

CERTIFICATE OF SURVEY FOR: DOUG & HEATHER KOOREN

LEGEND

● Found Iron Monument

LOT COVERAGE CALCULATION:

Lot Area = 11,654 SF

COVERAGE:

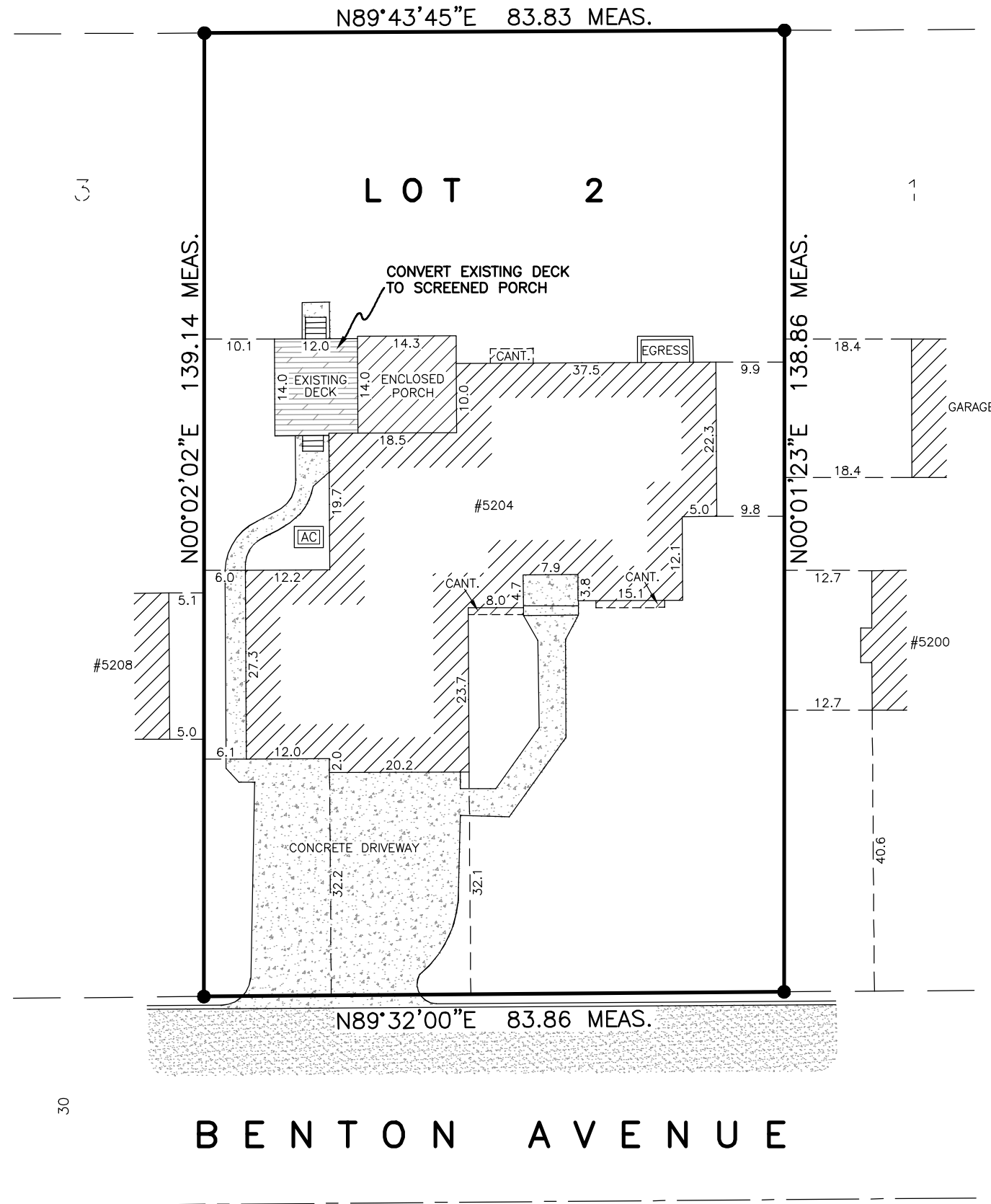
House w/ Cantilvers & Enclosed Porch = 2,713 SF
Deck Converted to Screened Porch = 166 SF

Total = 2,879 SF
= 24.7%

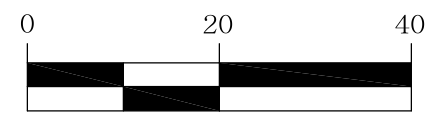
25% Maximum Allowable Lot Coverage

NOTES:


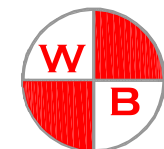
- All existing building dimensions are measured to the finished siding and not the building foundation.
- No search was made for any easements.
- The location of all utilities shown are from either observed evidence in the field and/or from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.



City of Edina
 Plans Reviewed for Code Compliance
 Building Code: 2015 MN State Building Code
 Date of Approval: 08/28/19
 Permit Number: ED171599
 Plan Reviewer: Stephen Kartak
 Signature: *David Fisher*
 David Fisher CBO: MN BO 001520



SCALE IN FEET

JOB NO. 246-19 BOOK/PAGE 169/2 SHEET 1 of 1	SCALE 1" = 20' DRAWN CME REFERENCE	SITE ADDRESS 5204 Benton Ave. Edina, MN 55436 PROPERTY DESCRIPTION Lot 2, Block 1, REPLAT OF LOT 6 AND THE SOUTH HALF OF LOT 5, BLOCK 1, CODES HIGHVIEW PARK, Hennepin County, Minnesota.	I hereby certify that this survey, plan, 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. W. BROWN LAND SURVEYING, INC.  DATED: 08-26-2019 Woodrow A. Brown, R.L.S. MN REG 15230	 W. BROWN LAND SURVEYING, INC. 8030 CEDAR AVENUE So., SUITE 228. BLOOMINGTON, MN 55425 Bus: (952) 854-4055 Fax: (952) 854-4268 EMAIL: INFO@WBROWNLANDSURVEYING.COM
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