CONCEPT APPROVED
Date 11-26-03
By
City of Edina Bldg. Dept.

SILT FENCING IS REQUIRED

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

SITE PLAN
THE SCHWARTZ RESIDENCE

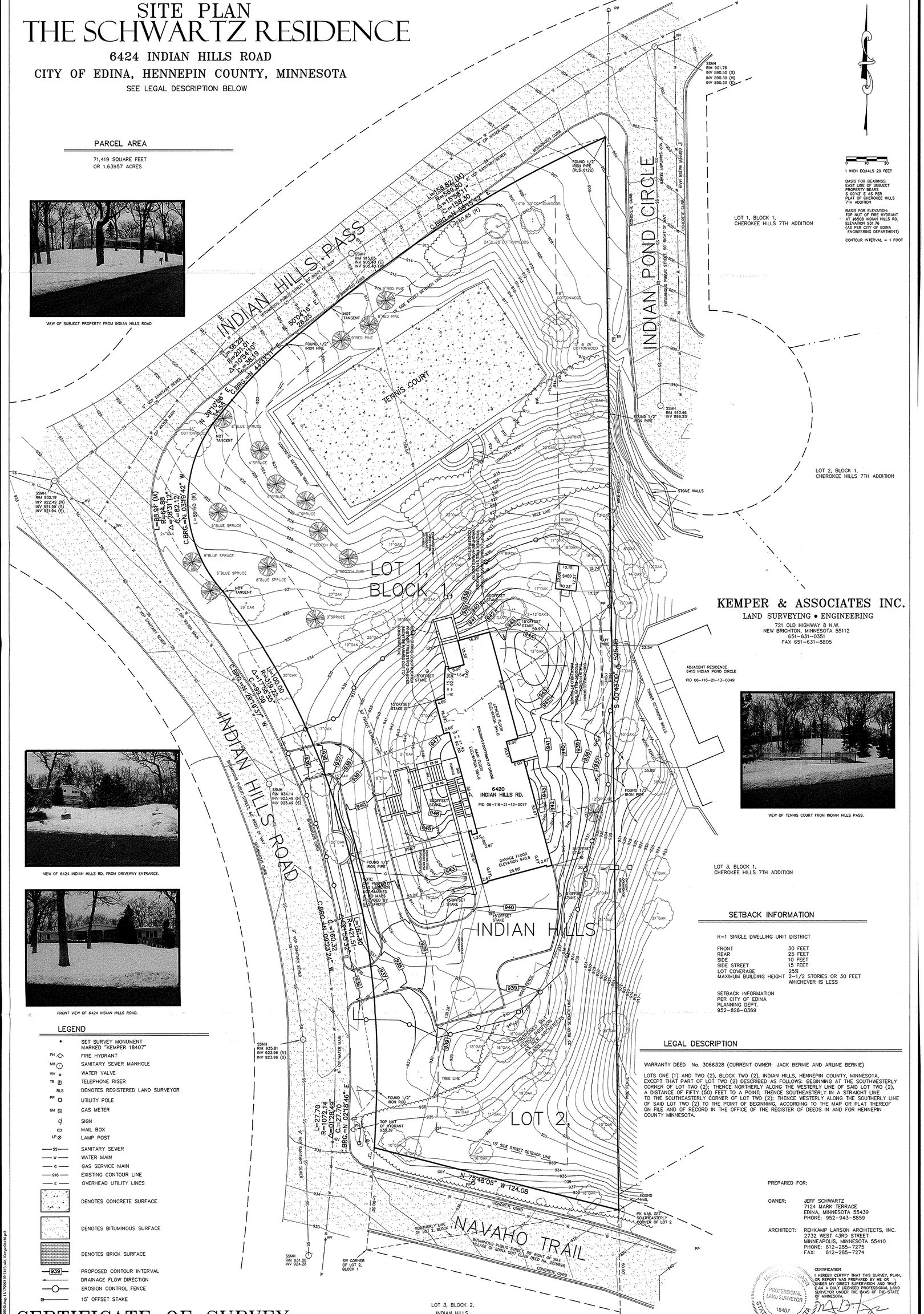
6424 INDIAN HILLS ROAD
CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA

SEE LEGAL DESCRIPTION BELOW

PARCEL AREA

71,419 SQUARE FEET
OR 1.63957 ACRES

VIEW OF SUBJECT PROPERTY FROM INDIAN HILLS ROAD



VIEW OF TENNIS COURT FROM INDIAN HILLS PASS.

VIEW OF 6424 INDIAN HILLS RD. FROM DRIVEWAY ENTRANCE.

FRONT VIEW OF 6424 INDIAN HILLS ROAD.

LEGEND

- SET SURVEY MONUMENT MARKED "KEMPER 18407"
- FH — FIRE HYDRANT
- MH — SANITARY SEWER MANHOLE
- WV — WATER VALVE
- TR — TELEPHONE RISER
- RLS — DENOTES REGISTERED LAND SURVEYOR
- PP — UTILITY POLE
- GM — GAS METER
- SIGN
- MAIL BOX
- LP — LAMP POST
- SS — SANITARY SEWER
- W — WATER MAIN
- G — GAS SERVICE MAIN
- 916 — EXISTING CONTOUR LINE
- E — OVERHEAD UTILITY LINES
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES BRICK SURFACE
- 939 — PROPOSED CONTOUR INTERVAL
- DRAINAGE FLOW DIRECTION
- EROSION CONTROL FENCE
- 15' OFFSET STAKE

SETBACK INFORMATION

R-1 SINGLE DWELLING UNIT DISTRICT

FRONT	30 FEET
REAR	25 FEET
SIDE	10 FEET
SIDE STREET	15 FEET
LOT COVERAGE	25%
MAXIMUM BUILDING HEIGHT	2-1/2 STORIES OR 30 FEET WHICHEVER IS LESS

SETBACK INFORMATION
PER CITY OF EDINA
PLANNING DEPT.
952-826-0369

LEGAL DESCRIPTION

WARRANTY DEED No. 3066328 (CURRENT OWNER: JACK BERNIE AND ARLINE BERNIE)

LOTS ONE (1) AND TWO (2), BLOCK TWO (2), INDIAN HILLS, HENNEPIN COUNTY, MINNESOTA, EXCEPT THAT PART OF LOT TWO (2) DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT TWO (2); THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT TWO (2), A DISTANCE OF FIFTY (50) FEET TO A POINT; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE SOUTHEASTERLY CORNER OF LOT TWO (2); THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TWO (2) TO THE POINT OF BEGINNING, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR HENNEPIN COUNTY MINNESOTA.

PREPARED FOR:

OWNER; JEFF SCHWARTZ
7124 MARK TERRACE
EDINA, MINNESOTA 55439
PHONE: 952-943-8859

ARCHITECT: REHKAMP LARSON ARCHITECTS, INC.
2732 WEST 43RD STREET
MINNEAPOLIS, MINNESOTA 55410
PHONE: 612-285-7275
FAX: 612-285-7274

KEMPER & ASSOCIATES INC.
LAND SURVEYING • ENGINEERING
721 OLD HIGHWAY 8 N.W.
NEW BRIGHTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8805

CERTIFICATION
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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK D. KEMPER, PLS 18407
DATED THIS 7th DAY OF Nov 2003

MARK D. KEMPER PROFESSIONAL LAND SURVEYOR 18407 STATE OF MINNESOTA

CERTIFICATE OF SURVEY

03040R1 (03040R1.DWG)

06-116-21-13-0052
6424 INDIAN HILLS RD