LEGAL DESCRIPTION:
Lot 1, Block 1, TOWNSITE OF LANGDON PARK, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

1. 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.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. 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.
5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
6. 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.
7. 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.
8. While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.
9. While we show the building setback lines, we suggest you show this survey to the appropriate city officials to be sure that the setback lines are shown correctly. Do this BEFORE you use this survey to design anything for this site.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.

GRADING & EROSION CONTROL NOTES:

BEFORE DEMOLITION AND GRADING BEGIN

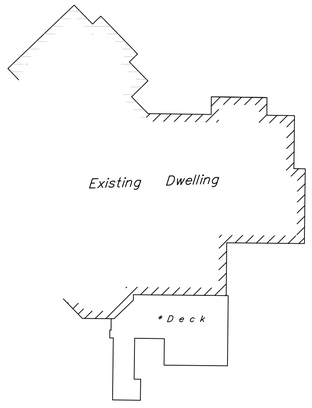
- Install silt fence/bio roll around the perimeter of the construction area.
- Sediment control measures must remain in place until final stabilization has been established and then shall be removed. Sediment controls may be removed to accommodate short term construction activity but must be replaced before the next rain.
- A temporary rock construction entrance shall be established at each access point to the site and a 6 inch layer of 1 to 2 inch rock extending at least 40 feet from the street into the site and shall be underlain with permeable geotextile fabric. The entrance shall be maintained during construction by top dressing or washing to prevent tracking or flow of sediments onto public streets, walks or alleys. Potential entrances that are not so protected shall be closed by fencing to prevent unprotected exit from the site.

DURING CONSTRUCTION:

- Soil compaction shall be minimized; areas of compacted soil will be removed or loosened via tilling to a depth of no less than 4 inches.
- When dirt stockpiles have been created, a double row of silt fence shall be placed to prevent escape of sediment laden runoff and if the piles or other disturbed areas are to remain in place for more than 14 days, they shall be seeded with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.
- A dumpster shall be placed on the site for prompt disposal of construction debris. These dumpsters shall be serviced regularly to prevent overflowing and blowing onto adjacent properties. Disposal of solid wastes from the site shall in accordance with Minnesota Pollution Control Agency requirements.
- Site shall be kept clean at all times and refuse properly controlled.
- A separate container shall be placed for disposal of hazardous waste. Hazardous wastes shall be disposed of in accordance with MPCA requirements.
- No concrete washout shall occur on site unless it is done with an approved Minnesota Pollution Control Agency (MPCA) device or standard.
- The contractor shall inspect on a weekly basis and after any rainfall greater than 1" all erosion control devices and make any repairs immediately. An inspection log shall be kept on site detailing these inspections and repairs preformed.
- The street will be swept clean before the end of each day of active construction, when sediment is tracked into the street.
- If necessary, vehicles, that have mud on their wheels, shall be cleaned before exiting the site in the rock entrance areas.
- Moisture shall be applied to disturbed areas to control dust as needed.
- Portable toilet facilities shall be placed on site for use by workers and shall be properly maintained.
- Temporary pumping shall not be permitted without the use of an approved Minnesota Pollution Control Agency (MPCA) device or standard.
- All exposed soil areas will be stabilized as soon as practical. Unworked soils that remain exposed and not in use for longer than 14 days will be covered with temporary seed (grass, oats, or wheat)
- Temporary erosion control shall be installed no later than 14 days after the site is first disturbed and shall consist of broadcast seeding with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.
- Areas with slopes greater than 3 to 1 and areas next to wetlands/waterbodies graded or exposed during construction shall be protected with temporary vegetation, mulching or other means as soon as practical.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins and additional silt fencing as deemed necessary to control erosion.

SITE WORK COMPLETION:

- When final grading has been completed but before placement of seed or sod an "as built" survey shall be done per City of Edina requirements to insure that grading was properly done.
- When any remedial grading has been completed, sod or seeding shall be completed including any erosion control blankets for steep areas.
- When turf is established, silt fence and inlet protection and other erosion control devices shall be disposed of and adjacent streets, alleys and walks shall be cleaned as needed to deliver a site that is erosion resistant and clean.
- Contractor shall maintain positive drainage of a minimum 2% slope away from proposed building.

