

PROPERTY DESCRIPTION

Lot 10, Covington, according to the recorded plat thereof, Hennepin County, Minnesota.

I hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land. This Survey was performed by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Minnesota.

Signed this 2nd day of February, 2009. For: James R. Hill, Inc.

By: *Harold C. Peterson*
Harold C. Peterson, Land Surveyor, MN License No. 12294

NOTES

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF LOT 10, COVINGTON TO HAVE AN ASSUMED BEARING OF S45°00'00"E.

BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING & FOUNDATION DIMENSIONS.

NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY JAMES R. HILL, INC. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF JAMES R. HILL INC. OR THE SURVEYOR.

THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY THE SURVEYOR.

THE LOCATION AND INFORMATION SHOWN REGARDING UTILITIES, SERVING THIS PROPERTY OR EXISTING ON THIS PROPERTY AS SHOWN AS A PART OF THIS SURVEY, HAVE BEEN LOCATED BY ON-SITE OBSERVATION. FOR FURTHER INFORMATION CONCERNING THESE UTILITIES PLEASE CONTACT THE CITY OF GREENWOOD ENGINEERING DEPARTMENT AND/OR GOPHER STATE ONE CALL.

CONTOUR INTERVAL IS 2 FEET. ALL ELEVATIONS ARE BASED ON THE CITY OF GREENWOOD DATUM. (NGVD 29)

BENCHMARK: SANITARY MANHOLE LOT 10 COVINGTON ON FAIRVIEW STREET.
INVERT ELEVATION = 942.88 FEET

CURRENT ZONING FOR LOT 10, COVINGTON IS R-1A (SINGLE FAMILY).

AREA OF LOT 10 = 20,018 SQUARE FEET OR 0.459 ACRES

LEGEND

- IRON SET
- IRON FOUND
- ⊙ POWER POLE
- ⊕ WELL
- ⊙ GUY WIRE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CLEANOUT
- ⊙ MANHOLE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED GARAGE FLOOR ELEVATION
- DECIDUOUS TREE
- CONIFEROUS TREE
- EXISTING CONTOURS
- BUILDING SETBACK LINE
- OVERHEAD POWER LINE
- CHAIN LINK FENCE
- PROPOSED DRAINAGE

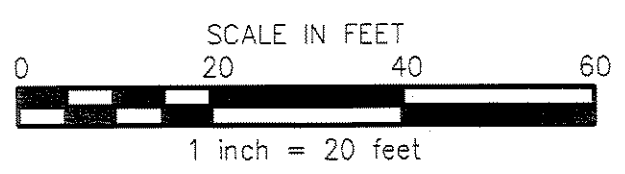
TREES ON LOT 10			
TREE NO.	ELEV.	TREE TYPE	TREE SIZE (IN INCHES)
1023	961.83	MAPLE	8
1026	962.22	ELM	11 12
1029	962.05	ASH	12
1030	960.79	MAPLE	15
1031	959.40	MAPLE	6
1032	959.72	MAPLE	6
1033	960.19	MAPLE	8
1034	956.80	MAPLE	14
1035	955.83	MAPLE	5
1036	955.75	MAPLE	4
1037	955.43	ELM	4 6 7 9
1038	959.66	MAPLE	4
1039	959.45	MAPLE	4
1041	958.61	BOXELDER	4
1066	956.28	BASSWOOD	6
1084	957.11	OAK	24 28
1085	957.98	MAPLE	26
1086	957.79	MAPLE	22
1150	954.34	SPRUCE	14

OFFSITE TREES			
TREE NO.	ELEV.	TREE TYPE	TREE SIZE (IN INCHES)
1040	959.57	ASH	15
1044	954.02	BUTTERNUT	6
1063	959.62	IRONWOOD	11
1064	957.79	MAPLE	9
1069	955.19	MAPLE	27
1083	954.31	ELM	5 6
1112	953.27	BASSWOOD	16 16 16 18 18 18
1113	951.75	MAPLE	6
1114	951.73	MAPLE	4
1115	951.75	MAPLE	4
1121	952.00	MAPLE	3
1122	951.86	MAPLE	3
1123	952.55	MAPLE	6
1124	952.55	MAPLE	11
1125	951.75	MAPLE	5
1126	952.85	MAPLE	13
1127	953.21	MAPLE	4
1128	952.18	MAPLE	6
1129	952.21	OAK	7
1130	952.26	ASH	11 12
1131	952.34	MAPLE	5
1132	953.01	ELM	21
1133	951.91	MAPLE	6
1134	952.92	MAPLE	6
1135	951.73	MAPLE	9
1136	951.67	MAPLE	3
1137	951.01	MAPLE	8
1138	950.33	ELM	11
1139	950.03	MAPLE	5
1140	950.88	ELM	21
1147	950.71	ELM	4
1159	951.62	MAPLE	4
1160	952.64	MAPLE	3

IMPERVIOUS SURFACE CALCULATIONS	
LOT AREA	20,018 S.F.
HOUSE AREA	2,364 S.F.
DRIVEWAY AREA	1,110 S.F.
FRONT WALK	126 S.F.
FRONT STOOP & STEPS	130 S.F.
TOTAL IMPERVIOUS	3,730 S.F. OR 18.6%

LOT AREA + ADJOINING AND EASEMENT AREA	
RIGHT OF WAY	23,236 S.F.
ADDITIONAL DRIVEWAY AREA	1,464 S.F.
TOTAL IMPERVIOUS	5,194 S.F. OR 22.4%

Proposed Lower Level Garage Floor @ Front=	952.3
Proposed Upper Level Garage Floor @ Front=	961.6
Proposed Lowest House Floor=	953.0
Proposed First Floor=	962.3



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
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21780 FAIRVIEW STREET
GREENWOOD, MINNESOTA
BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
SEAN AND KRISTI CONRAD
2850 IDAHO AVENUE SOUTH, MINNEAPOLIS, MN 55426

DRAWN BY
KTB

DATE
2/23/09

REVISIONS
3/4/09 Ex. Driveway
3/10/09 Ex. Easement
4/20/09 Variance request
5/13/09 Proposed house

CAD FILE
22607S

PROJECT NO.
22607

FILE NO.
1-09-008

SHEET 1 OF 1