

**LEGAL DESCRIPTION:**

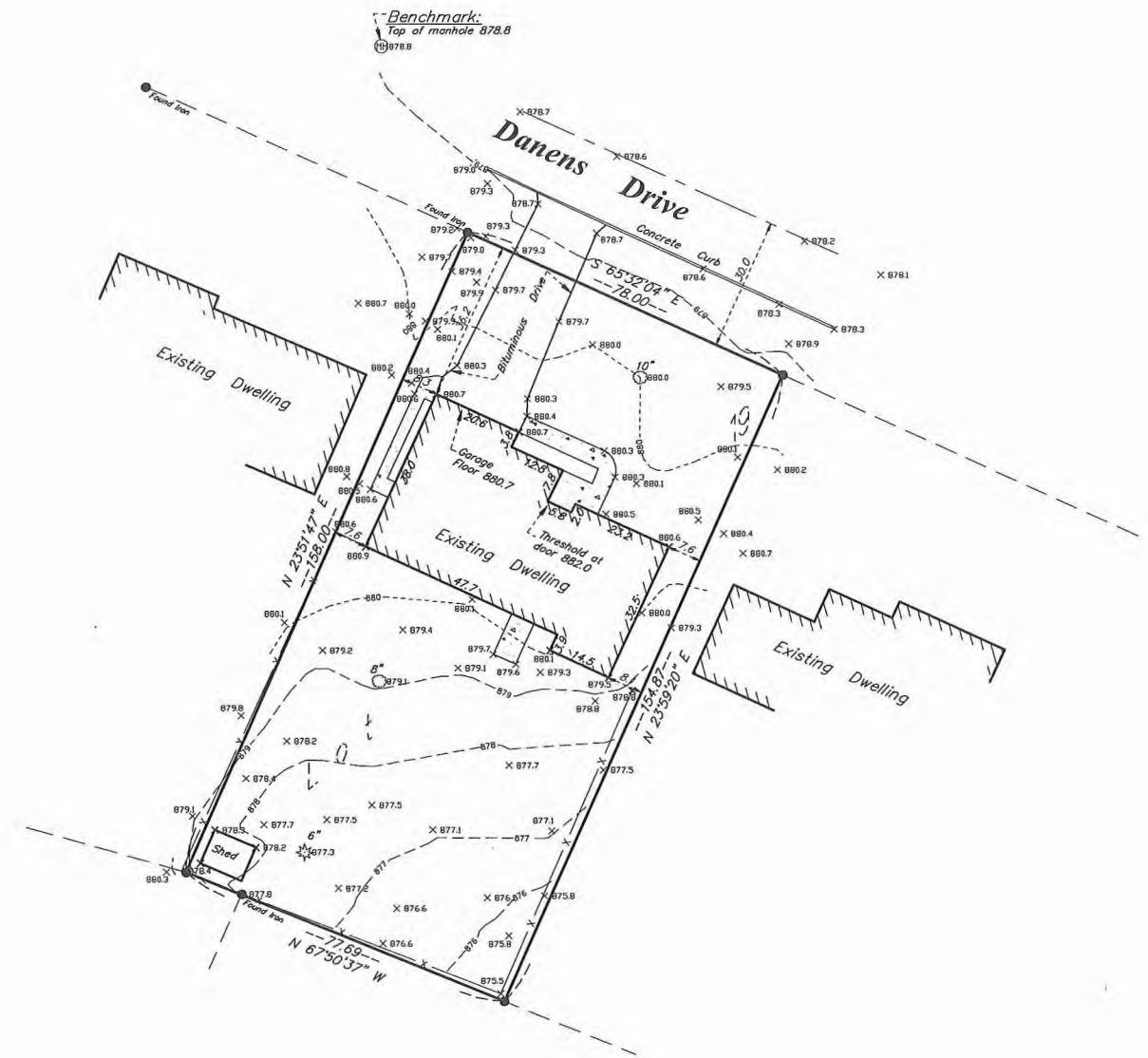
Lot 19, Block 4, BROOKVIEW HEIGHTS 1ST ADDITION, Hennepin County, Minnesota.

**SCOPE OF WORK & LIMITATIONS:**

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
5. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
6. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.

**STANDARD SYMBOLS & CONVENTIONS:**

"●" Denotes iron survey marker, set, unless otherwise noted.



REVISED PLAN

OCT 24 2016

CITY OF EDINA  
BUILDING DEPT.

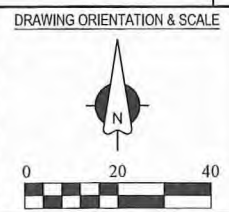
**LEGEND**

- = CATCH BASIN
- = FIRE HYDRANT
- = POWER POLE
- = MANHOLE
- = TELEPHONE PED.
- = ELEC. TRANSFORMER
- = WELL
- = GATE VALVE
- = LIGHT POLE
- = TREE
- = FENCE LINE
- = SANITARY SEWER LINE
- = WATER LINE
- = GAS LINE
- = STORM DRAIN LINE
- = OVERHEAD UTILITY LINE

= CONCRETE SURFACE

| EXISTING HARDCOVER                    |                       |
|---------------------------------------|-----------------------|
| House                                 | 2,085 Sq. Ft.         |
| Bituminous Driveway                   | 623 Sq. Ft.           |
| Shed                                  | 83 Sq. Ft.            |
| Conc. Surfaces                        | 332 Sq. Ft.           |
| <b>TOTAL EXISTING HARDCOVER</b>       | <b>3,123 Sq. Ft.</b>  |
| <b>AREA OF LOT</b>                    | <b>12,174 Sq. Ft.</b> |
| <b>PERCENTAGE OF HARDCOVER TO LOT</b> | <b>25.7%</b>          |

| DATE | REVISION DESCRIPTION |
|------|----------------------|
|      |                      |
|      |                      |
|      |                      |
|      |                      |
|      |                      |



CLIENT NAME / JOB ADDRESS

MCGOWAN DESIGN BUILD

5137 DANENS DRIVE  
EDINA, MN

04.116.21.31.0020

//Advance

Surveying & Engineering, Co.