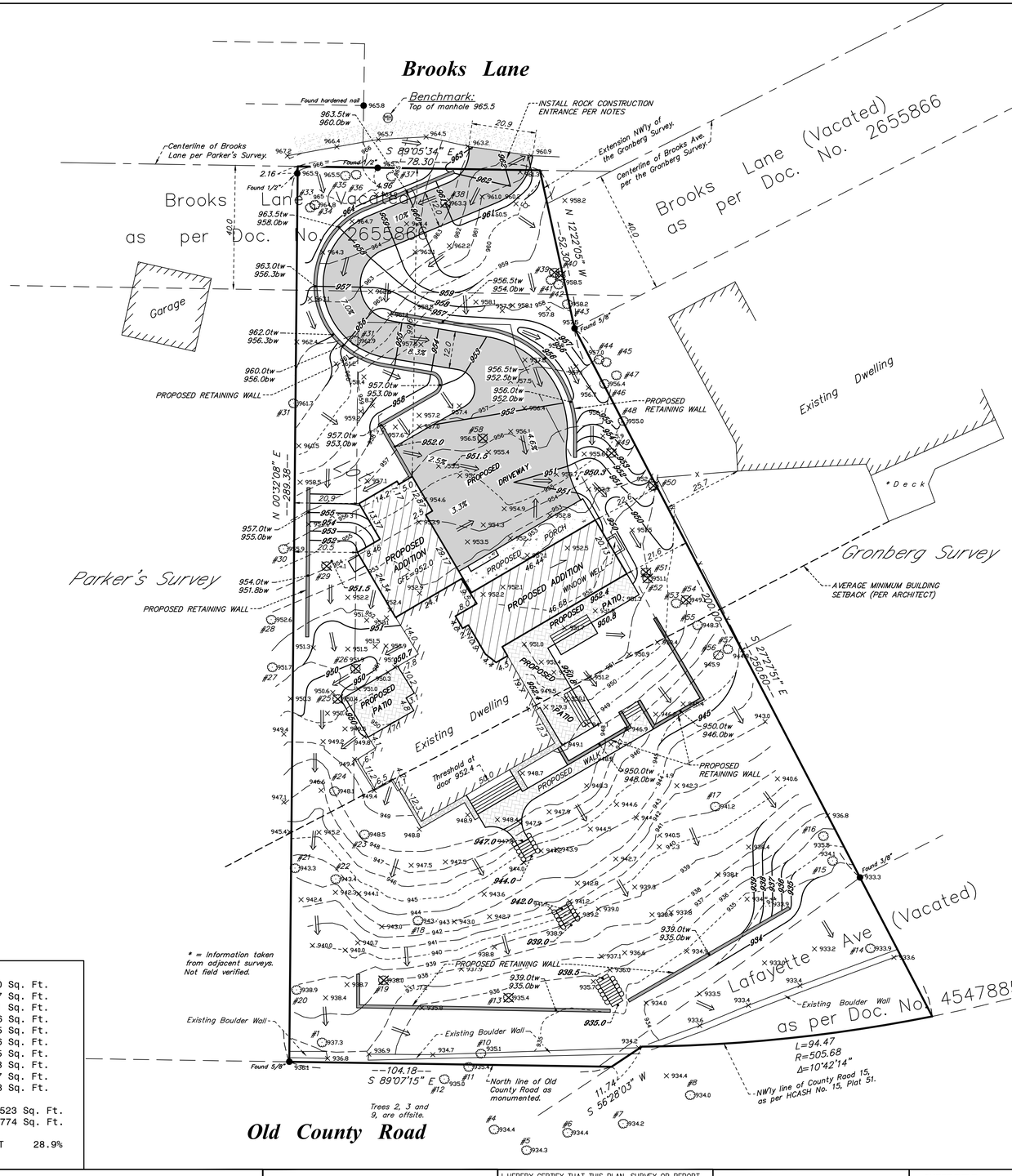


EXISTING HARDCOVER	
House	2,441 Sq. Ft.
Existing Deck	240 Sq. Ft.
Gravel Driveway	4,110 Sq. Ft.
Garage	928 Sq. Ft.
Concrete Surfaces	867 Sq. Ft.
Stone Areas	244 Sq. Ft.
Pavers	139 Sq. Ft.
Ret. Walls	44 Sq. Ft.
Boulder Wall	338 Sq. Ft.
Brick	60 Sq. Ft.
TOTAL EXISTING HARDCOVER	9,411 Sq. Ft.
AREA OF LOT	39,774 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	23.7%

