

LEGAL DESCRIPTION:
All of Lot 1 and that part of Lot 2 in Block 4 in Hilldale, Hennepin County, Minnesota lying Northwesterly of the following described line to wit: Beginning at a point in the Westerly line of said Lot 2 distant 29.3 feet Southeasterly measured along the Southwesterly line of said Lot 2 from the Northwesterly or most Westerly corner of said Lot; thence Northeasterly in a straight line to the most Westerly corner of Lot "B" in Hilldale, Hennepin County, Minnesota, including that portion of Circle West, vacated , described as beginning at the most Westerly corner of Lot 1, Block 4, Hilldale, Hennepin County, Minnesota, thence Northerly to the Southwest corner of Lot 6, Block 1, Meadowbrook Oaks, thence Easterly along the South line of said Lot 6 to the most Northerly corner of Lot 1, Block 4, Hilldale, Hennepin County, Minnesota, thence Southwesterly to the point of beginning, according to the Plat thereof on file or of record in the office of the Register of Deeds in and for said County.

That part of vacated Circle West dedicated in "Hilldale, Hennepin County, Minnesota," described as follows: Beginning at the most Westerly corner of Lot 1, Block 4, said plat; thence Northwesterly along a curve which is tangential to that part of the Southwesterly line of said Lot 1 shown on said plat as having a length of 53.7 feet and which has an assumed bearing of North 42 degrees 35 minutes 06 seconds West, which curve is concave to the East and has a radius of 160.00 feet, a length of 134.06 feet and a central angle of 48 degrees 00 minutes 23 seconds, to the Northerly line of said plat; thence Southeasterly along the Northerly line of said plat 36.05 feet, more or less, to the Southwest corner of Lot 6, Block 1, Meadowbrook Oaks; thence Southerly to the point of beginning.

SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. 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 to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
- Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
- This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
- While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, found, unless otherwise noted.

