

LEGEND

- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- * 921.0 ASBUILT ELEVATION
- (922.0) PROPOSED ELEVATION
- ⊗ CS CURB STOP
- MANHOLE
- ▨ CATCH BASIN
- ∅ POWERPOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- ⊠ GAS METER
- ⊠ ELECTRIC METER
- ⊠ AIR CONDITIONER

X DENOTES FENCE LINE

LEGAL DESCRIPTION:

LOT 13 AND THE SOUTHWESTERLY 2 FEET OF LOT 14, BLOCK 1, EDINA HILLS, according to plat thereof, on file and of record in the Office of the Hennepin County Recorder.

Surveyor:

PTS Land Services, Inc.
826 NW 30th Street
Faribault, MN 55021
Phone: 507-291-1137
Fax: 507-334-9472
www.ptsland.com

PROPOSED ELEVATIONS:

FIRST FLOOR = 898.33
TOP OF BLOCK = 896.71
GARAGE FLOOR = 896.50
BASEMENT FLOOR = 888.04

AS-BUILT ELEVATIONS

TOP OF FOUNDATION=896.6-896.7
FIRST FLOOR = 898.5
GARAGE FLOOR = 896.3

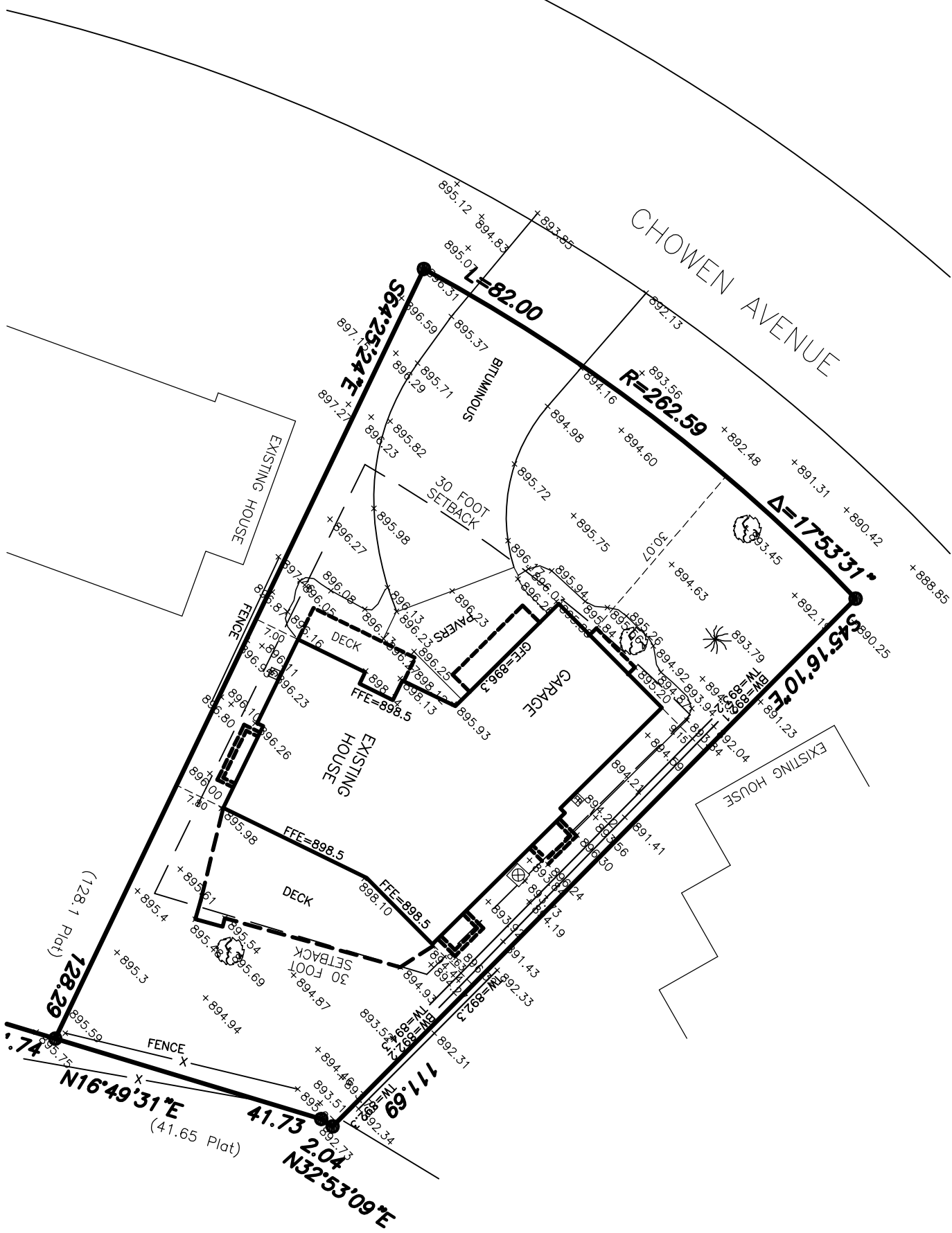
SET BACK REQUIREMENTS:

30' FRONT BUILDING TO ROW
25' REAR BUILDING TO PROP LINE
5' SIDE BUILDING TO PROP LINE

AREA CALCULATIONS:

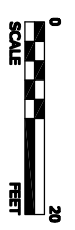
LOT = 7,455.77 SQUARE FEET
HOUSE = 1,680.98
DECKS/STOOPS = 360.15
TOTAL HARDCOVER = 2,041.13
% HARDCOVER = 27.4%

**FINAL AS-BUILT SURVEY FOR:
LOT 13, BLOCK 1, EDINA HILLS
5609 CHOWEN AVENUE SOUTH, EDINA, MN**



SURVEYORS NOTES:
1. ON EXISTING SURVEY IT WAS NOTED THAT FIRST FLOOR ELEVATION WAS NOTED AS 897.4, THE ACTUAL UNROUNDED ELEVATION WAS 897.44.
2. ON THE FINAL ASBUILT SURVEY, THE FIRST FLOOR ELEVATION WAS NOTED AS 898.5, THE ACTUAL UNROUNDED ELEVATION WAS 898.46.
3. ON THE FINAL ASBUILT SURVEY, THE SURVEYOR TOOK FINISHED FLOOR ELEVATION AT THE TOP OF THRESHOLD, WHICH IS ESTIMATED AT .04'-.06' HIGHER THAN THE TRUE FLOOR ELEVATION.

REV. NO.	DATE	BY	CHK	DESCRIPTION
1	08-15-16	TSP		FFE, LOT COVERAGE



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.

NAME: Timothy S. Peterson LIC. NO.: 45332 DATE: 08-02-2016

DESIGNED	TYP	DRAWN	TYP	CHECKED	TYP

PTS LAND SERVICES, INC.
COMPLETE LAND SURVEYING SERVICES

5609 CHOWEN AVENUE SOUTH, EDINA, MN
LOT 13, BLOCK 1, EDINA HILLS
EDINA, MN