ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 Fax (952) 225 0502 WWW.ADVSUR.COM

SURVEY FOR: **HEATHER MELSNESS**

SURVEYED: April, 2014 DRAFTED: April 3, 2014
REVISED: May 19, 2014, to show hardcover after snow melt.

LEGAL DESCRIPTION:
That portion of Government Lot 3, in Section 7-117-22, described as follows: Beginning at a point in the South line of said Government Lot 3, distant 512.41 feet East of the Southwest corner of said Lot 3; thence North 14 degrees 58 minutes East at an angle of 104 degrees 58 minutes off said South line, a distance of 466.4 feet to an intersection with the extension of the Northeasterly line of Lot 14 in Breezy Heights, Hennepin County, Minnesota, said last described point of intersection being the actual point of beginning of the tract of land to be hereinafter described; thence continuing North 14 degrees 58 minutes East, 580 feet; thence Northwesterly at right angles from the last described line 55 feet; thence South 14 degrees 58 minutes West to an intersection with the extension of aforesaid Northeasterly line of Lot 14 in Breezy Heights, Hennepin County, Minnesota; thence Southeasterly on said extended Northeasterly line of Lot 14 a distance of 55 feet to the actual point of beginning; excepting from above described premises the Southwesterly 20 feet thereof conveyed to Town or Township of Minnetonka for a road by deed dated November 26, 1929 and recorded in the office of the Register of Deeds in Book 1188 of Deeds at page 320.

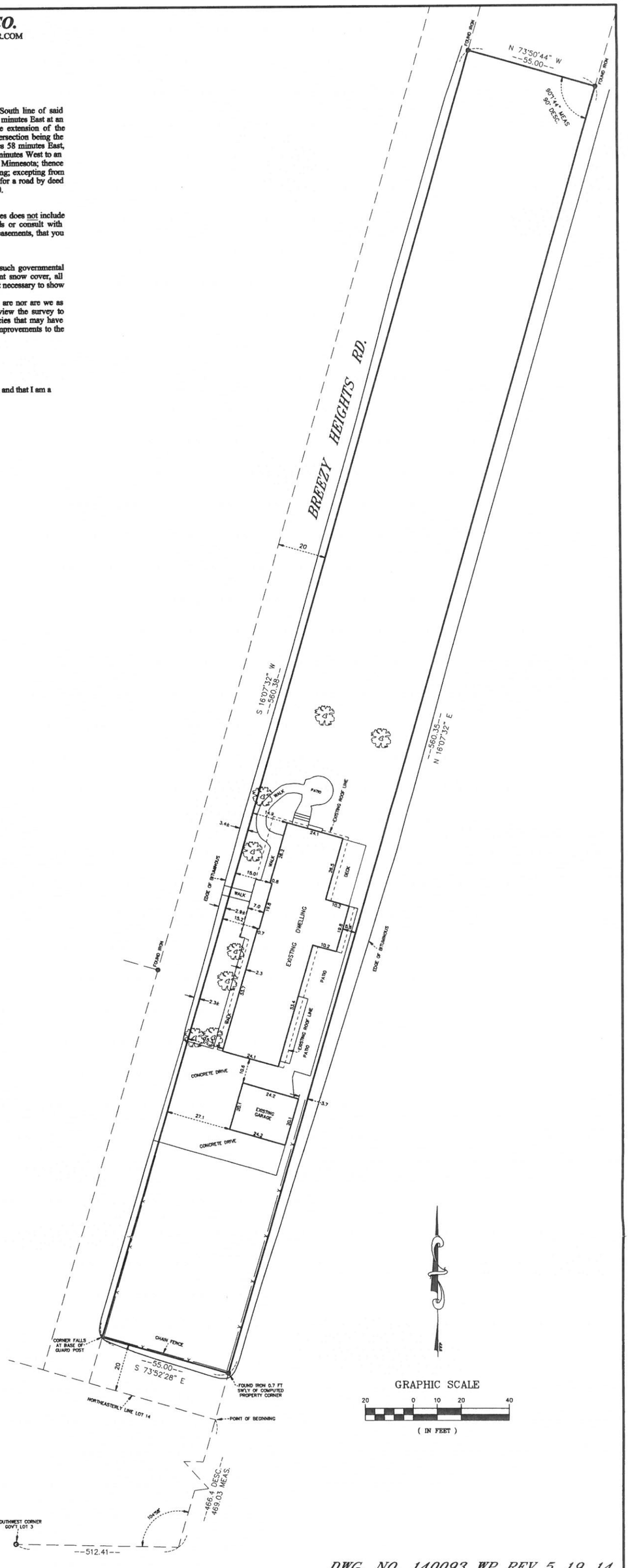
SCOPE OF WORK & LIMITATIONS:
1. Showing the length and direction of boundary lines of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown.
2. Showing the location of existing improvements we deemed important.
3. Setting new monuments or verifying old monuments to mark the corners of the property.
4. Showing and tabulating hard cover area and the area of the lot for your review and for the review of such governmental agencies that may have jurisdiction over hard cover requirements. It should be noted that due to significant snow cover, all impervious surfaces may or may not have been located. If you are aware of any missed items and you deem it necessary to show them on this survey, please remove the snow cover and we will revised our survey to show them.
5. While we show proposed improvements to your property, we are not as familiar with your plans as you are nor are we as familiar with the requirements of governmental agencies as their employees are. We suggest that you review the survey to confirm that the proposals we show are what you intend and submit the survey to such governmental agencies that may have jurisdiction over your project and gain their approvals if you can before beginning construction or planning improvements to the property.

