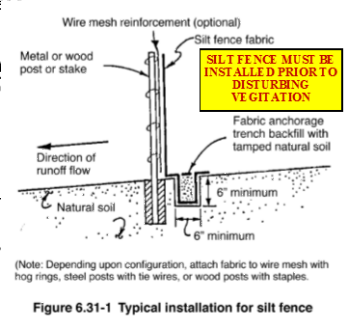
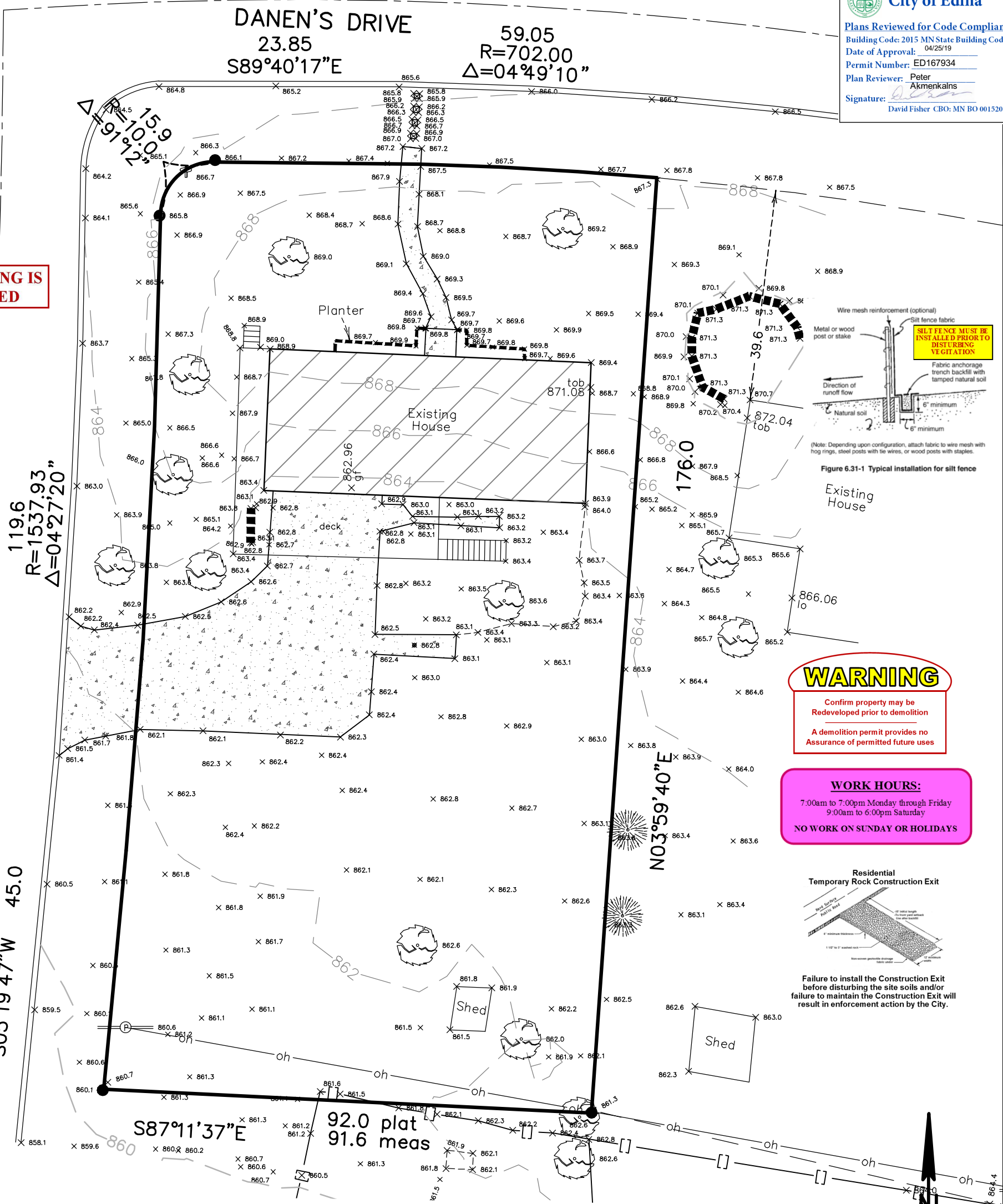
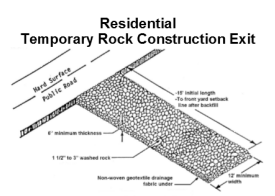


**SILT FENCING IS REQUIRED**



**WARNING**  
 Confirm property may be Redeveloped prior to demolition  
 A demolition permit provides no Assurance of permitted future uses

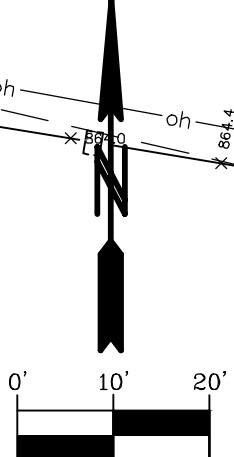
**WORK HOURS:**  
 7:00am to 7:00pm Monday through Friday  
 9:00am to 6:00pm Saturday  
**NO WORK ON SUNDAY OR HOLIDAYS**



**Existing Conditions**

Lot area = 15980 sf  
 House area = 1600 sf  
 Porch area = 30 sf  
 Sidewalk area = 120 sf  
 Driveway area = 1589 sf  
 Shed area = 54 sf  
 Total Impervious Area = 3393 sf  
 Impervious Coverage = 21.2 %

- Denotes iron pipe
- Denotes service
- Denotes television box
- Denotes electric box
- Denotes telephone box
- X 000.00 Denotes existing elevation
- ( 000.00 ) Denotes proposed elevation
- Denotes drainage flow direction
- ▲ Denotes spike
- ⊕ Denotes utility pole
- ⊙ Denotes sign
- ▨ Denotes concrete
- ▬ Denotes retaining wall designed and built by others.
- Denotes fence (wood)
- oh Denotes overhead utility lines



- General Notes:**
- Grading plan by last dated was used to determine proposed elevations shown herein.
  - This survey does not purport to show improvements or encroachments, except as shown, as surveyed by me or under my direct supervision.
  - Proposed building dimensions shown are for horizontal location of structures on the lot only. Contact builder prior to construction for approved construction plans.
  - No specific soils investigation has been performed on this lot by the surveyor. The suitability of soils to support the specific house proposed is not the responsibility of the surveyor.
  - This certificate does not purport to show easements other than those shown on the recorded plat.
  - Bearings shown are based on an assumed datum.

We hereby certify to JMS Custom Homes 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, dated 07/11/18.

Signed: Pioneer Engineering, P.A.

BY: *[Signature]*  
 Peter J. Hawkinson, Professional Land Surveyor  
 Minnesota License No. 42299 email-phawkinson@pioneereng.com

Revisions:  
 1.) 07-11-18 Boundary/topo lot

**PIONEER Engineering, P.A.**  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
 Mendota Heights, MN 55120

Ph.: (651) 681-1914  
 Fax: (651) 681-9488  
 www.pioneereng.com

Project #: 118199000 Folder #: 8240 Drawn by: kth

**Lot 1, Block 4,  
 BROOKVIEW HEIGHTS 1ST ADDITION**  
 according to the recorded plat thereof  
 Hennepin County, Minnesota

Address: 5245 Danens Drive, Edina, Minnesota  
 House Model: Elevation:  
 Buyer:

**Certificate of Survey for:**  
**JMS Custom Homes**  
 525 15th Avenue South  
 Hopkins, MN 55343  
 (952) 294-2122