

Final Grade As-Built Survey For:
CUSTOM HOME BUILDER

MISCELLANEOUS NOTES

Property located in Section 36, Township 117, Range 23, Hennepin County, Minnesota.

Property Address: 5640 Covington Road, Shorewood, MN

Benchmark: Top of manhole at southeast corner of property as shown hercon.
Elevation = 984.36 feet

Ordinary High Water Elevation (OHW) = 932.77 per Department of Natural Resources.

Property is wooded.

Property Zoned R-1A/S Residential
Building Setback requirements per City Ordinance (main structure)
Front - 50 feet
Side - 10 feet minimum with total of 30 feet
OHW - 75 feet
Bluff - 20 feet



- Denotes Found Iron Monument
- Denotes Iron Monument
- x000.0 Denotes Existing Elevation
- - - Denotes Existing Contour
- o00.0 Denotes Proposed Elevation
- ↖ Denotes Surface Drainage



Existing Hardcover	
Lot area	= 82,795 sq ft
Building	= 4,667 sq ft
Front Porch	= 274 sq ft
Driveway	= 4,991 sq ft
Concrete	= 41 sq ft
Path to Lake	= 1,051 sq ft
Pump House	= 116 sq ft
Upper Patio	= 827 sq ft
Paver Walks & Stone Steps	= 424 sq ft
Pavers	= 328 sq ft
Flagstone Path	= 70 sq ft
Total	= 12,789 sq ft
Percentage	= 15.45%

"AS-BUILT" BUILDING ELEVATIONS

931.0	First Floor
960.70	Top of Block
980.5	Garage Floor
970.0	Lowest Floor

Legal Description

That part of Government Lot 4, Section 36, Township 117, Range 23, Hennepin County, Minnesota described as follows: Commencing at a point on the north and south centerline of said Section 36 a distance of 793 feet North from the south line of said Government Lot 4 as measured along said centerline; thence on an assumed bearing of West parallel with the south line of said Government Lot 4 a distance of 265.25 feet to the point of beginning of the land being described; thence Northerly 9 feet parallel with the north and south centerline of said Section 36; thence Easterly to the centerline of Covington Road along a line which if extended would intersect said north and south centerline of said Section 36 a distance of 805 feet North from the south line of said Government Lot 4; thence Northwesterly along the centerline of said Covington Road to a point 988.9 feet North from the south line of said Government Lot 4 as measured at right angles with said south line; thence North 83 degrees 34 minutes 30 seconds West 160 feet; thence South 87 degrees 55 minutes 30 seconds West to the shore of Christmas Lake; thence Southerly along the shore of said Lake to a line bearing West from the point of beginning; thence East to the point of beginning. Except Road.

Certification

Prepared by:

The Gregory Group, Inc. d.b.a.
Lot Surveys Company
7601 73rd Avenue N.
Brooklyn Park, MN 55428
phone 763-560-3093
fax 763-560-3522

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 17th day of November 2016.

Signed:

Gregory R. Prasch Registration No. 24992