LEGEND

EXISTING CONTOUR - - - 907 - - -

EXISTING SPOT ELEVATION x 907.5

PROPOSED CONTOUR — 907 —

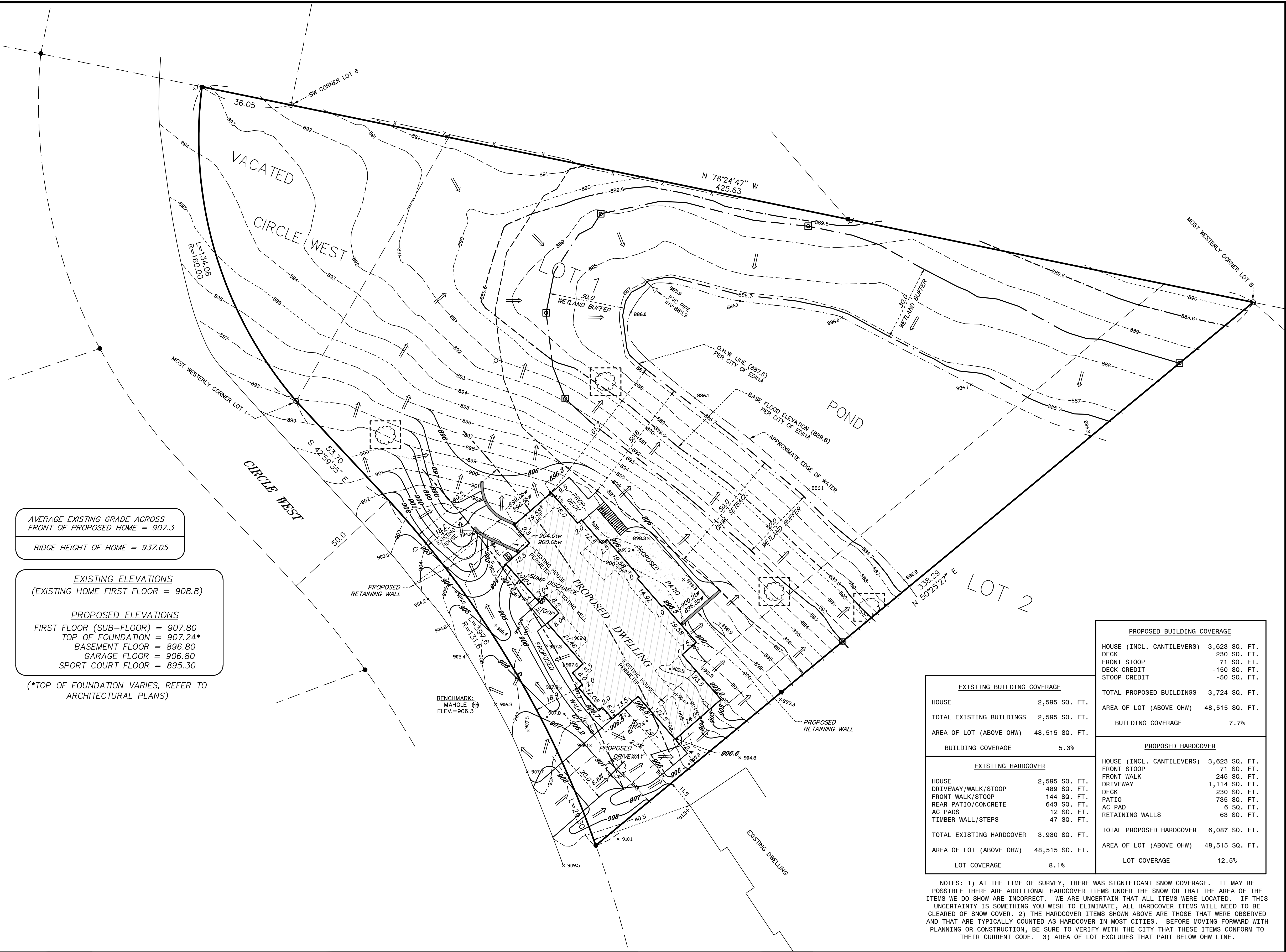
PROPOSED SPOT ELEVATION 907.5 ↗

DRAINAGE ARROW - FLOW ⇒

TREE REMOVAL ✕

PROTECT EXISTING TREE
(INSTALL ORANGE CONST. FENCE
AROUND TREE TO PROTECT)

WETLAND BUFFER MONUMENT ⊠



EXISTING BUILDING COVERAGE		PROPOSED BUILDING COVERAGE	
HOUSE	2,595 SQ. FT.	HOUSE (INCL. CANTILEVERS)	3,623 SQ. FT.
TOTAL EXISTING BUILDINGS	2,595 SQ. FT.	DECK	230 SQ. FT.
AREA OF LOT (ABOVE OHW)	48,515 SQ. FT.	FRONT STOOP	71 SQ. FT.
BUILDING COVERAGE	5.3%	DECK CREDIT	-150 SQ. FT.
		STOOP CREDIT	-50 SQ. FT.
		TOTAL PROPOSED BUILDINGS	3,724 SQ. FT.
		AREA OF LOT (ABOVE OHW)	48,515 SQ. FT.
		BUILDING COVERAGE	7.7%
EXISTING HARDCOVER		PROPOSED HARDCOVER	
HOUSE	2,595 SQ. FT.	HOUSE (INCL. CANTILEVERS)	3,623 SQ. FT.
DRIVEWAY/WALK/STOOP	489 SQ. FT.	FRONT STOOP	71 SQ. FT.
FRONT WALK/STOOP	144 SQ. FT.	FRONT WALK	245 SQ. FT.
REAR PATIO/CONCRETE	643 SQ. FT.	DRIVEWAY	1,114 SQ. FT.
AC PADS	12 SQ. FT.	DECK	230 SQ. FT.
TIMBER WALL/STEPS	47 SQ. FT.	PATIO	735 SQ. FT.
TOTAL EXISTING HARDCOVER	3,930 SQ. FT.	AC PAD	6 SQ. FT.
AREA OF LOT (ABOVE OHW)	48,515 SQ. FT.	RETAINING WALLS	63 SQ. FT.
LOT COVERAGE	8.1%	TOTAL PROPOSED HARDCOVER	6,087 SQ. FT.
		AREA OF LOT (ABOVE OHW)	48,515 SQ. FT.
		LOT COVERAGE	12.5%

NOTES: 1) AT THE TIME OF SURVEY, THERE WAS SIGNIFICANT SNOW COVERAGE. IT MAY BE POSSIBLE THERE ARE ADDITIONAL HARDCOVER ITEMS UNDER THE SNOW OR THAT THE AREA OF THE ITEMS WE DO SHOW ARE INCORRECT. WE ARE UNCERTAIN THAT ALL ITEMS WERE LOCATED. IF THIS UNCERTAINTY IS SOMETHING YOU WISH TO ELIMINATE, ALL HARDCOVER ITEMS WILL NEED TO BE CLEARED OF SNOW COVER. 2) THE HARDCOVER ITEMS SHOWN ABOVE ARE THOSE THAT WERE OBSERVED AND THAT ARE TYPICALLY COUNTED AS HARDCOVER IN MOST CITIES. BEFORE MOVING FORWARD WITH PLANNING OR CONSTRUCTION, BE SURE TO VERIFY WITH THE CITY THAT THESE ITEMS CONFORM TO THEIR CURRENT CODE. 3) AREA OF LOT EXCLUDES THAT PART BELOW OHW LINE.

DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE	CLIENT/JOB ADDRESS		I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	SURVEYED DATE:	SHEET TITLE	SHEET SIZE: 22 X 34
9-10-26	ADDED WETLAND BUFFER SETBACK, MONUMENT SIGNS		PETE KOSTROSKI 20 CIRCLE WEST EDINA, MN	Advance Surveying & Engineering Co. 18202 Minnetonka Blvd. Suite 401 Deephaven, Minnesota 55391 Phone (952) 474-7964 Web: www.advsur.com	Wayne W. Prehns #43503 LICENSE NO. APRIL 24, 2026 DATE	MARCH 3, 2026	PROPOSED SURVEY & TREE PROTECTION PLAN	SHEET NO.
						APRIL 24, 2026	DRAWING NUMBER 260528 JR	S1 SHEET 1 OF 3