Goodwin/Brown

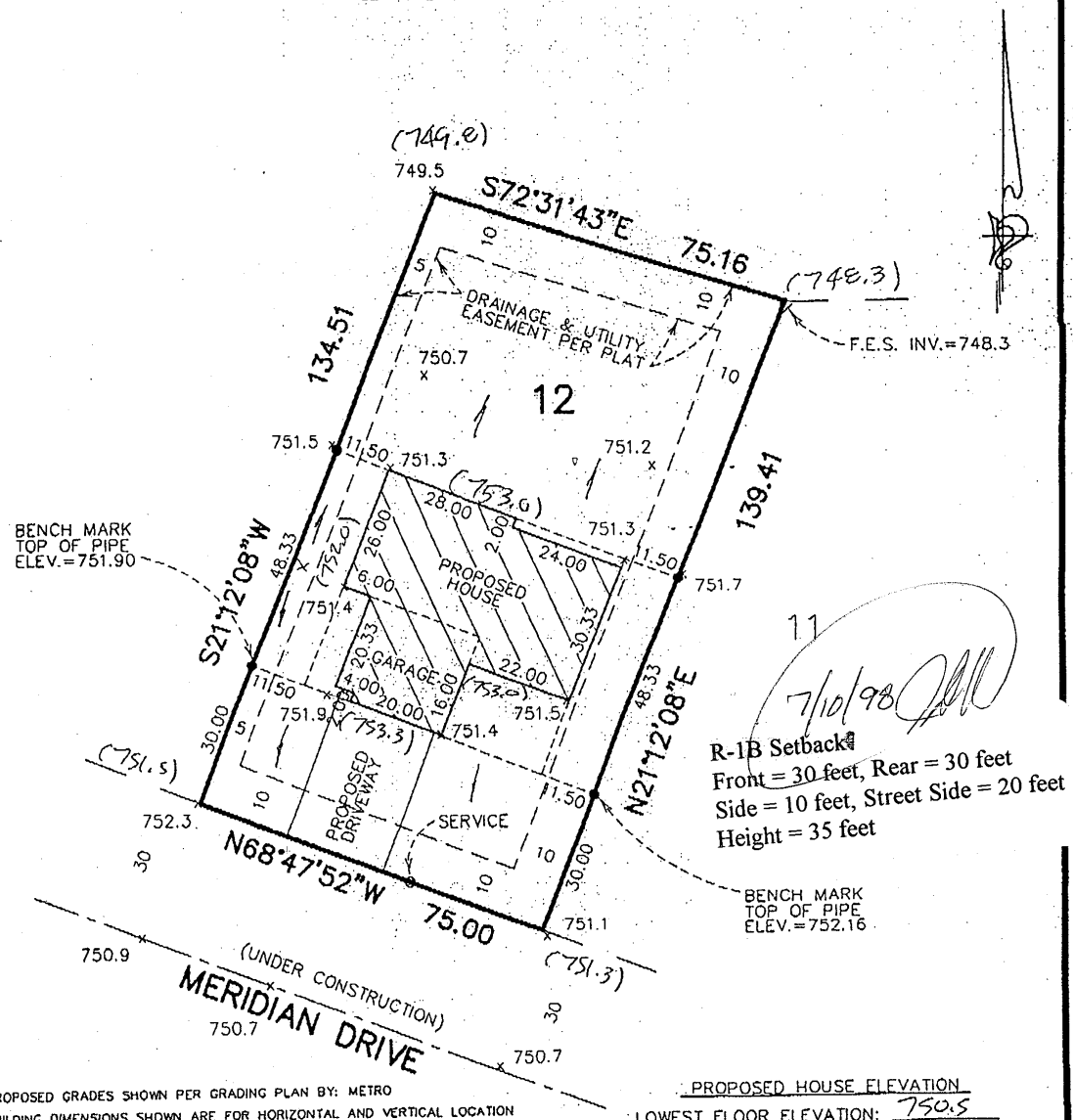
PIONEER engineering
LAND SURVEYORS • CIVIL ENGINEERS
LAND PLANNERS • LANDSCAPE ARCHITECTS

2422 Enterprise Drive Redraw
Mendota Heights, MN 55120
(612) 681-1914 FAX: 681-9488

625 Highway 10 N.E.
Blaine, MN 55434
(612) 783-1880 FAX: 783-1883

Certificate of Survey for: KEYLAND HOMES

2217 MERIDIAN DRIVE 3653-A



11

7/10/98

R-1B Setback
Front = 30 feet, Rear = 30 feet
Side = 10 feet, Street Side = 20 feet
Height = 35 feet

NOTE: PROPOSED GRADES SHOWN PER GRADING PLAN BY: METRO

NOTE: BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL AND VERTICAL LOCATION OF STRUCTURES ONLY. SEE ARCHITECTUAL PLANS FOR BUILDING AND FOUNDATION DIMENSIONS.

NOTE: NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY THE SURVEYOR. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC HOUSE PROPOSED IS NOT THE RESPONSIBILITY OF THE SURVEYOR.

NOTE: THIS CERTIFICATE DOES NOT PURPORT TO SHOW EASEMENTS OTHER THAN THOSE SHOWN ON THE RECORDED PLAT.

NOTE: CONTRACTOR MUST VERIFY DRIVEWAY DESIGN.

NOTE: BEARINGS SHOWN ARE BASED ON AN ASSUMED DATUM

PROPOSED HOUSE ELEVATION

LOWEST FLOOR ELEVATION: 750.5
TOP OF BLOCK ELEVATION: 753.7
GARAGE SLAB ELEVATION: 753.3

X 000.00 DENOTES EXISTING ELEVATION
(000.00) DENOTES PROPOSED ELEVATION
DENOTES DRAINAGE AND UTILITY EASEMENT
DENOTES DRAINAGE FLOW DIRECTION
DENOTES MONUMENT
DENOTES OFFSET HUB

WE HEREBY CERTIFY TO KEYLAND HOMES THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY OF THE BOUNDARIES OF:

LOT 12, BLOCK 2, SHENANDOAH PLACE

SCOTT COUNTY, MINNESOTA

IT DOES NOT PURPORT TO SHOW IMPROVEMENTS OR ENCHROACHMENTS, EXCEPT AS SHOWN, AS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION THIS 18TH DAY OF MARCH, 1998.

SIGNED: PIONEER ENGINEERING, P.A.

BY: _____
John C. Larson, L.S. Reg. No. 19828

SCALE : 1 INCH = 30 FEET

1940 97437.07 SWK REVISED HOUSE 6-30-98

FROM : PIONEER ENGINEERING, PA PHONE NO. : 612 783 1883 Jun. 30 1998 01:22PM P1