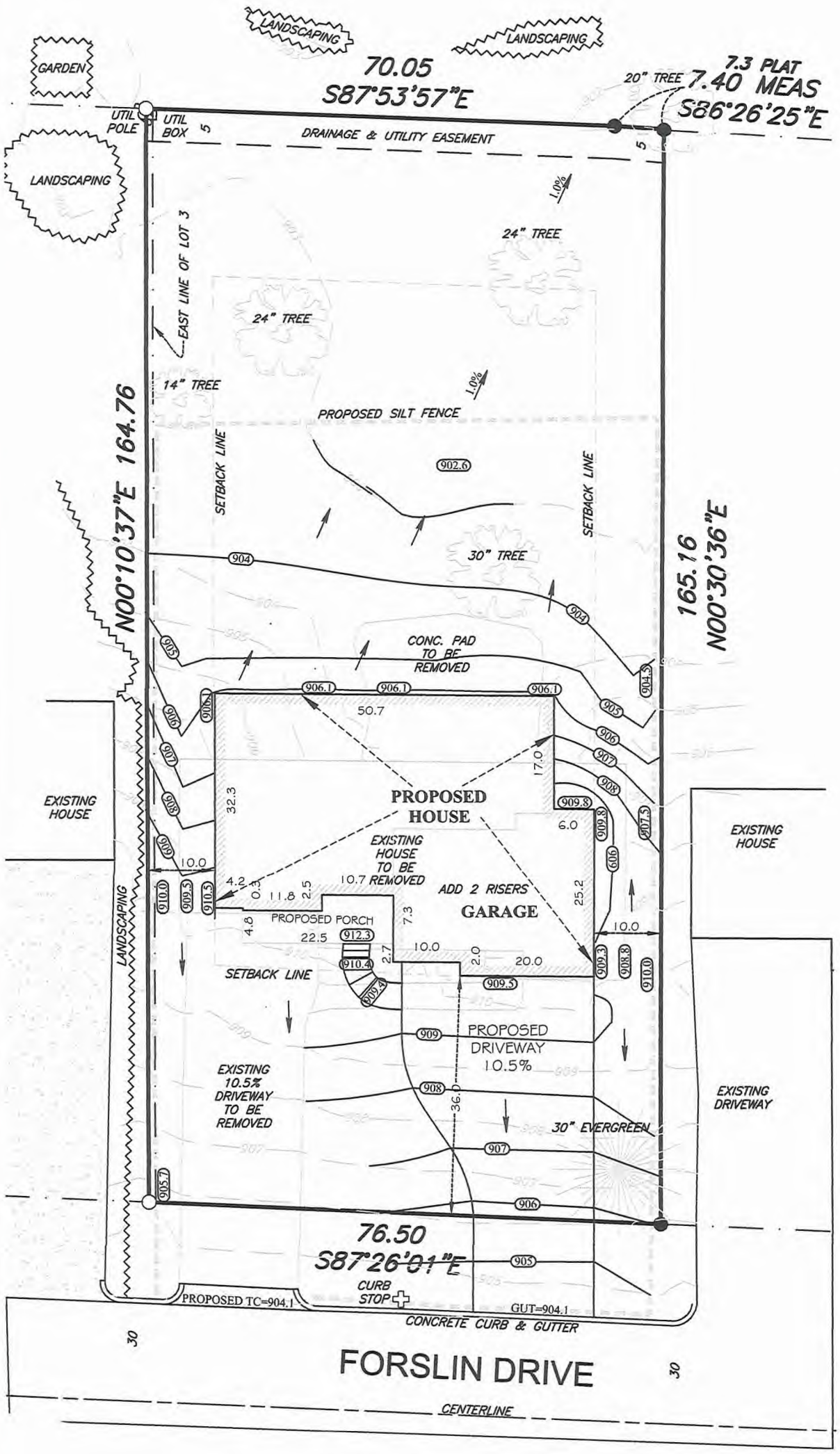
ADDRESS: 5312 FORSLIN AVENUE

CERTIFICATE OF SURVEY
FOR
MJL HOMES LLC



DENOTES MAILBOX
DENOTES IRON PIPE MONUMENT SET
DENOTES FOUND IRON PIPE MONUMENT
DENOTES PROPOSED DRAINAGE DIRECTION
DENOTES SERVICE LOCATION
DENOTES WOOD HUB
000.0 DENOTES EXISTING ELEVATION
(000.0) DENOTES PROPOSED ELEVATION
000 DENOTES EXISTING CONTOUR
(000) DENOTES PROPOSED CONTOUR
DENOTES DECIDUOUS TREE
DENOTES EVERGREEN TREE

SETBACK INFORMATION:

FRONT - AVERAGE OF THE HOUSES ON EITHER SIDE =36'

SIDE YARD - 5'

REAR YARD - 25'

1" = 20'

EXISTING LOWEST OPENING = WALKOUT DOOR = 903.9
PROPOSED LOWEST OPENING = LOOKOUT WINDOW
TOP OF CONC. = 906.6

EXISTING GARAGE FLOOR ELEV. = 910.2
PROPOSED GARAGE FLOOR ELEV. = 909.5

EXISTING FIRST FLOOR ELEV. = 911.9
PROPOSED FIRST FLOOR ELEV. = 912.8

ADD 2 EXTRA STEPS BETWEEN THE HOUSE AND GARAGE

PROPOSED TOP OF WALL ELEV. = 911.0
PROPOSED GARAGE FLOOR ELEV. = 909.5
PROPOSED BASEMENT FLOOR ELEV. = 902.8

NOTE: THE ELEVATION DIFFERENCE BETWEEN THE BASEMENT FLOOR AND THE HOUSE TOP OF WALL IS 8.2'

DENOTES BITUMINOUS SURFACE

DENOTES CONCRETE SURFACE

DENOTES GRAVEL SURFACE

DENOTES PROPOSED SILT FENCE

PROPERTY DESCRIPTION

LOT 4 AND THE EAST 1 FOOT OF LOT 3, BLOCK 1, BIRCHCREST THIRD ADDITION, CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA.

LOT AREA = 12,696 SF
HOUSE AREA = 1,986 SF
PORCH AREA = 135 SF

IMPERVIOUS = 2,121 SF = 16.7%

I HEREBY CERTIFY THAT THIS SURVEY 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.

DATE: 5-13-2016
REVISED: 6-30-2016

Thomas J. O'Meara
THOMAS J. O'MEARA, LAND SURVEYOR
MINNESOTA LICENSE NO. 46167

Bohlen
Surveying & Associates

31432 Foliage Avenue
Northfield, MN 55057
Phone: (507) 645-7768
tomeara@bohlensurveying.com

1682 Cliff Road E.
Burnsville, MN 55337
Phone: (952) 895-9212
Fax: (952) 895-9259

Z:\S\Projects\edina\birchcrest-3rd-add\dwg\lot4-cert-5-13-16.dwg 5/13/2016 10:35:10 AM CDT

33-117-21-33-0045