PROPOSED HARDCOVER	
House	4,370 Sq. Ft.
Driveway	4,037 Sq. Ft.
Front Porch	371 Sq. Ft.
Garage Stoop	16 Sq. Ft.
Side Patio	285 Sq. Ft.
Rear Patio	726 Sq. Ft.
Rear Walks/Steps	665 Sq. Ft.
Boulder Walls	338 Sq. Ft.
Proposed Ret. Walls	577 Sq. Ft.
Stone Near Home	138 Sq. Ft.
TOTAL PROPOSED HARDCOVER	11,523 Sq. Ft.
AREA OF LOT	39,774 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	28.9%

LEGEND

EXISTING CONTOUR	– – – 950 – – –
EXISTING SPOT ELEVATION	X 950.5
PROPOSED CONTOUR	——950——
PROPOSED SPOT ELEVATION	950.5
DRAINAGE ARROW – FLOW	⟹
TREE REMOVAL	⊠



* = Information taken from adjacent surveys. Not field verified.

BOUNDARY NOTES:

1. There are 2 plat systems that are coming together along our East line. These plats (Townsite of Langdon Park and Minnetonka Beach on Lake Minnetonka) are very old and not easy to follow. We are relying on surveys done in the area, particularly on our East side and West side. The East side survey was prepared by Gronberg and Associates in 2024 (Gronberg Survey), and the other was prepared by Advance Surveying and Engineering, signed by James Parker in 2009 (Parker's Survey). Because these plats are separate plats and are very old, getting them to line up for Brooks Lane is very difficult. There are 2 separate monument systems and they don't quite agree where Brooks Lane comes together. We had to make some decisions based on this conflicting information and that is shown on this survey.

	Tree Type	Condition
1	9" Sugar Maple	Poor
2	14" Russin Olive	Fair
3	18" Hackberry	Good
4	6" Spruce	Fair
5	10" Spruce	Fair
6	12" Spruce	Fair
7	9" Spruce	Good
8	6" Black Walnut	Good
9	19" Chinese Elm	Good
10	13" Red Elm	Good
11	9" Mulberry	Fair
12	10" Spruce	Fair
13	16"&16" Double Ash	Fair
14	21" Hackberry	Good
15	15" Sugar Maple	Good Poor
16	18" Sugar Maple	Good
17	28" Hackberry	Good
18	17"Sugar Maple	Good
19	14" White Pine	Good
20	15" Honey Locus	Good
21	25" Hackberry	Good
22	14" Sugar Maple	Good
23	11" Sugar Maple	Good
24	16" Birch	Fair
25	18" Sugar Maple	Good
26	15" Sugar Maple	Fair
27	6" Pine	Poor
28	8" Pine	Poor
29	29" Sugar Maple	Poor
30	29" Sugar Maple	Poor
31	10" Black Walnut	Good
32	20" Black Walnut	Good
33	23" Boxelder	Good
34	14" Hackberry	Good
35	7" Boxelder	Good
36	11" White Elm	Good
37	8" Ash	Good
38	25" White Pine	Fair
39	7" Ash	Dead
40	9" Ash	Dead
41	10" Hackberry	Good
42	10" Hackberry	Good
43	17" Basswood	Good
44	6" Hackberry	Good
45	6" Hackberry	Good
46	12" Hackberry	Good
47	6" Hackberry	Good
48	7" Hackberry	Good
49	15" Boxelder	Good
50	11" Ash	Dead
51	10" Birch	Poor
52	8" Birch	Good
53	7" Hackberry	Good
54	8" Ash	Dead
55	11" Basswood	Good
56	23" Hackberry	Good
57	7" Boxelder	Good
58	9" Birch	Good

DATE	REVISION DESCRIPTION

DRAWING ORIENTATION & SCALE

SCALE - 1" = 20'
0 20 40

CLIENT NAME / JOB ADDRESS

ERIC LEE

3022 SHORELINE DRIVE
MINNETONKA BEACH, MN

Advance
Surveying & Engineering, Co.
18202 Minnetonka Boulevard, Suite 401
Deephaven, Minnesota 55391
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.
DECEMBER 30, 2025
DATE

DATE SURVEYED: SEPTEMBER 16, 2025

DATE DRAFTED: DECEMBER 30, 2025

SHEET TITLE
PROPOSED SURVEY

DRAWING NUMBER
25204 JR

SHEET SIZE *22 X 34*

SHEET NO.
S1
SHEET 1 OF 1