

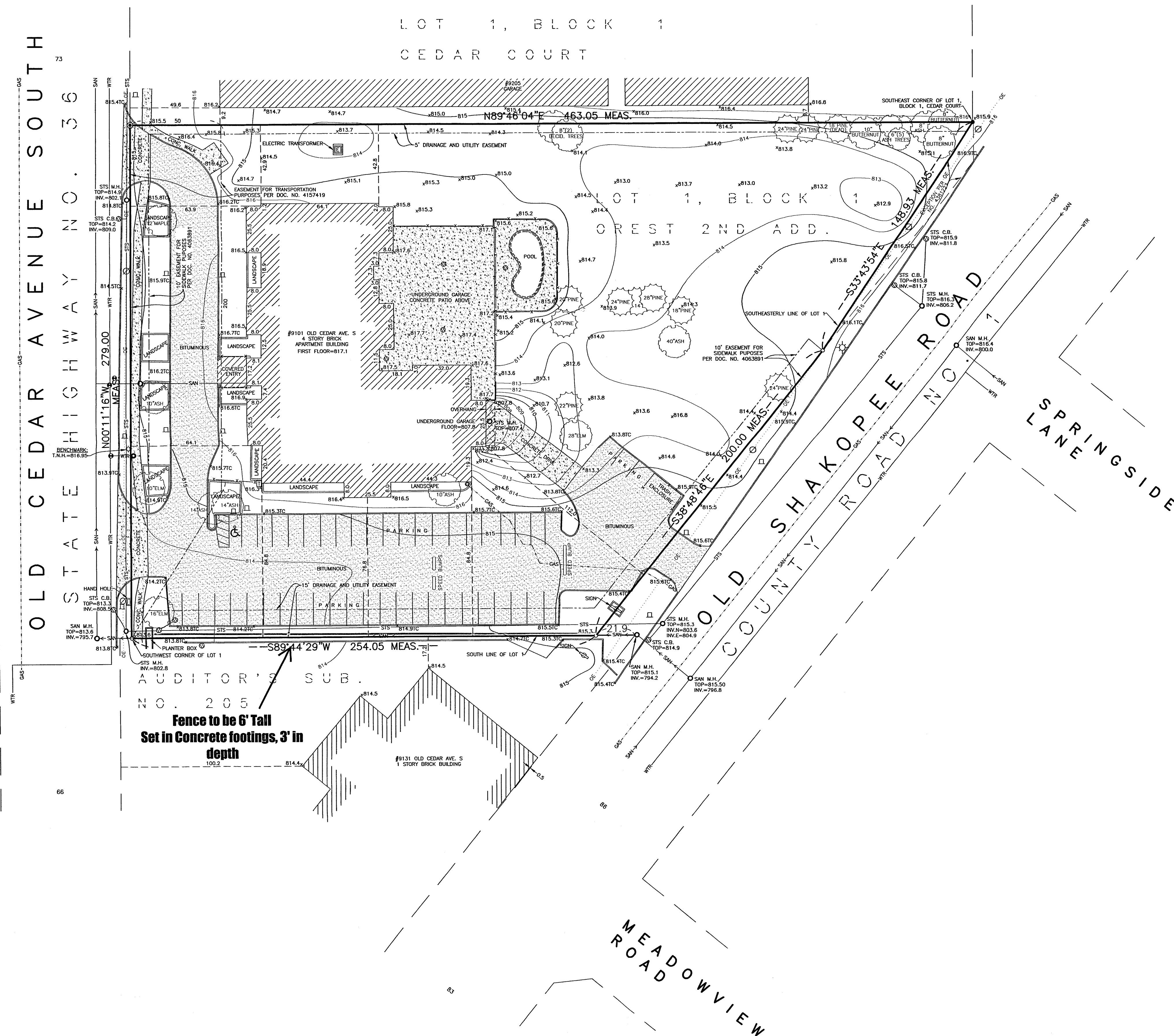
SITE ADDRESS: 9101 OLD CEDAR AVE. S
BLOOMINGTON, MN 55425

PL202200114

EXISTING CONDITION SURVEY FOR: PHD PROPERTIES

Legend

- x — x — Fence
- OE — Underground Electric
- STS — Storm Sewer
- SAN — Sanitary Sewer
- WTR — Water Main
- GAS — Underground Gas
- ☐ Telephone Box
- ⊙ Catch Basin
- ⊙ Manhole
- ⊙ Gas Meter
- ⊙ Light Pole
- ⊙ Power Pole
- ⊙ Water Shutoff
- ⊙ Hydrant
- ⊙ Gate Valve
- ⊙ Traffic Sign
- Concrete Curb
- Existing Elevation
- x900.0TC Top of Curb Elevation
- 900 — Existing Contour
- ⊙ Set Mag Nail
- Found Iron Monument
- Set, 1/2" x 14" Iron Pipe Inscribed w/ R.L.S 15230



30 0 30 60
SCALE: 1 INCH = 30 FEET

PROPERTY DESCRIPTION:

Lot 1, Block 1, OREST 2ND ADDITION, except road,
Hennepin County, Minnesota.

Lot Area = 101,328 SF or 2.3 Acres

BENCHMARK:

ID #24-003
T.N.H. on the East Side of Old Cedar Ave. S at #9101.
Elevation = 816.95.

NOTES:

- All existing building dimensions are measured to the finished siding and not the building foundation.
- No Search Was Made For Any Easements.
- The location of all utilities shown are from either observed evidence in the field and/or from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation. Some underground utilities were not located by the utility companies at the time the field work was performed.

I hereby certify that this survey, plan, 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.

W. BROWN LAND SURVEYING, INC.

Z:\W. BROWN\Signature-New.jpg

Woodrow A. Brown, R.L.S. MN REG 15230

Dated: 06-24-2016
12-15-2016 - Rev. Add Tree and Road Exemption
04-20-2017 - Rev. Add Trees on North Line

W. BROWN LAND SURVEYING, INC.
8030 Cedar Avenue So., Suite 228.
Bloomington, MN 55425
Bus: (952) 854-4055
Fax: (952) 854-4268

Drawing: 125-16	Date: 04-20-2017 Scale: 1 Inch = 30 Feet	1 of 1
-----------------	---	--------