 940.0 EXISTING ELEVATION
- 945 EXISTING CONTOUR LINE
- X FENCE LINE
- UTL OVERHEAD UTILITY LINE
- OR TREE
- EXISTING DRAINAGE DIRECTION

Approved Grading and Drainage Plan required prior to altering any grades and/or drainage

SILT FENCING IS REQUIRED

ALL SIDES

RUSSELL O. HALVERSON LICENSED LAND SURVEYOR 41813 STATE OF MINNESOTA

5908 Code Ave

II 31473

CONCEPT APPROVED

Date 1-24-05

By SD

City of Edina Bldg. Dept.

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 9th day of December, 2004

By: [signature]

Russ Halverson, Minnesota License No. 41813

Revised: Jan. 12, 2005 – house Revised: Jan. 14, 2005 – move house

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