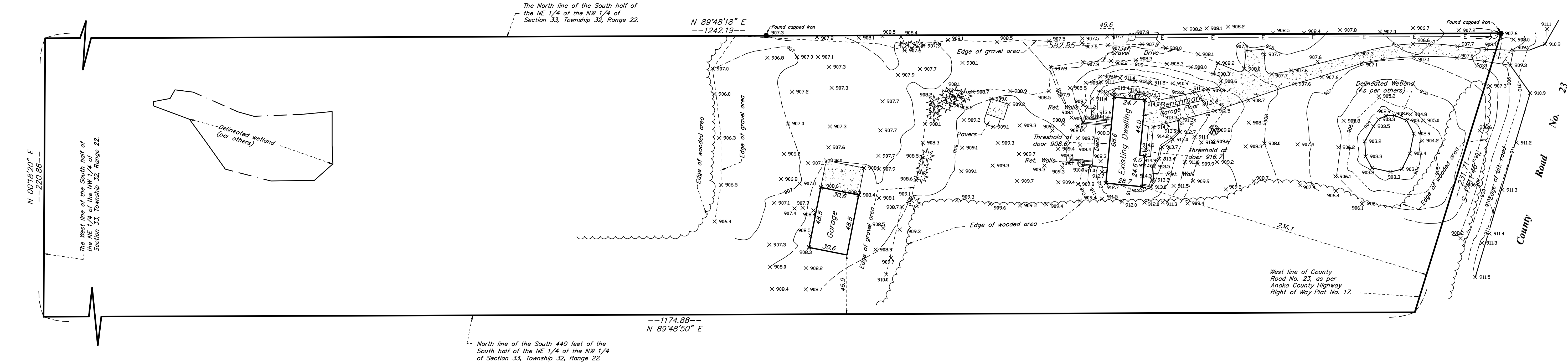


LEGAL DESCRIPTION:
THAT PART OF THE S1/2 OF NE1/4 OF NW1/4 OF SEC 33-32-22, ANOKA COUNTY, MN LYING WESTERLY OF COUNTY ROAD NO 23 (U S HWY NO 8) EXCEPT THE SOUTH 440.00 FT THEREOF EXCEPT ROADS SUBJECT TO EASEMENTS OF RECORD.

- 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.
 - 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.
 - Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
 - 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.

STANDARD SYMBOLS & CONVENTIONS:
"●" Denotes iron survey marker, set, unless otherwise noted.



LEGEND

- CATCH BASIN
- GAS METER
- FIRE HYDRANT
- POWER POLE
- MANHOLE
- TELEPHONE PED.
- ELEC. TRANSFORMER
- WELL
- GATE VALVE
- LIGHT POLE
- TREE
- FENCE LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY LINE
- CONCRETE SURFACE

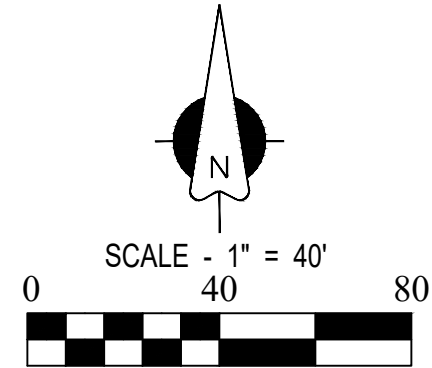
EXISTING HARDCOVER

House	1,791 Sq. Ft.
Existing Deck	459 Sq. Ft.
Conc. Driveway/Walk	4,382 Sq. Ft.
Garage	1,484 Sq. Ft.
Concrete Surfaces	849 Sq. Ft.
Pavers	90 Sq. Ft.
Ret. Walls	140 Sq. Ft.

TOTAL EXISTING HARDCOVER 9,195 Sq. Ft.
AREA OF LOT 267,020 Sq. Ft.

PERCENTAGE OF HARDCOVER TO LOT 3.4%

DRAWING ORIENTATION & SCALE



CLIENT NAME / JOB ADDRESS

LCI ENTERPRISES, INC.

13960 LAKE DRIVE
COLUMBUS, MN 55025

Advance
Surveying & Engineering, Co.

17917 Highway 7
Minnetonka, Minnesota 55345
Phone (952) 474-7964
Web: www.advsur.com

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.

