

Foundation As-built for: JMS CUSTOM HOMES, LLC

House Address:
6004 Hansen Road, Edina, MN



LEGEND

- EM Denotes Existing Electric Meter
- PP Denotes Existing Power Pole
- ohe Denotes Existing Overhead Utility Line(s)
- - - - Denotes Existing Fence
- Denotes Existing Bituminous Surface
- Denotes Existing Concrete Surface
- x 000.0 Denotes Existing Elevation
- Denotes Found Iron Monument, as noted
- HYD Denotes Existing Hydrant
- TB Denotes Existing Telephone Box
- Denotes Existing Tree or Shrub
- Denotes Proposed Retaining Wall

PARCEL DESCRIPTION (PER HENNEPIN COUNTY TAX RECORDS):

Lot 2, Block 2, BIRCHCREST THIRD ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

Subject to all easements of record, if any.

(Torrens Property)

NOTES:

1. Only VISIBLE improvements were located as part of this survey.
2. Surveyed property contains ±9,004 sq. ft.
3. Surveyed property is zoned R-1, per the City of Edina Zoning Map.
5. BENCHMARK: Top Nut of Hydrant located at the southeast corner of 60th St. W. and Hansen Road. Elevation=907.57 (NGVD 29) - per the City of Edina.
6. Existing stone retaining wall encroaches onto Lot 1 by ±0.5 ft., as shown. Landscaping edge encroaches onto Lot 2 by ±2.7 ft., as shown.

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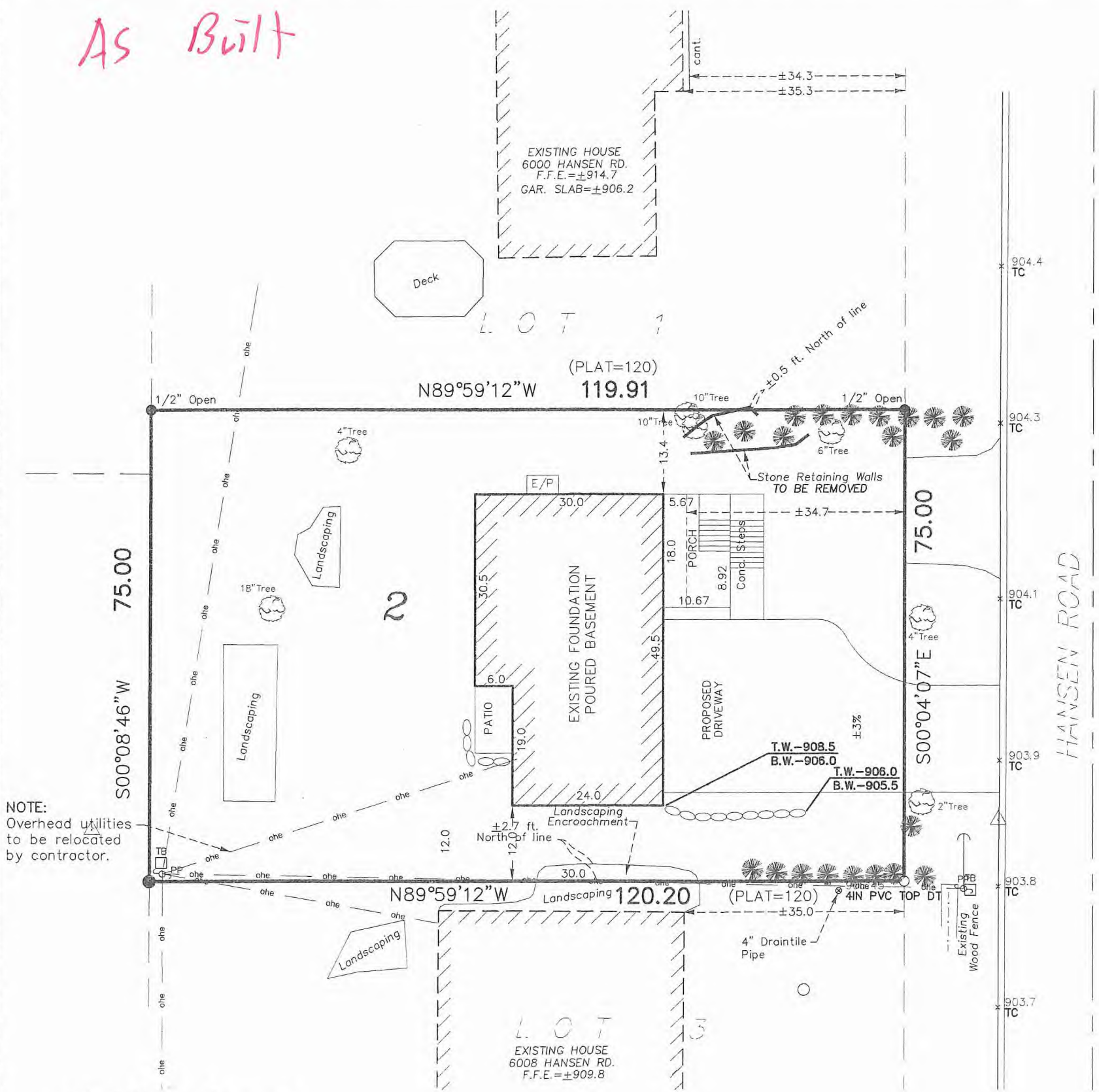
FOUNDATION ASBUILT #121919

I hereby certify to JMS Custom Homes, LLC 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 10th day of July, 2013.

6004 HANSEN
Signed: Carlson McCain, Inc.

By:
Thomas R. Balluff, L.S. Reg. No. 40361

As Built

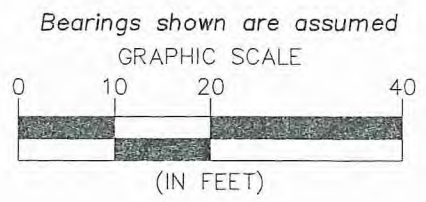


NOTE:
Overhead utilities to be relocated by contractor.



248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

621 4320.001-Proposed



AS-BUILT BUILDING ELEVATIONS
 Lowest Floor Elevation: ~~905.8~~ Not In
 Top of Foundation Elevation: ~~913.84~~ 913.7
 Garage Slab Elevation (at door): ~~905.5~~ Not In