STANDARD SYMBOLS & CONVENTIONS:
"●" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

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

Signature: James H. Parker Typed Name: James H. Parker Reg. No.: 9235

Date: May 19, 2014



EXISTING HARDCOVER

EXISTING DWELLING – 2,603 SQ. FT.
EXISTING GARAGE – 485 SQ. FT.
CONC/DRIVE/WALKS/PATIOS – 3,238 SQ. FT.
DECK (UNDER CONSTRUCTION) – 267 SQ. FT.

TOTAL HARDCOVER – 6,593 SQ. FT.

LOT AREA – 30,820 SQ. FT.

COVERAGE – 21.4%

DWG. NO. 140093 WP REV 5_19_14

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SURVEY FOR: **HEATHER MELSNESS**

SURVEYED: April, 2014 DRAFTED: April 3, 2014
REVISED: May 19, 2014, to show hardcover after snow melt.
REVISED: May 28, 2014, to show roof line and landscape plan.

LEGAL DESCRIPTION:
That portion of Government Lot 3, in Section 7-117-22, described as follows: Beginning at a point in the South line of said Government Lot 3, distant 512.41 feet East of the Southwest corner of said Lot 3; thence North 14 degrees 58 minutes East at an angle of 104 degrees 58 minutes off said South line, a distance of 466.4 feet to an intersection with the extension of the Northeasterly line of Lot 14 in Breezy Heights, Hennepin County, Minnesota, said last described point of intersection being the actual point of beginning of the tract of land to be hereinafter described; thence continuing North 14 degrees 58 minutes East, 580 feet; thence Northwesterly at right angles from the last described line 55 feet; thence South 14 degrees 58 minutes West to an intersection with the extension of aforesaid Northeasterly line of Lot 14 in Breezy Heights, Hennepin County, Minnesota; thence Southeasterly on said extended Northeasterly line of Lot 14 a distance of 55 feet to the actual point of beginning; excepting from above described premises the Southwesterly 20 feet thereof conveyed to Town or Township of Minnetonka for a road by deed dated November 26, 1929 and recorded in the office of the Register of Deeds in Book 1188 of Deeds at page 320.

