Existing Conditions Survey For:

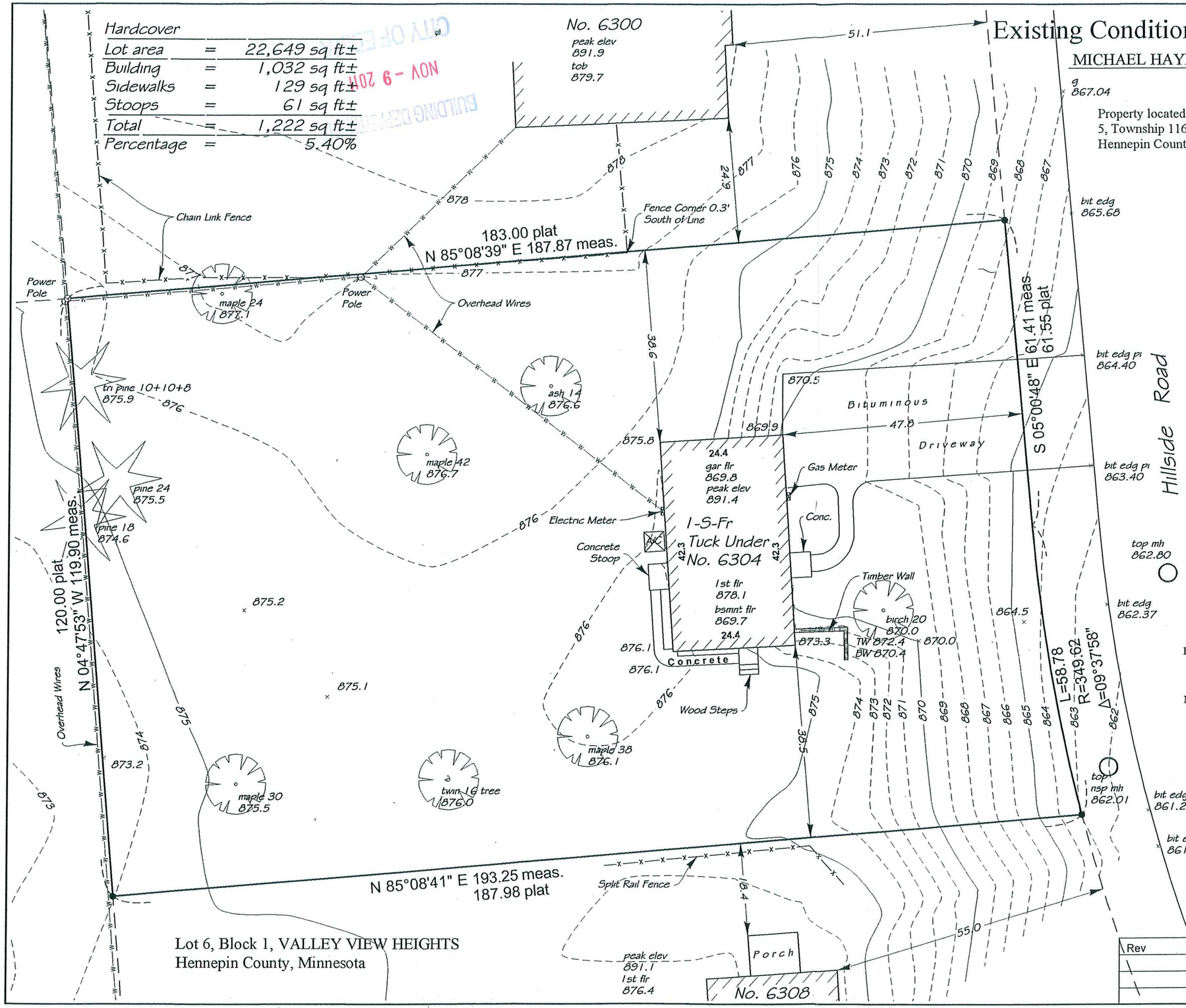
MICHAEL HAYES HOMES

INVOICE NO. 79659
F.B.NO. 1054-57
SCALE: 1" = 20'

Property located in Section 5, Township 116, Range 21, Hennepin County, Minnesota

Basis for bearings is assumed

Hardcover		
Lot area	=	22,649 sq ft±
Building	=	1,032 sq ft±
Sidewalks	=	129 sq ft±
Stoops	=	61 sq ft±
Total	=	1,222 sq ft±
Percentage	=	5.40%



Lot 6, Block 1, VALLEY VIEW HEIGHTS
Hennepin County, Minnesota

- ● 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.

_____ Proposed Top of Block
_____ Proposed Garage Floor
_____ Proposed Lowest Floor
_____ Type of Building

The Gregory Group
d.b.a.
LOT SURVEYS COMPANY, INC.
Established in 1962
LAND SURVEYORS
REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
7601 73rd Avenue North
Minneapolis, Minnesota 55428
(763) 560-3093
Fax No. 560-3522

Surveyors Certificate

Benchmark: Top Nut Hydrant located at Hillside Road & Crescent Drive
Elevation = 876.46 feet

Note: Utility & Drainage Easement information pending receipt of final plat from Hennepin County.

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, 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

Surveyed this 8th day of September 2011.

Signed _____
Gregory R. Prasch, Minn. Reg. No. 24992

Rev	Drawn By T. Munson
	File Name 05-116-21-12-0008
	vvh-6-1fb105457inv79659.dwg

6304 Hillside Rd