17917 Highway 7  
Minnetonka, Minnesota 55345  
Phone (952) 474-7964  
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas M. Bloom

# 42379  
LICENSE NO.  
OCTOBER 24, 2016  
DATE

DATE SURVEYED: OCTOBER 20, 2016

DATE DRAFTED: OCTOBER 24, 2016

SHEET TITLE

EXISTING CONDITIONS SURVEY

DRAWING NUMBER

161014 TB

SHEET NO.

S1

SHEET 1 OF 1

**LEGAL DESCRIPTION:**

Lot 19, Block 4, BROOKVIEW HEIGHTS 1ST ADDITION, Hennepin County, Minnesota.

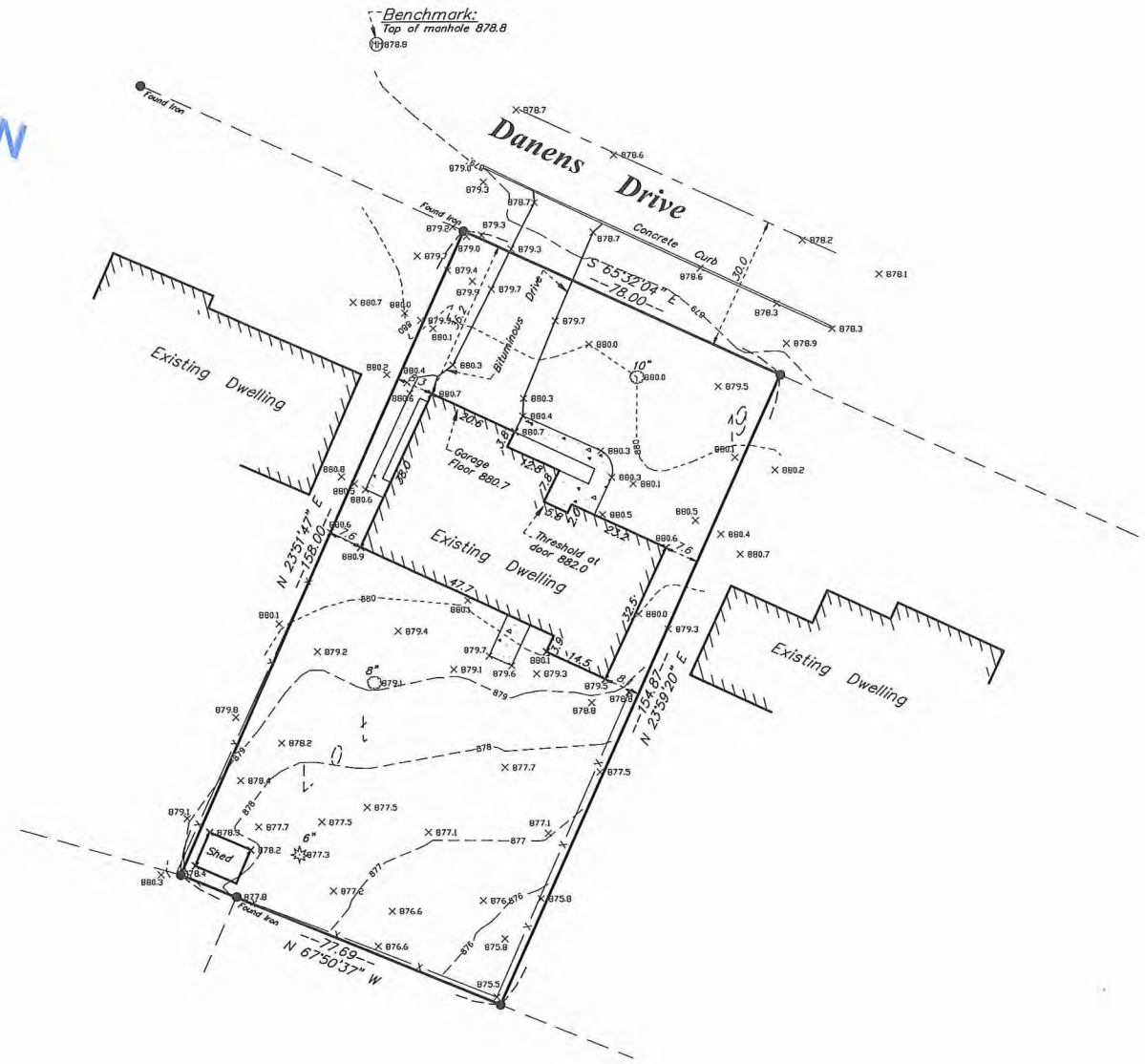
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**REVISED PLAN**  
**OCT 24 2016**  
**CITY OF EDINA**  
**BUILDING DEPT.**



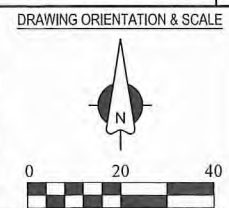
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