Thomas M. Bloom
42379
LICENSE NO.
JULY 5, 2023
DATE

DATE SURVEYED: JUNE 29, 2023

DATE DRAFTED: JULY 5, 2023

SHEET TITLE

EXISTING CONDITIONS
SURVEY

DRAWING NUMBER

230338 TB

SHEET SIZE

22 X 34

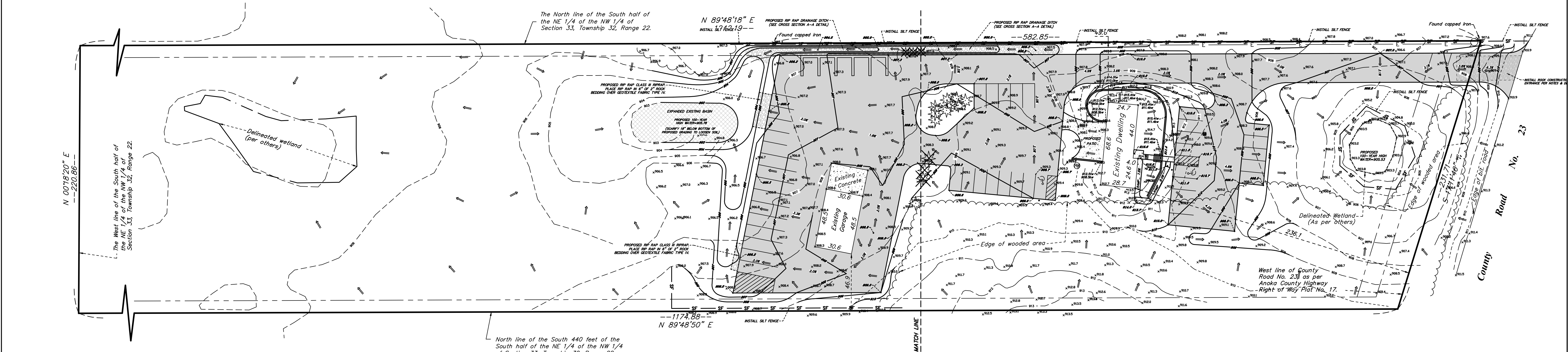
SHEET NO.

S1

SHEET 1 OF 1

LEGAL DESCRIPTION:
THAT PART OF THE S1/2 OF NE1/4 OF NW1/4 OF SEC 33-32-22, ANOKA COUNTY, MN LYING WESTERLY OF COUNTY ROAD NO 23 (U S HWY NO 8) EXCEPT THE SOUTH 440.00 FT THEREOF EXCEPT ROADS SUBJECT TO EASEMENTS OF RECORD.

- SCOPE OF WORK & LIMITATIONS:
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
 - 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.



LEGEND

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- FENCE LINE
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- WATER LINE
- GAS LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY LINE
- CONCRETE SURFACE

EXISTING HARDCOVER		PROPOSED HARDCOVER	
House	1,791 Sq. Ft.	House	1,791 Sq. Ft.
Existing Deck	459 Sq. Ft.	Bituminous	48,831 Sq. Ft.
Conc. Driveway/Walk	4,382 Sq. Ft.	Conc. Walk/Ramp	493 Sq. Ft.
Garage	1,484 Sq. Ft.	Garage	1,484 Sq. Ft.
Concrete Surfaces	849 Sq. Ft.	Conc. by Garage	665 Sq. Ft.
Pavers	90 Sq. Ft.	Patio	848 Sq. Ft.
Ret. Walls	140 Sq. Ft.	Ret. Walls	211 Sq. Ft.
Gravel Areas	35,733 Sq. Ft.		
TOTAL EXISTING HARDCOVER	44,928 Sq. Ft.	TOTAL PROPOSED HARDCOVER	54,323 Sq. Ft.
AREA OF LOT	267,020 Sq. Ft.	AREA OF LOT	267,020 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	16.8%	PERCENTAGE OF HARDCOVER TO LOT	20.3%

DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE	CLIENT NAME / JOB ADDRESS	Advance Surveying & Engineering, Co. 17917 Highway 7 Minnetonka, Minnesota 55345 Phone (952) 474-7964 Web: www.advsur.com	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. Joshua S. Rinke #52716 LICENSE NO. SEPTEMBER 14, 2023 DATE	DATE SURVEYED: JUNE 29, 2023 SURVEYED BY: THOMAS M. BLOOM, PLS. #42379 ADVANCE SURVEYING. & ENG., CO. DATE DRAFTED: SEPT. 14, 2023	SHEET TITLE PROPOSED SITE PLAN (OVERALL) DRAWING NUMBER 230338 TB	SHEET SIZE 22 X 34 SHEET NO. C1 SHEET 1 OF 6
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