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CERTIFICATION:
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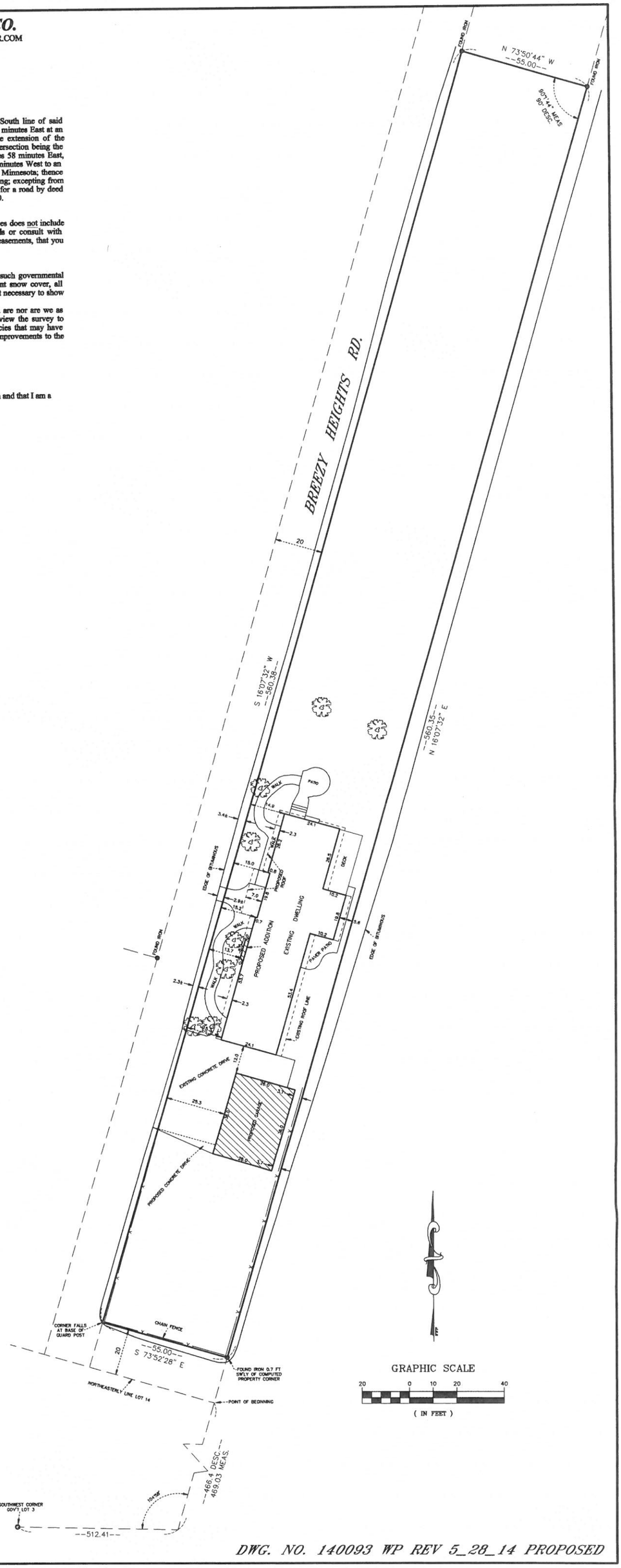
Signature: James H. Parker Typed Name: James H. Parker Reg. No.: 9235

Date: May 28, 2014



PROPOSED HARDCOVER

EXISTING DWELLING – 2,603 SQ. FT.
PROPOSED ADDITION – 14 SQ. FT.
PROPOSED GARAGE – 936 SQ. FT.
REAR PATIO – 214 SQ. FT.
FRONT WALK/PATIO – 891 SQ. FT.
DECK (UNDER CONSTRUCTION) – 267 SQ. FT.
CONCRETE DRIVE – 1,430 SQ. FT.

TOTAL HARDCOVER – 6,355 SQ. FT.

LOT AREA – 30,820 SQ. FT.

