

CERTIFICATE OF SURVEY

7103 BIRCHVIEW ROAD NORTH, MAPLE GROVE, MN

5 HNW a Ybh7'

LEGEND

- MONUMENT FOUND
- IRON PIPE MONUMENT SET
- X 1027.7 EXISTING SPOT ELEVATION
- ~ PROPOSED CONTOURS
- - - EXISTING CONTOURS
- ⊕ FIRE HYDRANT
- ☐ MB MAILBOX
- ☒ UTILITY PEDESTAL
- ☼ DECIDUOUS TREE
- ☼ CONIFEROUS TREE
- ⊙ SOIL BORING
- ⊠ GAS METER
- ⊕ ELECTRIC METER
- P-BUR— UNDERGROUND ELECTRIC LINE
- T-BUR— UNDERGROUND COMMUNICATION LINE
- G— GAS LINE
- ☐ CONCRETE SURFACE



LOT AREA (ABOVE OHWL):
±15,754 SQUARE FEET

LEGAL DESCRIPTION:

Lot 8, Block 1, CEDAR ISLE 2ND ADDITION, according to the plat thereof, on file and of record in the Office of the Hennepin County Recorder.

CEDAR ISLAND LAKE

OHW ELEV.=902.5 (NAVD 88)

(PUBLISHED AS NGVD29 = 902.4)

APPROXIMATE SQUARE FOOTAGE*:

- EXISTING BUILDING AREA = 1,828
- EXISTING DRIVEWAY AREA = 1,138
- EXISTING COVERED CONCRETE PORCH AREA = 244
- EXISTING CONCRETE PATIO AREA = 304
- EXISTING WOOD DECK AREA = 285
- EXISTING HOT TUB AREA = 56

*NOTE:

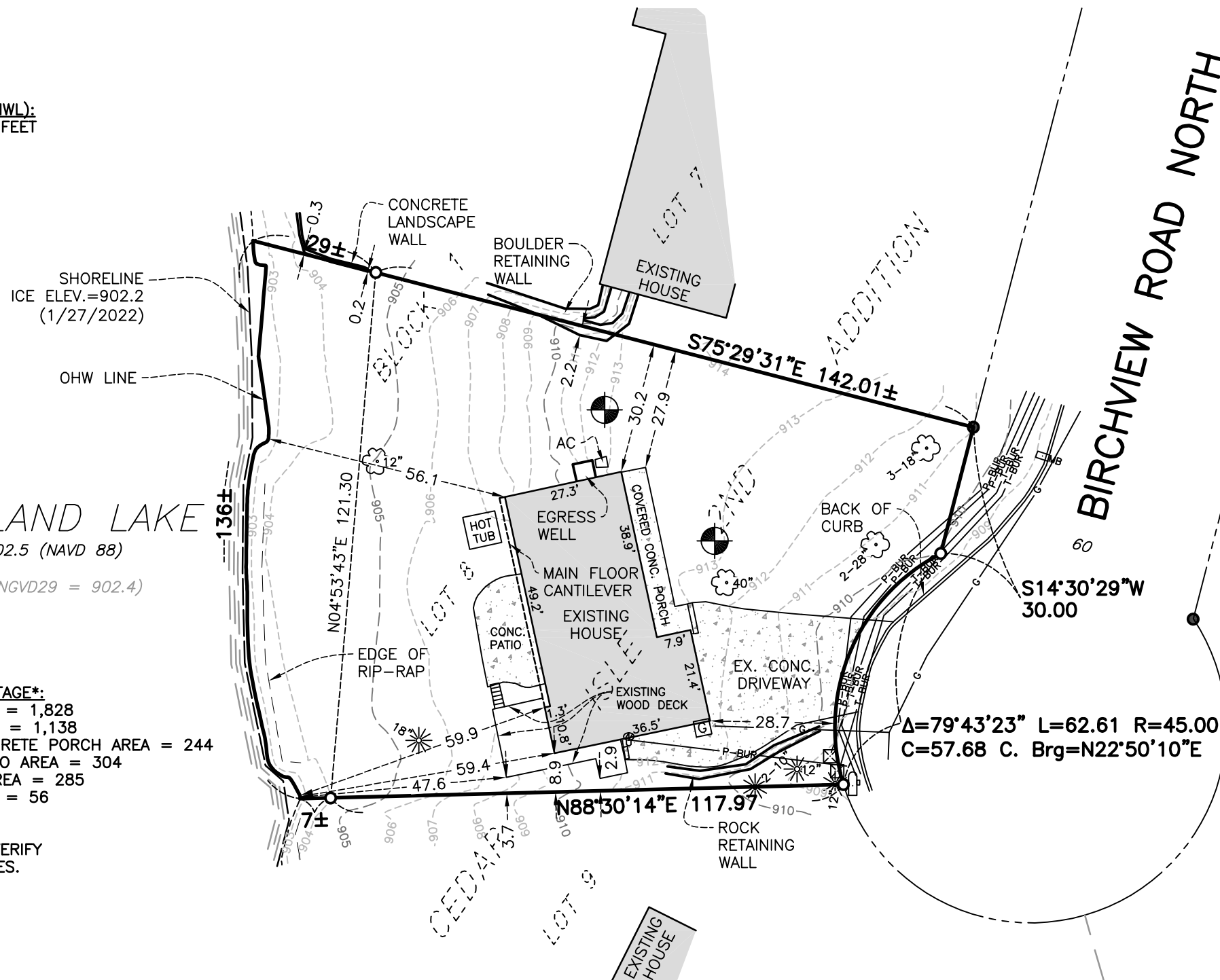
CONTRACTOR TO FIELD VERIFY ACTUAL SQUARE FOOTAGES.

