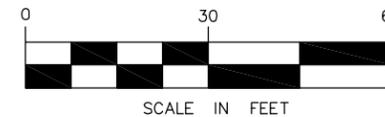


WARD ADDITION PRELIMINARY PLAT



Call 48 Hours before digging
GOPHER STATE ONE CALL

Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- ⊙ DENOTES CAST IRON MONUMENT
- ⊙ DENOTES PK NAIL
- DENOTES BOUNDARY LINE
- - - DENOTES LOT LINE
- · - · - DENOTES SETBACK LINE
- · - · - DENOTES EASEMENT LINE
- x 999.99 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- · - · - DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES BITUMINOUS SURFACE
- ⊕ DENOTES ELECTRIC POWER POLE
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- ⊙ DENOTES SANITARY MANHOLE
- EM DENOTES ELECTRIC METER
- AC DENOTES AIR CONDITIONER
- ← DENOTES DRAINAGE FLOW
- ⊙ DENOTES GAS METER
- DENOTES GAS METER
- OE— DENOTES OVERHEAD ELECTRIC
- DENOTES CHAINLINK FENCE
- DENOTES WOOD FENCE
- ~ DENOTES PVC FENCE
- ⊙ DENOTES DECIDUOUS TREE
- ⊙ DENOTES CONIFEROUS TREE



LEGAL DESCRIPTION

Lot 1, Block 1, RALPH ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.

PROPOSED LEGAL DESCRIPTION

Lot 1, Block 1, WARD ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.

Lot 2, Block 1, WARD ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.

AREAS

Lot 1, Block 1 = 10,715 Sq.Ft. (0.25 Acres)

Lot 2, Block 1 = 10,687 Sq.Ft. (0.25 Acres)

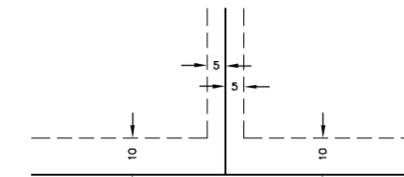
REFERENCE BENCHMARK

ELEVATION = 916.97 (NGVD 29) MNDOT DISK "WINETKA RM1" NW QUADRANT OF NORTH FRONTAGE ROAD AND SUMTER AVE SOUTH.

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.
6. THE PLAT OF RALPH ADDITION WAS RECORDED NOVEMBER 8TH, 2011.

DRAINAGE AND UTILITY EASMENTS ARE SHOWN THUS:



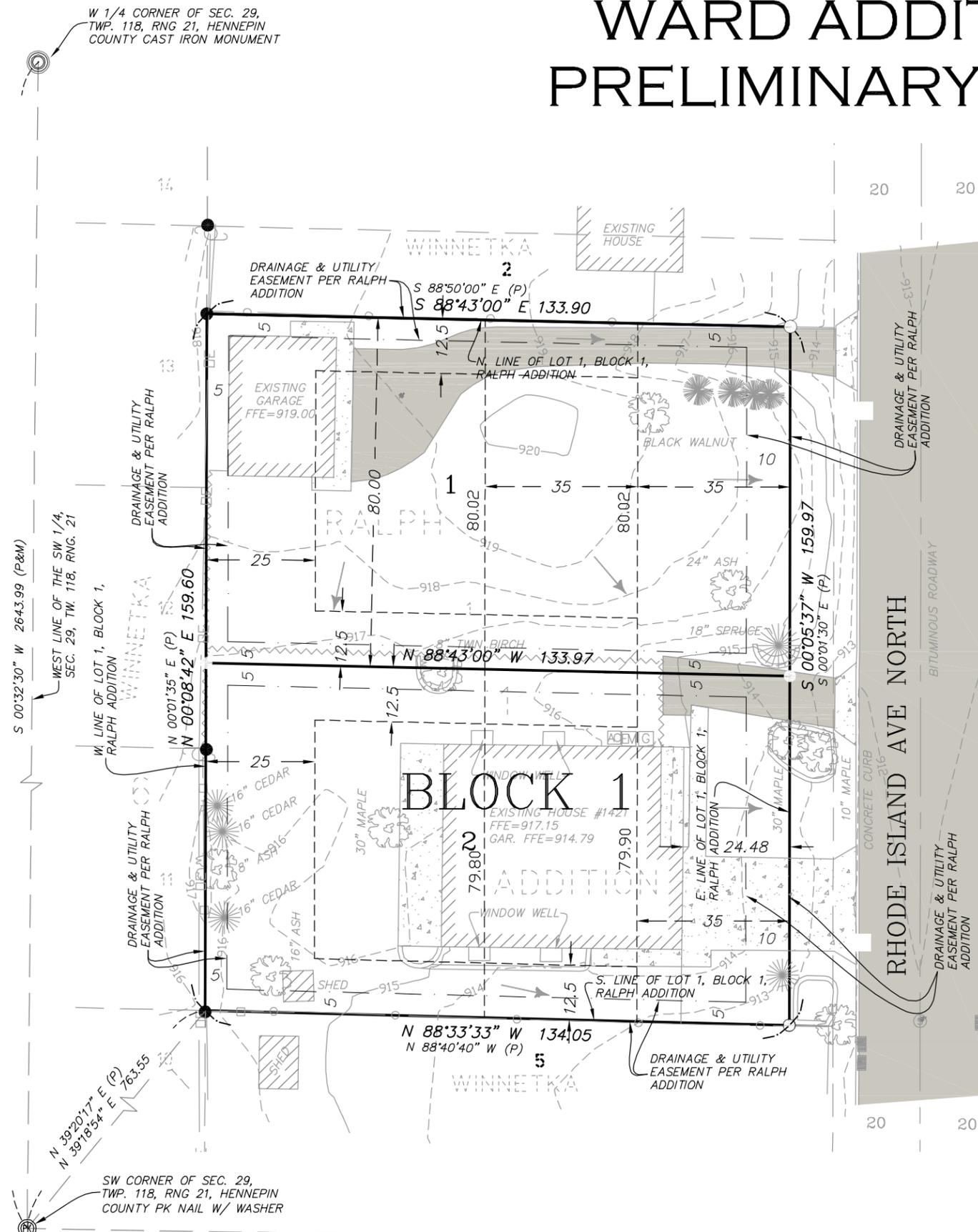
BEING 5 FEET IN WIDTH, AND ADJOINING LOT LINES UNLESS OTHERWISE SHOWN, AND 10 FEET IN WIDTH, AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON THE PLAT

BUILDING SETBACKS

ZONING: R1 = SINGLE FAMILY DISTRICT
HOUSE: FRONT = 35 FT
SIDE = 12.5 FT
REAR = 25 FT
ACCESSORY: FRONT = 35 FT
SIDE/REAR = 5 FT

EXISTING HARDCOVER

EXISTING BUILDING	3,274 SQ. FT.
EXISTING CONCRETE SURFACE	1,591 SQ. FT.
EXISTING BITUMINOUS SURFACE	1,635 SQ. FT.
TOTAL LOT AREA	21,402 SQ. FT.
EXISTING HARDCOVER	30.4 %



NO.	DATE	DESCRIPTION	BY