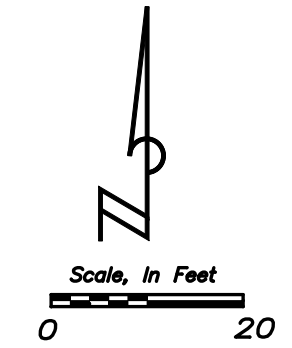


CERTIFICATE OF SURVEY



LEGAL DESCRIPTION:

LOT 3, WILLIAM SCOTT'S ADDITION, HENNEPIN COUNTY, MINNESOTA

NOTES:

- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT.
- 2) ADDRESS OF THE SUBJECT PROPERTY: 4500 42ND STREET WEST, EDINA, MN 55416
P.I.D.:07-028-24-13-0112
- 3) PARCEL AREA: 9,456 SQUARE FEET.
- 4) BEARING BASIS IS ASSUMED.
- 5) BENCHMARK: TOP NUT HYDRANT 42ND STREET W./MONTEREY AVENUE ELEV = 879.30 (NGVD 29 DATUM)

LEGEND:

- FOUND 1/2 INCH IRON PIPE (AS NOTED)
- SET 1/2" REBAR W/CAP #44109
- ⊗ POWER POLE
- ⊙ FIRE HYDRANT
- ⊕ GATE VALVE
- ⊞ SIGN
- ⊞ SAN SANITARY SEWER MANHOLE
- DECIDUOUS TREE (SIZE IN INCHES)
- OH — OH OVERHEAD UTILITY LINE
- WOOD FENCE
- ▨ CONCRETE SURFACE
- BITUMINOUS SURFACE
- + 877.3 EXISTING SPOT ELEVATION
- + 877.3 PROPOSED SPOT ELEVATION

EXISTING HARDCOVER:

LOT AREA: 9,456 SQ. FT.
 HOUSE: 1078 SQ. FT. (INCLUDES CHIMNEY)
 GARAGE: 410 SQ. FT.
 SCREEN PORCH: 86 SQ. FT.
 TOTAL: 1,574 SQ. FT OR 16.6%
 OTHER HARDCOVER FEATURES:
 DRIVEWAY: 773 SQ. FT.
 AC PAD: 5 SQ. FT.
 CONCRETE WALKS: 401 SQ. FT.
 RETAINING WALLS: 23 SQ. FT.

PROPOSED HARDCOVER:

LOT AREA: 9,456 SQ. FT.
 EXISTING HOUSE: 1078 SQ. FT. (INCLUDES CHIMNEY)
 EXISTING GARAGE: 410 SQ. FT.
 PROPOSED ADDITION: 407 SQ. FT.
 TOTAL: 1,895 SQ. FT OR 20.0%

CERTIFICATION :

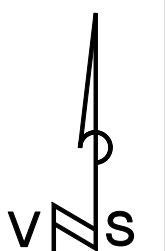
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

SIGNED: *Travis W. Van Neste*

Travis W. Van Neste, Minnesota Professional Surveyor #44109
Michigan Professional Surveyor #46695

JOB #	ISSUED:
DRAWN BY: TWN	REV:
SCALE: 1" = 20 FEET	

VAN NESTE SURVEYING
 PROFESSIONAL SURVEYING SERVICES
 85 WILDHURST ROAD EXCELSIOR, MN 55331
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 WWW.VANNESTESURVEYING.COM



PREPARED FOR:

