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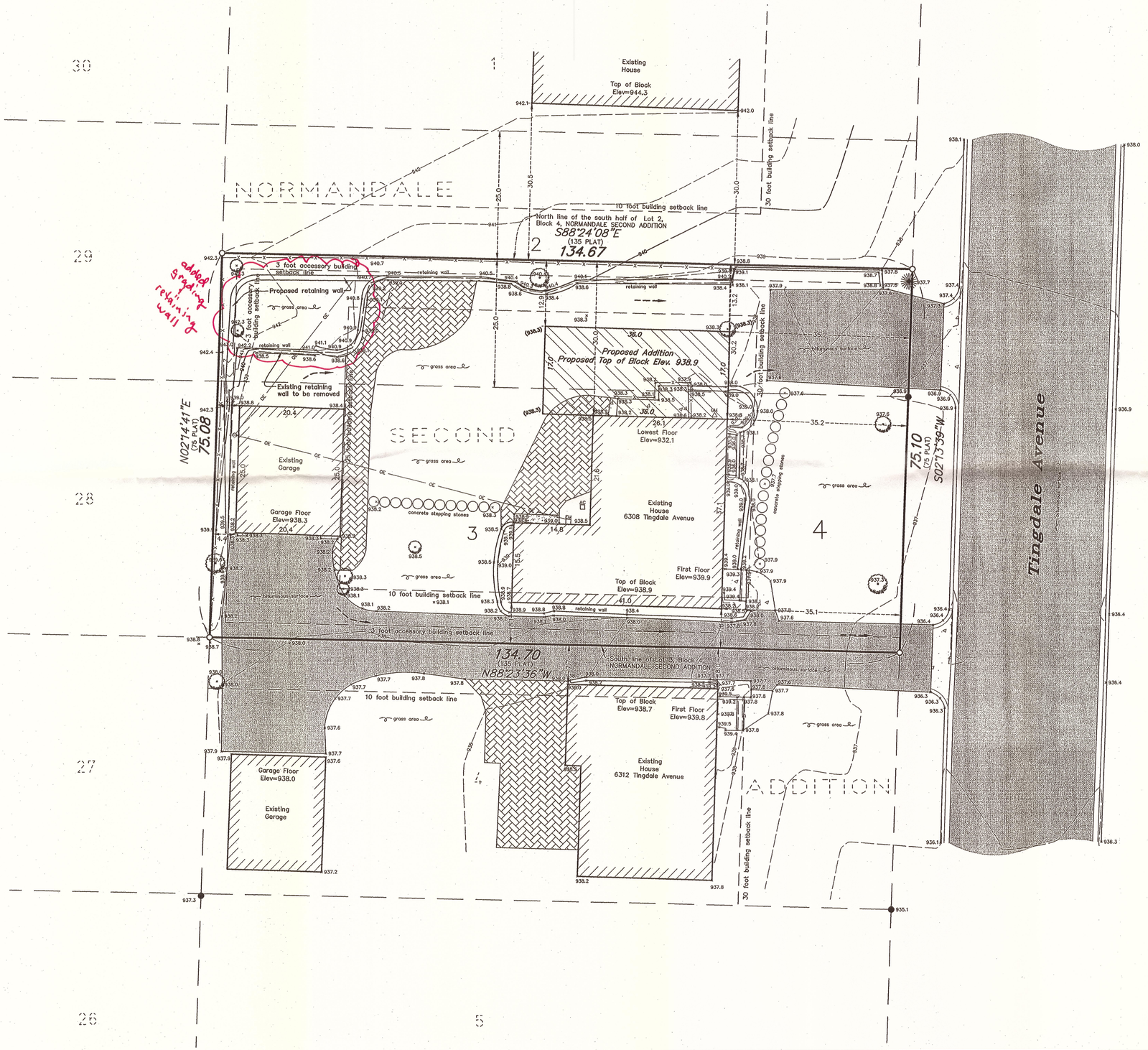
Topographic Survey ~ for ~ Shane Stumm ~ of ~ Lot 3 and South half of Lot 2, Block 4 NORMANDALE SECOND ADDITION Edina, Minnesota



PROPERTY DESCRIPTION

Lot 3 and the south half of Lot 2, Block 4, NORMANDALE SECOND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota

NORTH

0 10 20
SCALE IN FEET

BASIS OF BEARINGS

For the purposes of this survey the South line of Lot 3, Block 4, NORMANDALE SECOND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota is assumed to bear N88°23'36"W.

BENCHMARK

TNH (Top Nut of Hydrant)
–the top nut of the fire hydrant located on the east side of Tingdale Avenue at the intersection of 63rd Street West
Elev.= 943.2 feet (NGVD 29) City of Edina

AREA

10,113 Square Feet or 0.23 Acres

This survey is subject to revision based upon receipt of current deed and title information.

LEGEND

- ● = IRON MONUMENT FOUND
- ○ = IRON MONUMENT SET AND MARKED WITH LICENSE NO. 23968.
- EM = ELECTRIC METER
- = ELECTRIC POWER POLE
- GM = GAS METER
- AC = AIR CONDITIONING UNIT
- = DRAINAGE DIRECTION
- (938.3) = PROPOSED ELEVATION
- OE = OVERHEAD ELECTRIC
- 800 = TOPOGRAPHIC INDEX CONTOUR
- 802 = TOPOGRAPHIC CONTOUR
- X 800.0 = SPOT ELEVATION
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = BITUMINOUS SURFACE
- = CONCRETE SURFACE

THIS PLAN MUST BE MAINTAINED AND ACCESSIBLE ON THE CONSTRUCTION SITE.

NOTE:

Above ground utilities have been field located as shown. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation or digging contact Gopher State One Call for an on-site location (651-454-0002).

w/permit #95144

OFFICE COPY

SETBACK INFO FROM CITY OF EDINA:

SINGLE DWELLING

FRONT STREET	30 FEET
SIDE STREET	15 FEET
INTERIOR SIDE YARD	10 FEET
REAR YARD	25 FEET

ACCESSORY BUILDINGS:
DETACHED GARAGE

SIDE STREET	15 FEET
INTERIOR SIDE YARD	3 FEET
REAR YARD	3 FEET

BUILDING DEPARTMENT
JUL 06 2009
CITY OF EDINA

REVISED PLAN

4308 Tingdale Ave
04.116.21.21.0065

Duluth, MN
Ham Lake, MN
Hibbing, MN
Minneapolis, MN
Oakdale, MN
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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 Land Surveyor under the laws of the State of Minnesota.

Kurt M. Kisch DATE 6/09/09 REG. NO. 23968

SURVEYED	RLK
DRAWN	CMH
CHECKED	KMK

REVISIONS
6-26-09 Retaining wall

Shane Stumm
6308 Tingdale Avenue
Edina, MN 55439

Lot 3 and S 1/2 of Lot 2, Block 4
NORMANDALE SECOND ADDITION
Edina, Minnesota

Topographic Survey

SHEET #	PROJECT #
1/1	2009088L

Jun 26, 2009 10:02am
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