SET BACK REQUIREMENTS R-2 (SHORELAND OVERLAY):

- 25' FRONT
- 5' MINIMUM PER SIDE
- 15' MINIMUM COMBINED SIDE
- 75' ORDINARY HIGH-WATER LINE

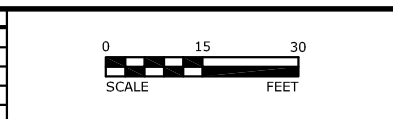
SURVEYOR:

Stonebrooke Engineering, Inc.
12279 Nicollet Ave. S.
Burnsville, MN 55337
Phone: 952-402-9202
Fax: 952-403-6803
www.stonebrookeengineering.com



Mar 09, 2022 - 1:49pm - S:\PROJECTS\SURVEY\Home_Building_&_Remodeling_Experts_(HBRE)\S1035 (Lot 8, Block 1, CEDAR ISLE 2ND ADDN, Maple Grove)\Cadd_Files\S1035HCE01.dwg

REV. NO.	DATE	BY	CHK	DESCRIPTION



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.

Aaron J. Magos
NAME: Aaron J. Magos LIC. NO.: 45507 DATE: 02-02-2022

DESIGNED: _____
DRAWN: TRH
CHECKED: AJM

CERTIFICATE OF SURVEY - EXISTING ONLY
LOT 8, BLOCK 1
CEDAR ISLE 2ND ADDITION, HENNEPIN CO., MN

