The Gregory Group
d.b.a.
LOT SURVEYS COMPANY, INC.
Established in 1962
LAND SURVEYORS
REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA

7601 73rd Avenue North
Minneapolis, Minnesota 55428
(763) 560-3093
Fax No. 560-3522

Surveyors Certificate

Basis for bearings is assumed

SITE PLAN SURVEY FOR:

TCO DESIGN

INVOICE NO. 83492
F.B.NO. 1077-08
SCALE: 1" = 20'

- ● Denotes Found Iron Monument
- ○ Denotes Iron Monument
- ⊡ Denotes Wood Hub Set for excavation only
- x000.0 Denotes Existing Elevation
- (000.0) Denotes Proposed Elevation
- Denotes Surface Drainage
- Denotes Existing Contour
- Denotes Proposed Contour
- ⊗ Denotes Existing Down Spout
- ⊠ Denotes Proposed Down Spout

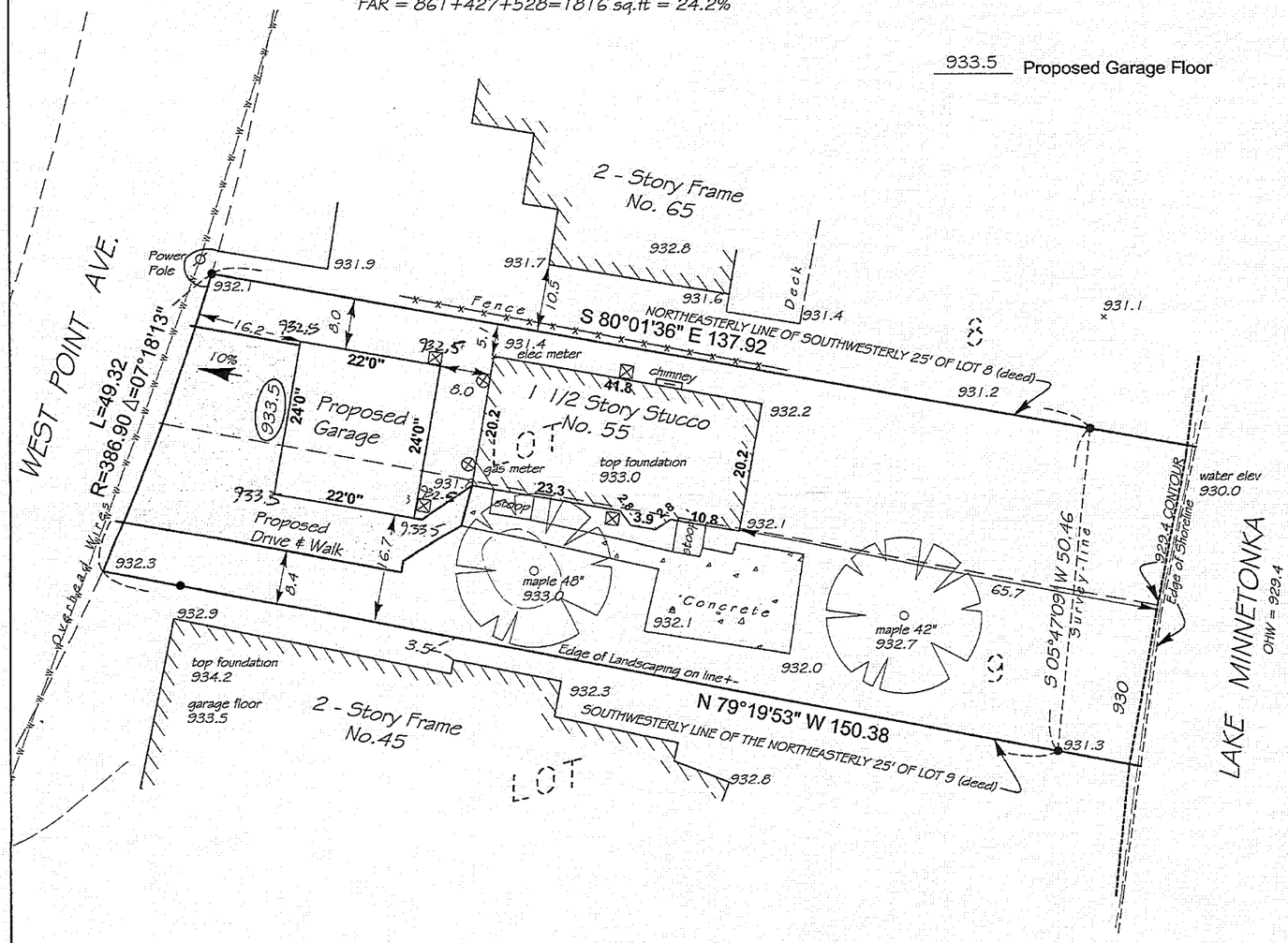
Proposed Hardcover
Residence = 861 sq.ft
Garage = 528 sq.ft
Conc. & Drive areas = 1330 sq.ft
Total Hardcover = 2719 sq.ft
Area of Parcel to OHW = 7767 sq.ft
Percentage of Hardcover = 35.0%
FAR = 861+427+528=1816 sq.ft = 24.2%

Property located in Section 22, Township 117, Range 23, Hennepin County, Minnesota.

Property Address: 55 West Point Ave., Tonka Bay, MN

Benchmark: Elevation datum provided by City of Tonka Bay

933.5 Proposed Garage Floor



The Southwesterly 25 feet of Lot 8 and the Northeasterly 25 feet of Lot 9 , WEST POINT, Hennepin County, Minnesota.

Note: Boundary dimensions shown based on found monumentation.

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, 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.
Surveyed this 11th day of August 2014.

Rev		Drawn By
9-11-14 site plan		DJB
10-20-14		File Name
1-21-15 boundary & hardcover		

Signed