COVERAGE – 20.6%

EXISTING HARDCOVER

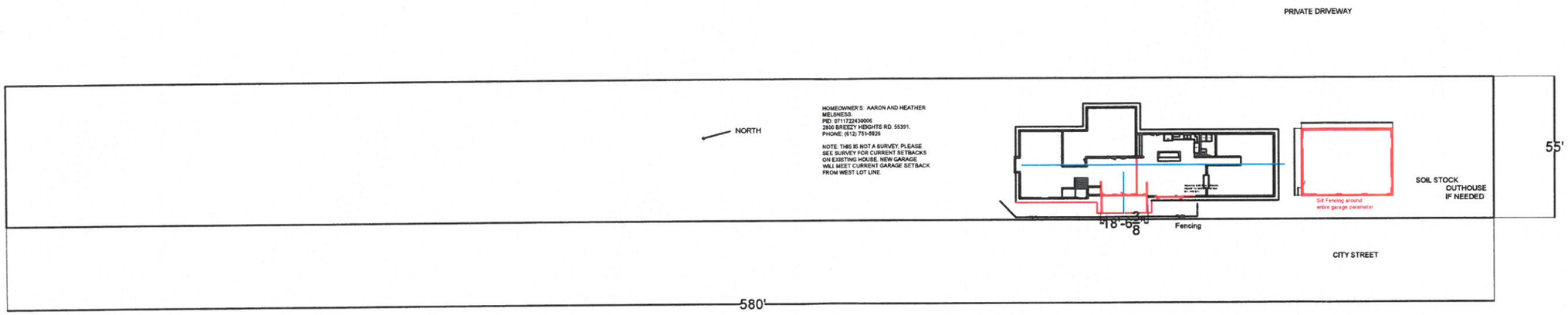
EXISTING DWELLING – 2,603 SQ. FT.
EXISTING GARAGE – 485 SQ. FT.
CONC/DRIVE/WALKS/PATIOS – 3,238 SQ. FT.
DECK (UNDER CONSTRUCTION) – 267 SQ. FT.

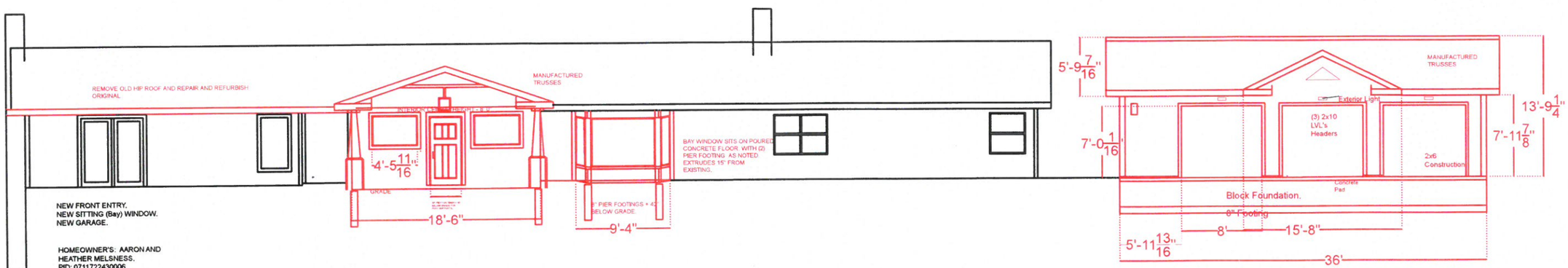
TOTAL HARDCOVER – 6,593 SQ. FT.

LOT AREA – 30,820 SQ. FT.

COVERAGE – 21.4%

DWG. NO. 140093 WP REV 5_28_14 PROPOSED


PRIVATE DRIVEWAY
NORTH
HOMEOWNER'S: AARON AND HEATHER MELSNESS.
PID: 0711722430006
2800 BREEZY HEIGHTS RD. 55391.
PHONE: (612) 751-5926
NOTE: THIS IS NOT A SURVEY. PLEASE SEE SURVEY FOR CURRENT SETBACKS ON EXISTING HOUSE. NEW GARAGE WALL MEET CURRENT GARAGE SETBACK FROM WEST LOT LINE.
55'
SOIL STOCK
OUTHOUSE
IF NEEDED
Silt Fencing around entire garage perimeter.
18'-6 3/8"
Fencing
CITY STREET
580'



NEW FRONT ENTRY.
NEW SITTING (Bay) WINDOW.
NEW GARAGE.

