

Grading As-built for: JMS CUSTOM HOMES, LLC

House Address:
6004 Hansen Road, Edina, MN



LEGEND

- Denotes Existing Electric Meter
- Denotes Existing Power Pole
- Denotes Existing Overhead Utility Line(s)
- Denotes Existing Fence
- Denotes Existing Bituminous Surface
- Denotes Existing Concrete Surface
- Denotes Existing Elevation
- Denotes Found Iron Monument, as noted
- Denotes Existing Hydrant
- Denotes Existing Telephone Box
- Denotes Existing Tree or Shrub
- Denotes Existing Retaining Wall
- Denotes Existing Contour

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.

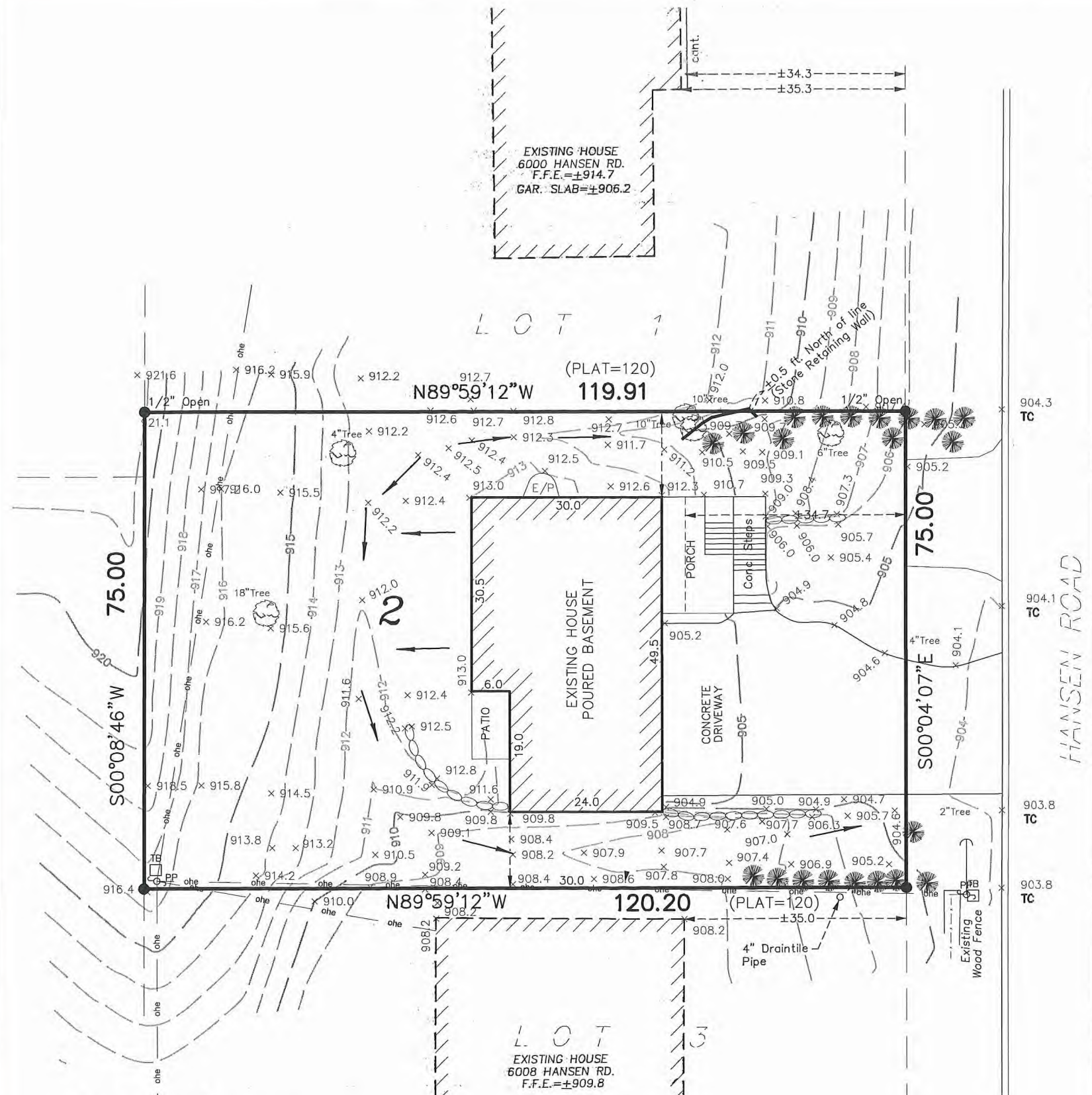
APPROVED
 BY: *PTB*
 DEPT: 7-10-14
 DATE: 07/10/2014
 BY:
 DEPT:
 DATE:
 BY:
 DEPT:
 DATE:

RETURN TO GREG 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 26th day of June, 2014.

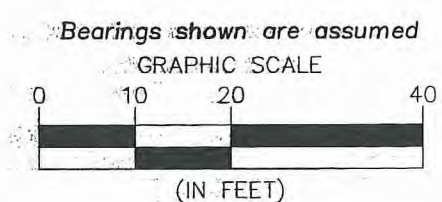
33.117.21.33.0049
 6004 HANSEN #121919

Signed: Carlson McCain, Inc.

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



Carlson McCain
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 621 4320.001-GAB



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~~ 905.2