

**ADVANCE SURVEYING & ENGINEERING CO.**

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 www.advsur.com

**SURVEY FOR: HANSEN HOMETECH**

**SURVEYED:** October 6, 2014 **DRAFTED:** October 7, 2014  
**REVISED:** November 18, 2014 to show new deck and footings.  
**REVISED:** December 16, 2014 to show dimensions from the deck to the north to the OHW.

**LEGAL DESCRIPTION:**

Beginning at the Southwest corner of Lot 655, Minnetonka Lake Park, Hennepin Co., Minn., thence running in a Northerly direction along the Westerly boundary line of Lots 655, 654 and 653 to the Northwest corner of Lot 653, thence running in a Westerly direction along an extension of the North boundary line of Lot 653 to a point where said extension would intersect the Easterly boundary line of the public street; thence in a Southerly direction along the East boundary line of the public street to the point of beginning.

Also Lots 653 and 654 Minnetonka Lake Park. Also all that part of Lakeview Avenue (vacated) and the parcel of land lying East of Lakeview Avenue to the high water mark of Lake Minnetonka comprised by the Southerly line of Lot 654, said Minnetonka Lake Park, extended to Lake Minnetonka, and the Northerly line of Lot 653, said Minnetonka Lake Park extended to Lake Minnetonka.

**SCOPE OF WORK:**

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 and area of the lot for your review and for the review of such governmental agencies as may have jurisdiction over hard cover requirements.
5. West Point Road right-of-way was established by using monuments in the field and the current road alignment. We were not supplied with any documentation supporting the alignment of said road.
6. The southerly line of Lot 654 was established by using monuments found in the field. Due to the lack of information on the original plat there was no way to check whether or not the monumentation found checks against the original plat. The occupation fits the monuments found on the South line of Lot 654.

**STANDARD SYMBOLS & CONVENTIONS:**

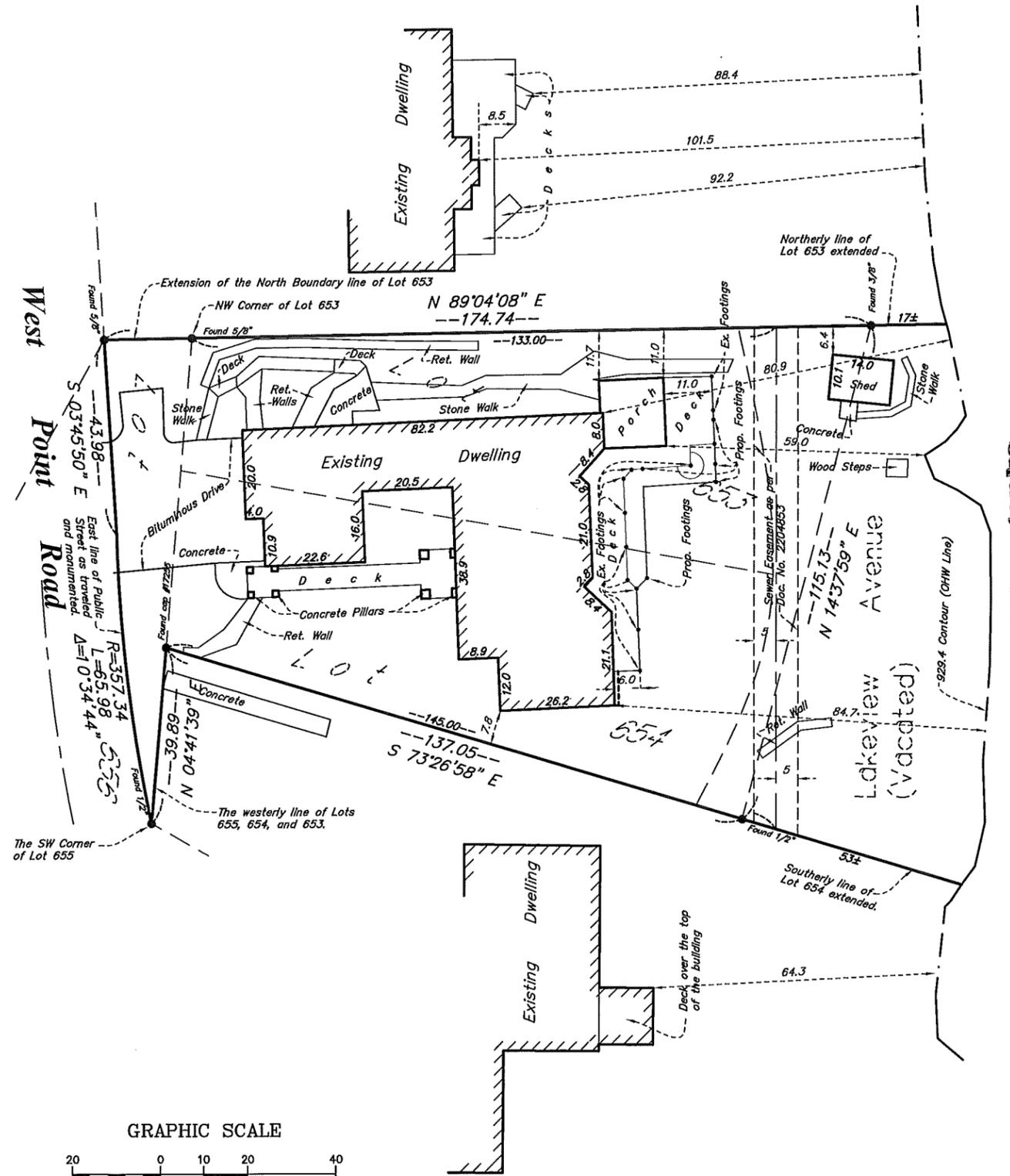
"●" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