SHEET
1
OF
1

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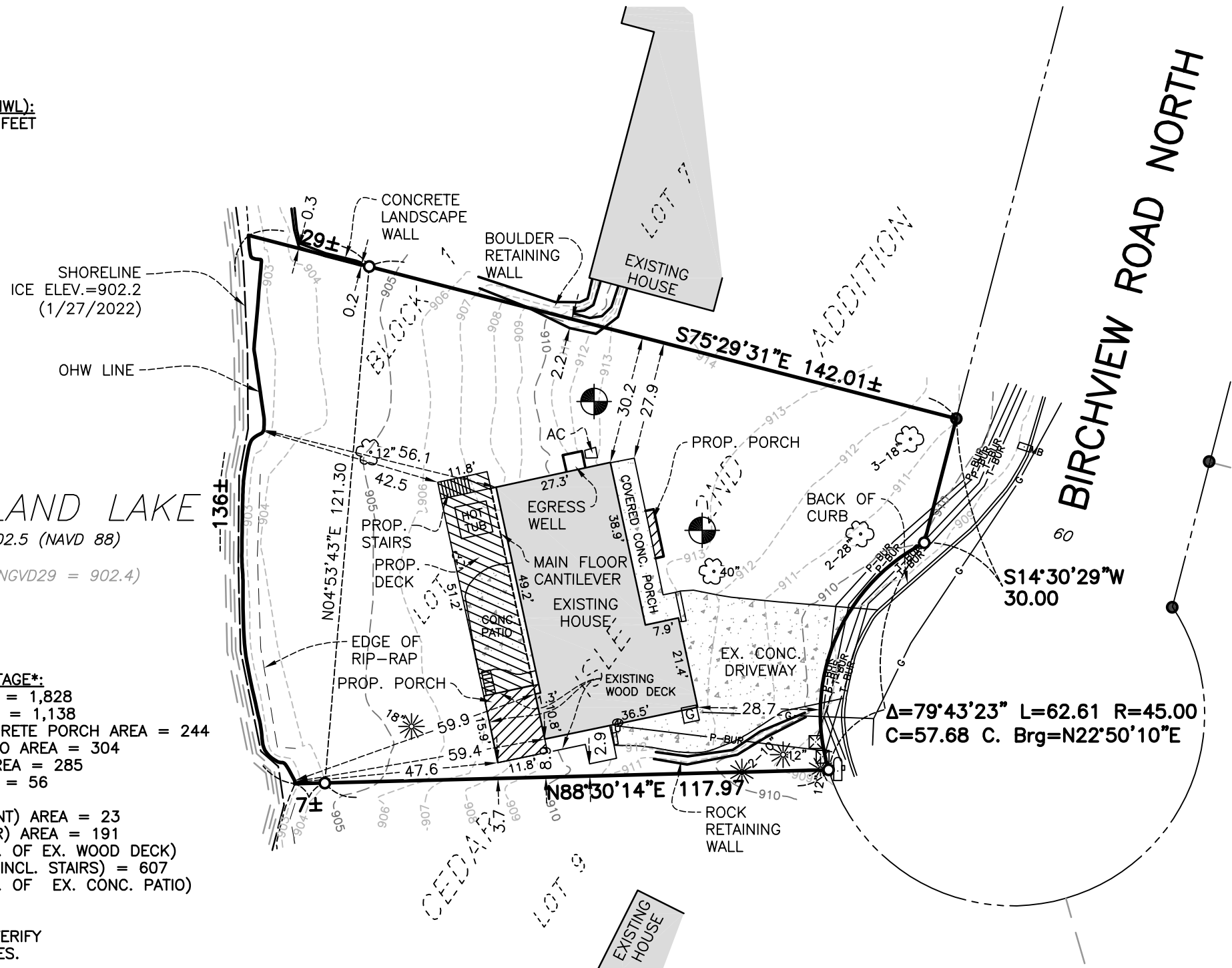
- PROPOSED PORCH (FRONT) AREA = 23
- PROPOSED PORCH (REAR) AREA = 191
(OVERLAPS 191 SQ.FT. OF EX. WOOD DECK)
- PROPOSED DECK AREA (INCL. STAIRS) = 607
(OVERLAPS 271 SQ.FT. OF EX. CONC. PATIO)

*NOTE:

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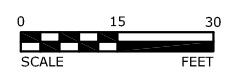
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Feb 21, 2022 - 10:08am - S:\PROJECTS\SURVEY\Home_Building_&_Remodeling_Experts_(HBRE)\S1035 (Lot 8, Block 1, CEDAR ISLE 2ND ADDN, Maple Grove)\Cadd_Files\S1035HCP02.dwg

REV. NO.	DATE	BY	CHK	DESCRIPTION
1	2/4/22	TRH	AJM	REVISED AREA BREAKDOWNS
2	2/21/22	TRH	AJM	REVISED PROPOSED PORCH & DECK



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