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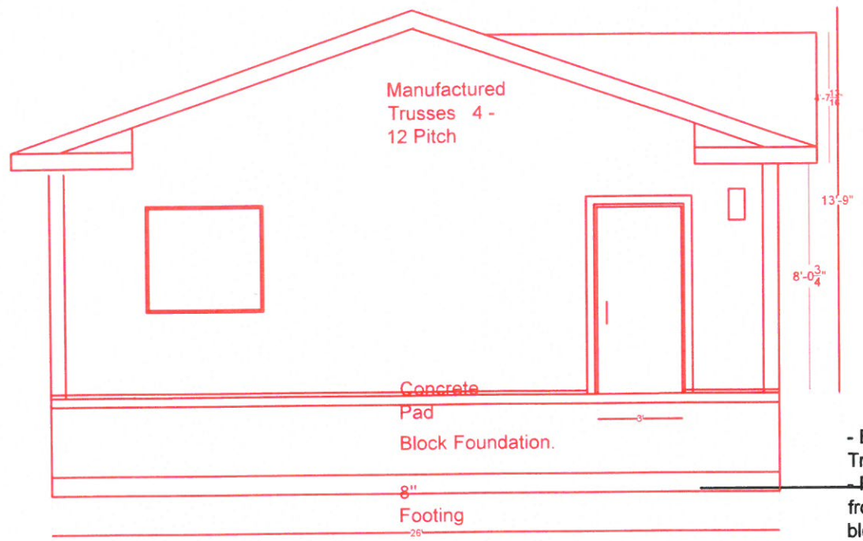
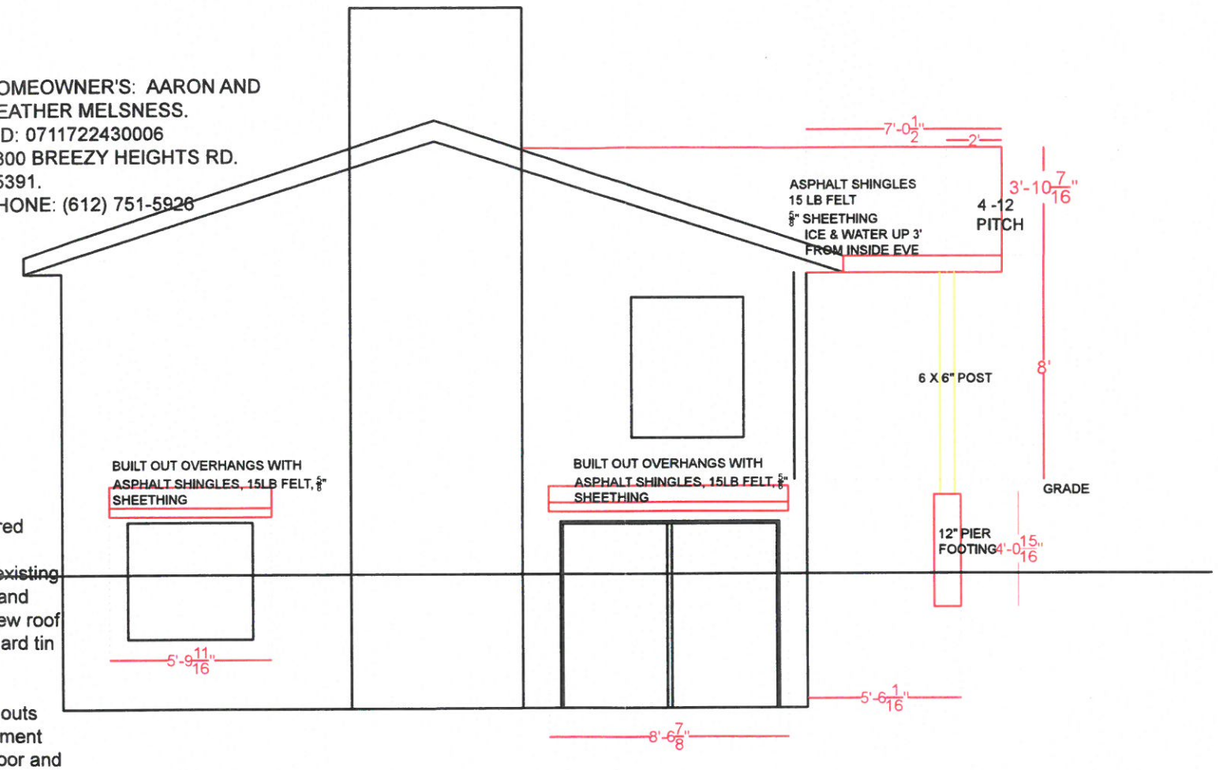


- Engineered Trusses.
- Re roof existing front roof and blend in new roof with standard tin valley's.

- (2) build outs over basement walkout door and window.