

INVOICE NO. 77145  
 F.B.NO. 1040-75  
 SCALE: 1" = 20'

- 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

SILT FENCING IS REQUIRED

peak elev 893.7  
 top foundation 870.4  
 building floor 871.5  
 No. 6500 Nordic

Established in 1962  
**LOT SURVEYS COMPANY, INC.**  
 LAND SURVEYORS

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA  
 7601 73rd Avenue North (763) 560-3093  
 Minneapolis, Minnesota 55428 Fax No. 560-3522

**Surveyors Certificate**

Benchmark: Top nut hydrant @ the corner of Gleason Road & Balder Lane  
 Elevation = 886.52

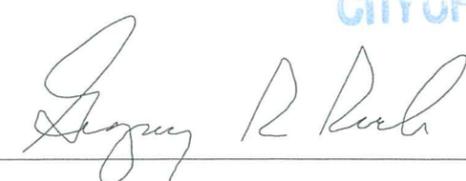
Existing Hardcover  
 Lot Area = 12,429 sq ft±  
 Building = 1,826 sq ft±  
 Driveway = 535 sq ft±  
 Sidewalk = 105 sq ft±  
 Porch = 197 sq ft±  
 Planter Walls = 48 sq ft±  
 Total Coverage = 2,711 sq ft±  
 Percentage = 21.8%

Proposed Hardcover  
 Lot Area = 12,429 sq ft±  
 Building = 1,826 sq ft±  
 Driveway = 535 sq ft±  
 Sidewalk = 105 sq ft±  
 Porch = 197 sq ft±  
 Planter Walls = 48 sq ft±  
 Proposed Addition = 492 sq ft±  
 Total Coverage = 3,203 sq ft±  
 Percentage = 25.8%

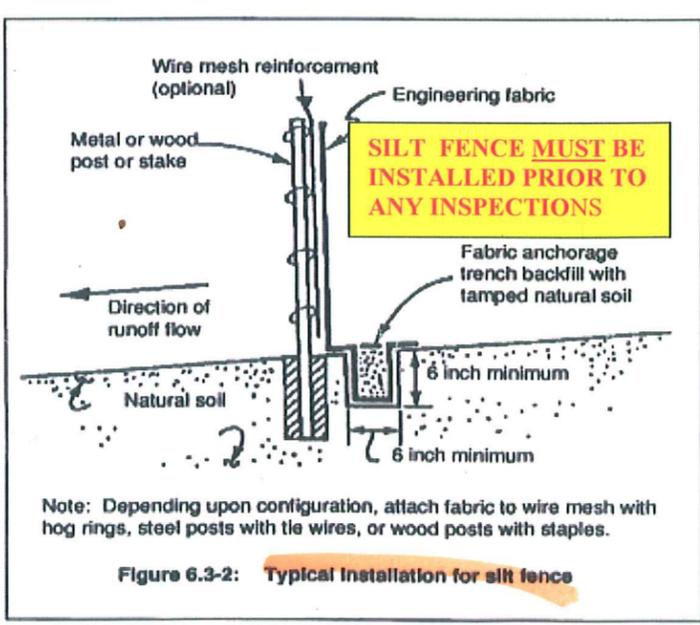
peak elev 895.8

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 26th day of February 2008.

BUILDING DEPARTMENT  
 MAR 28 2008  
 CITY OF EDINA

Signed 

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



Lot 1, Block 2, VALLEY ESTATES

Rev	3-10-08 easement	Drawn By	J. Munson
	3-19-08 added proposed addition	File Name	ve-1-2fb104075inv77145.dwg

#87557 4.10.08 6501 SCANDIA RD