

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 (763) 560-3093  
Minneapolis, Minnesota 55428 Fax No. 560-3522

**Surveyors Certificate**

EXISTING CONDITIONS SURVEY FOR:  
**TCO DESIGN**

INVOICE NO. 82887  
F.B.NO. 1077-08  
SCALE: 1" = 20'

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Surface Drainage
- Denotes Existing Contour
- Denotes Proposed Contour
- ⊗ Denotes Existing Down Spout



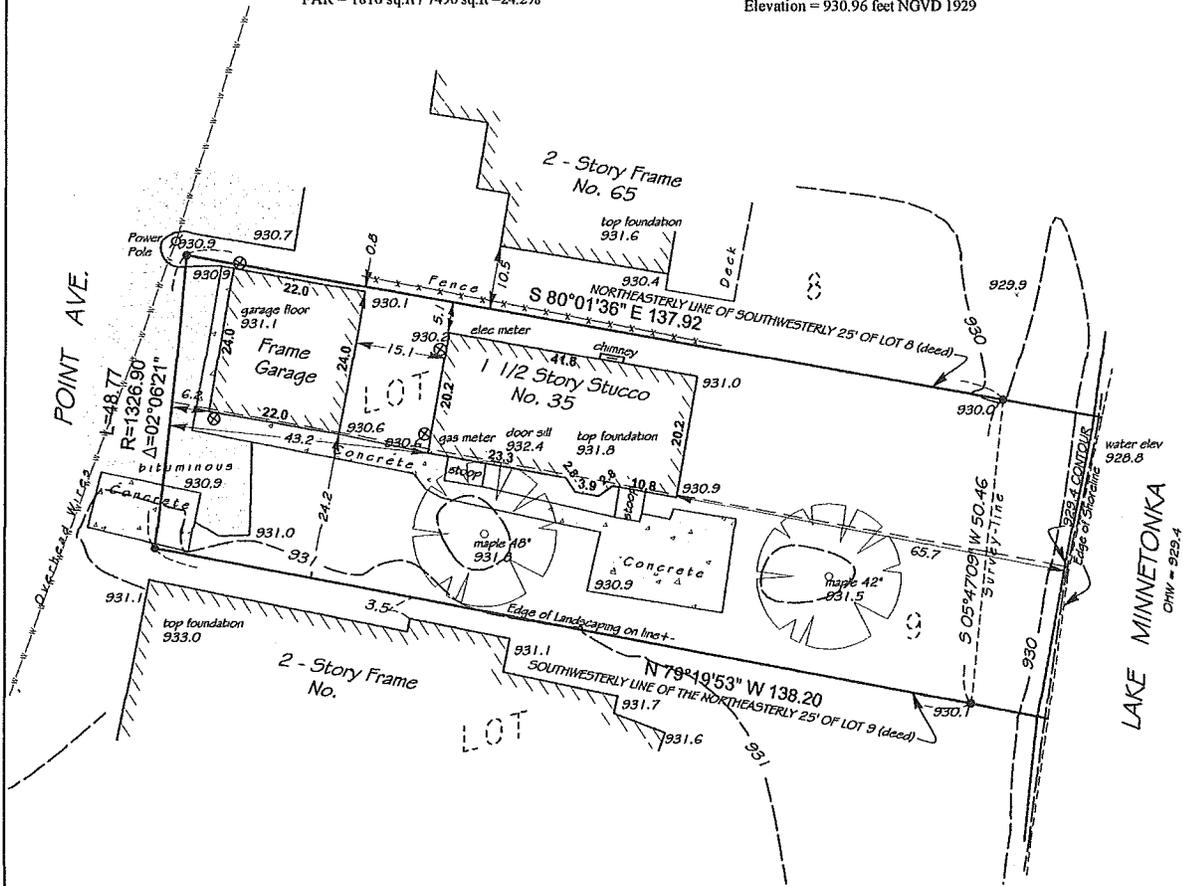
Basis for bearings is assumed

**Existing Hardcover**  
Residence = 861+427 sq.ft = 1288 sq.ft  
Garage = 526 sq.ft  
Conc. & Bit. areas = 1061 sq.ft  
Total Hardcover = 2448 sq.ft  
Area of Parcel to OHW = 7490 sq.ft  
Percentage of Hardcover = 32.68%  
FAR = 1816 sq.ft / 7490 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: Rim of manhole centerline Point Ave. 50 feet  
south of subject property.  
Elevation = 930.96 feet NGVD 1929



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

RECEIVED

OCT 28 2014

CITY OF TONKA BAY

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	10-20-14	Drawn By	DJG
		File Name	Wp-8-9-fb107708inv82887.dwg

Signed   
Gregory R. Prach, Minn. Reg. No. 24992

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SITE PLAN SURVEY FOR:  
**TCO DESIGN**

