

TOPOGRAPHIC SURVEY

SUNNYSIDE RD

S77°41'44"W 124.27

82.18 82 (D)

North line of Lot 13

42.09 42 (D) found 3/4" pinch top monument

North line of Lot 12

81°48'47" (CC)

PROPERTY DESCRIPTION: (per Trustee's Deed Doc. No. 11290092)

Lot 13 and that part of Lot 12, Block 4, lying West of a line running from a point on the Northerly line of said lot 12, distant 42 feet Easterly from the Northwest corner of said Lot 12, to a point on the Southerly line of said Lot 12, distant 36 feet Easterly from the southwest corner all in Country Club District, Brown Section Addition

Hennepin County 18-2824

SURVEY NOTES:

1. The orientation of this bearing system is the found monumentation on the right of way and the angle turned from a Carlson and Carlson Inc. survey dated 4/27/2004.
2. Vertical Control: Hennepin County Benchmark "MEDIAN" Elev. = 881.15 NAVD88. Contours shown are from data collected in the field.
3. The property address is 4801 Sunnyside Rd, Edina, MN 55424. PID No. 1802824220070
4. Ordinary high water level Elev. = 885.88 and 100-year flood Elev. = 888.34 elevations from Minnehaha Creek Watershed District (per client's communication).
5. The purpose of this survey is to show the partial topography of the shoreline along Minnehaha Creek including the 100-year flood level and the ordinary high water level, and the ground features surrounding it.

4707 Sunnyside Rd

COUNTRY CLUB DISTRICT BROWN SECTION
BLOCK 4

13

12

14

S20°29'29"E 135.1

West line of lot 13 per angle using bearings on survey dated 4/27/2004

4801 Sunnyside Rd

4805 Sunnyside Rd

O.H.W. EL=885.88 NAVD88

LEGEND

● FOUND 1/2" OPEN IRON PIPE UNLESS NOTED OTHERWISE

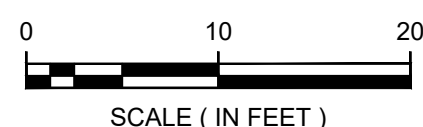
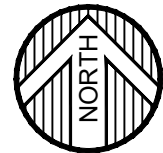
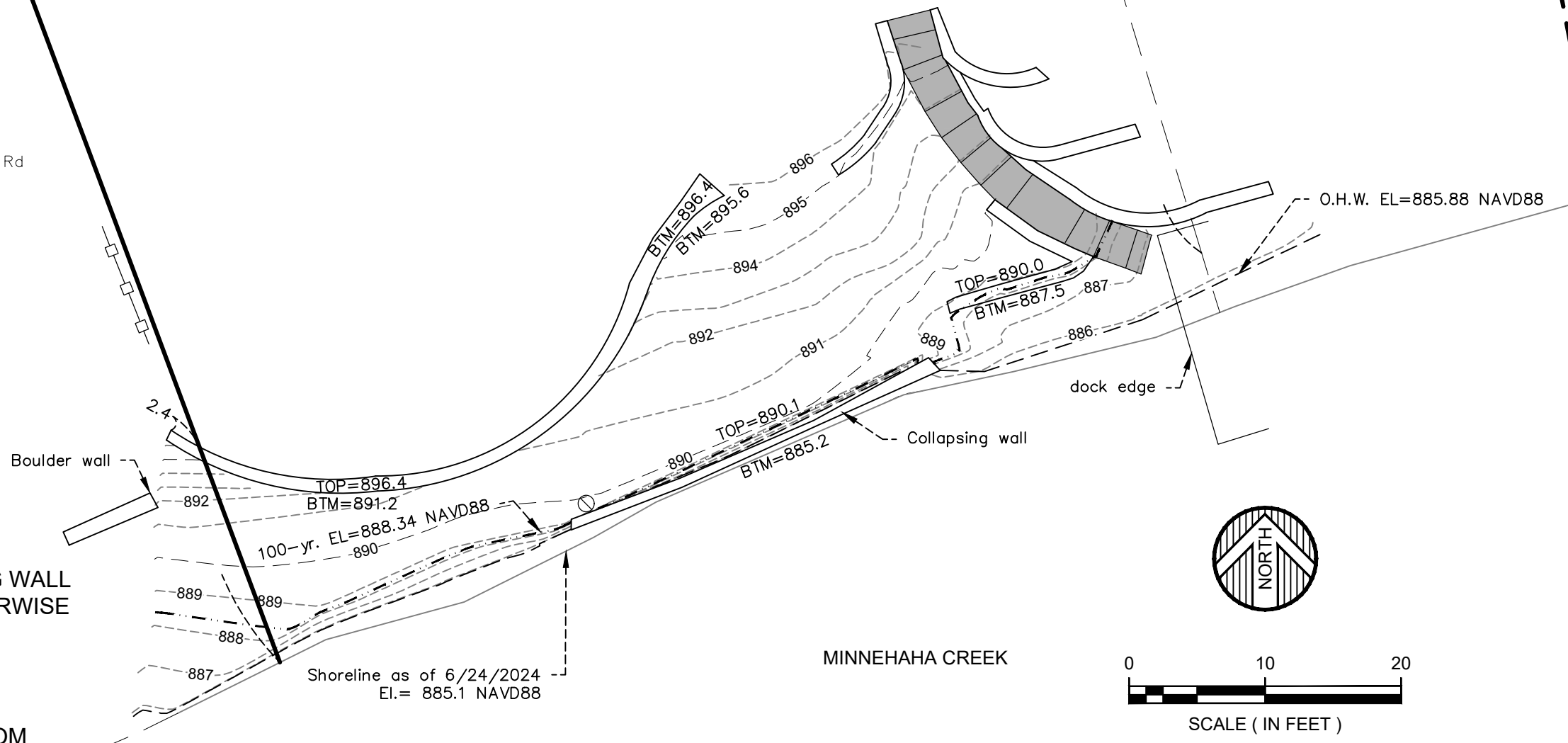
⊙ BIRD HOUSE

□ FENCE WOOD

▬ KEYSTONE RETAINING WALL UNLESS NOTED OTHERWISE

■ STONE STEPS

(CC) DENOTES TURNED ANGLE FROM CARLSON AND CARLSON SURVEY DATED 4/27/2004



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DATE: June 2024	DATE	AMENDMENTS	BY	PREPARED FOR: PALUMBO SERVICES INC
SCALE: AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, 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.
DRAWN BY: JMM				
CHECKED BY: KLJ				
FILE NUMBER: 2024-11148			Kelly L. Jordan	DATE: 06/26/2024 LIC. NO. 42648

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