**CERTIFICATION:**

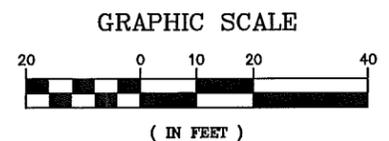
I hereby certify that this plan, specification, report or survey was prepared by me or under my direct supervision and that I am a licensed Professional Engineer and Professional Surveyor under the laws of the State of Minnesota.

Signature: James H. Parker Typed Name: James H. Parker

Date: December 16, 2014 Reg. No. 9235



EXISTING HARDCOVER		PROPOSED HARDCOVER	
House	3,168 Sq. Ft.	House	3,168 Sq. Ft.
Ex. Deck and wood steps	955 Sq. Ft.	Ex. Deck and wood steps	955 Sq. Ft.
Bituminous Driveway	1,002 Sq. Ft.	Bituminous Driveway	1,002 Sq. Ft.
Concrete Surfaces	175 Sq. Ft.	Concrete Surfaces	175 Sq. Ft.
Stone Areas	430 Sq. Ft.	Stone Areas	430 Sq. Ft.
Porch	221 Sq. Ft.	Porch	221 Sq. Ft.
Concrete Pillars	20 Sq. Ft.	Concrete Pillars	20 Sq. Ft.
Shed	142 Sq. Ft.	Shed	142 Sq. Ft.
Round Stairs	26 Sq. Ft.	Round Stairs	26 Sq. Ft.
Ret. Walls	352 Sq. Ft.	Ret. Walls	352 Sq. Ft.
		Proposed Deck Addition	185 Sq. Ft.
<b>TOTAL EXISTING HARDCOVER</b>	<b>6,489 Sq. Ft.</b>	<b>TOTAL EXISTING HARDCOVER</b>	<b>6,674 Sq. Ft.</b>
<b>AREA OF LOT TO OHW</b>	<b>19,230 Sq. Ft.</b>	<b>AREA OF LOT TO OHW</b>	<b>19,230 Sq. Ft.</b>
<b>PERCENTAGE OF HARDCOVER TO LOT</b>	<b>33.7%</b>	<b>PERCENTAGE OF HARDCOVER TO LOT</b>	<b>34.7%</b>



Draw. No. 140922 TB REV 12-16