INVOICE NO. 83076  
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

Basis for bearings is assumed

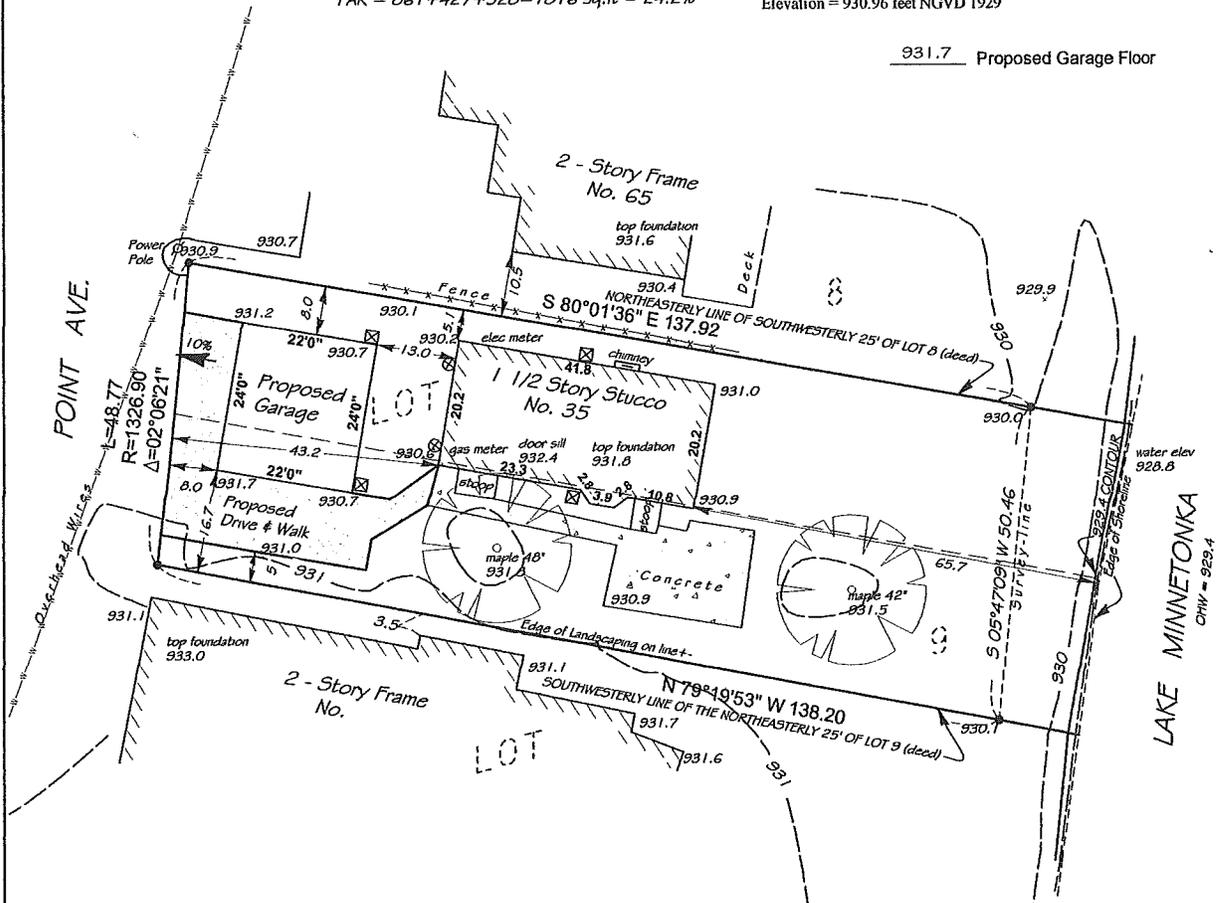
Proposed Hardcover  
Residence = 861 sq.ft  
Garage = 528 sq.ft  
Conc. & Drive areas = 1129 sq.ft  
Total Hardcover = 2518 sq.ft  
Area of Parcel to OHW = 7490 sq.ft  
Percentage of Hardcover = 33.6%  
FAR = 861+427+528=1816 sq.ft = 24.2%

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

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

Benchmark: Rim of manhole centerline Point Ave. 50 feet south of subject property.  
Elevation = 930.96 feet NGVD 1929

931.7 Proposed Garage Floor



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

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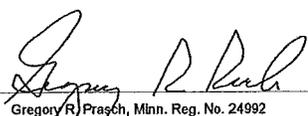
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Surveyed this 11th day of August 2014.

Rev	9-11-14 site plan	Drawn By	JFB
	10-20-14	File Name	Wp-8-9inv82887siteplan.dwg

Signed   
Gregory R. Frasch, Minn. Reg. No. 24992