5807 Bernard pl
89863 8-26-08
NEW HOME

Established in 1962

LOT SURVEYS COMPANY INC.

LAND SURVEYORS

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA

7601 73rd Avenue North
Minneapolis, Minnesota 55428

(763) 566093
Fax No. 5.3522

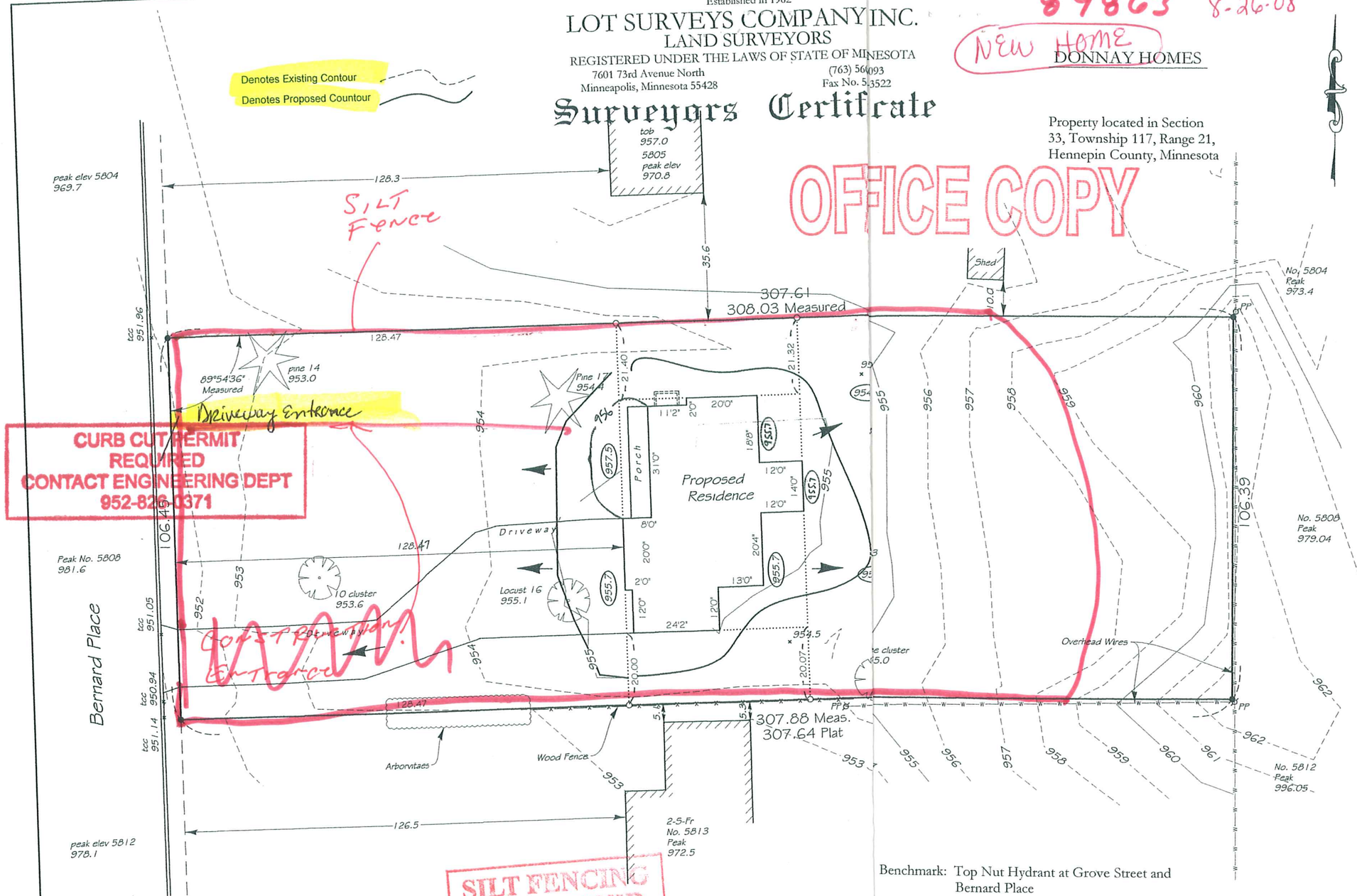
DONNAY HOMES

INVOICE NO. 77365
F.B.NO. 1024-39
SCALE: 1" = 30'

Surveyors Certificate

Property located in Section 33, Township 117, Range 21, Hennepin County, Minnesota

OFFICE COPY



● Denotes Found Iron Monument
○ Denotes Iron Monument
⊡ Denotes Wood Hub Set for excavation only
x000.0 Denotes Existing Elevation
(000.0) Denotes Proposed Elevation
Denotes Surface Drainage

NOTE: Proposed grades are subject to results of soil tests.
Proposed building information must be checked with approved building plan and development or grading plan before excavation and construction.
Proposed grades shown on this survey are interpolations of proposed contours from the drainage, grading and/or development plans.

NOTE: The relationship between proposed floor elevations to be verified by builder.

958.2	Proposed Top of Block
955.7	Proposed Garage Floor
949.4	Proposed Lowest Floor

Note: Garage dropped 3 courses

Type of Building
Partial Rear Lookout Windows

Existing Impervious Coverage
Boundary Area = 32,765 sq ft±
Existing Building = 2,195 sq ft±
Front Stoop and Walks = 334 sq ft±
Concrete Driveway = 344 sq ft±
Bituminous Driveway = 1,594 sq ft±
Brick Walls = 104 sq ft±
Shed = 125 sq ft±
Concrete Patio = 555 sq ft±
Total Coverage = 5,251 sq ft±
Percentage = 16.0%

Proposed Impervious Coverage
Boundary Area = 32,765 sq ft±
Prop Building = 2,424 sq ft±
Driveway & Walk = 2,999 sq ft±
Total Coverage = 5,423 sq ft±
Percentage = 16.6%

Average Setback of Block

No. 5801 = 128.0
No. 5805 = 128.3
No. 5807 = 128.6
No. 5813 = 126.5
No. 5817 = 127.5
No. 5216
Benton Ave = 127.4

Average Setback = 127.7

Benchmark: Top Nut Hydrant at Grove Street and Bernard Place
Elevation = 956.80 NGVD 1929 datum

The only easements shown are from plats of record or information provided by client.
We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and the location of all buildings and visible encroachments, if any, from or on said land.

Surveyed by us this 19th day of June 2008.

Signed

Charles F. Anderson, Minn. Reg. No. 21753 or
Gregory R. Prasch, Minn. Reg. No. 24992

Rev	Drawn By J. Munson
	File Name chp-22-1fb102439inv77365prop.dwg

Lot 22, Block 1, C HIGHVIEW PARK
Hennepin County, Minnesota

5807 BERNARD PL