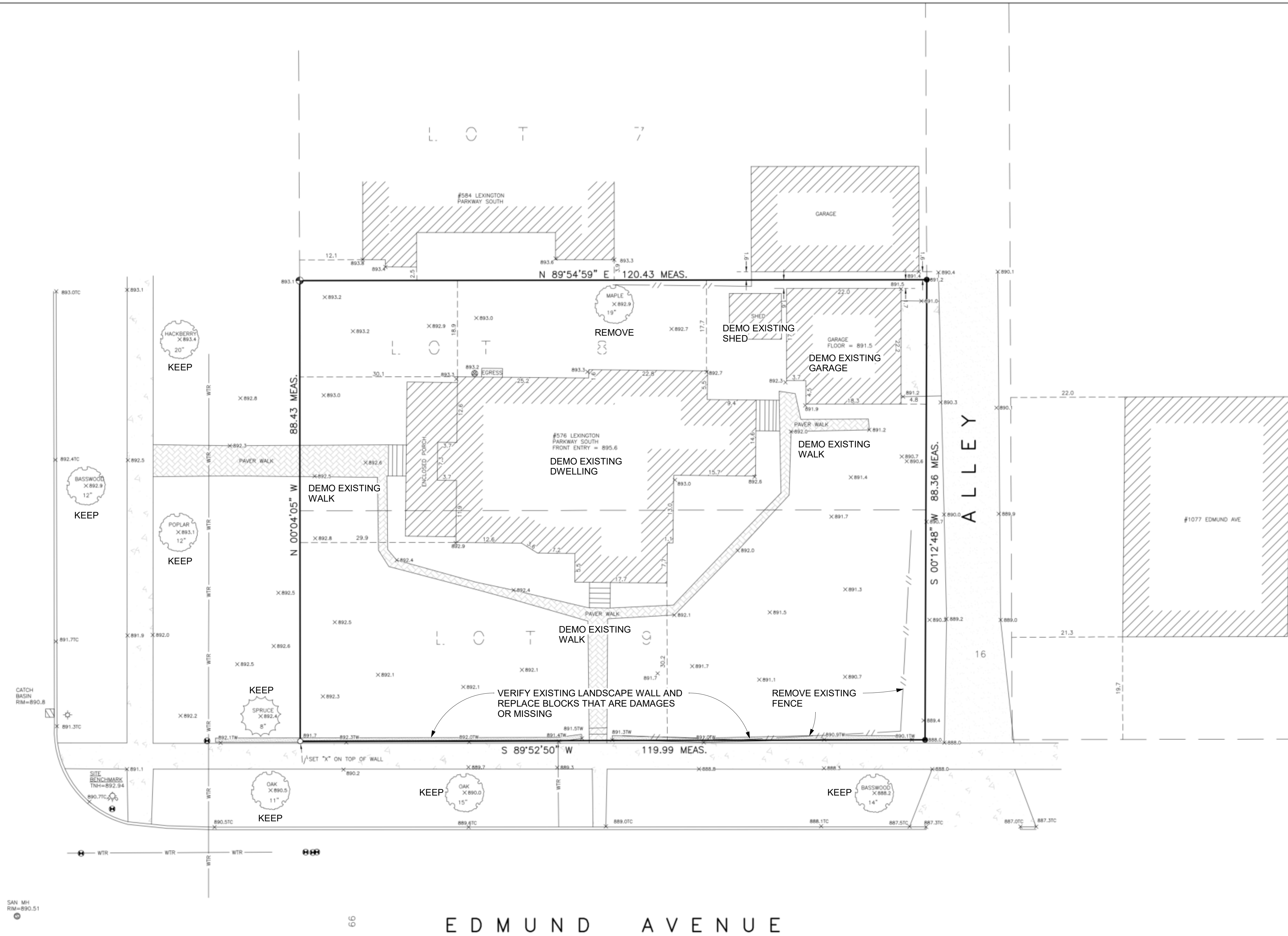


EXISTING CONDITION SURVEY FOR: TODD KNUTSON DESIGN

LEGEND

- SAN — Sanitary Sewer
- WTR — Water Main
- Concrete Curb
- Stone Retaining Wall
- Storm Catch Basin
- Sanitary Manhole
- Gas Meter
- Light Pole
- Water Shutoff
- Hydrant
- Gate Valve
- Existing Elevation
- X 900.0TC Top of Curb Elevation
- X 900.0TW Top of Wall Elevation
- Existing Contour
- Found Iron Monument
- Set Iron Monument
- Inscribed R.L.S. 152.30

LEXINGTON PARKWAY NORTH



EXISTING LOT AREA CALCULATION:
Lot Area = 10,625 SF
IMPERVIOUS SURFACE:
House = 2,050 SF
Garage = 472 SF
Paver Walks = 445 SF
Concrete = 89 SF
Total = 3,056 SF
Impervious = 28.8%

GENERAL NOTES:

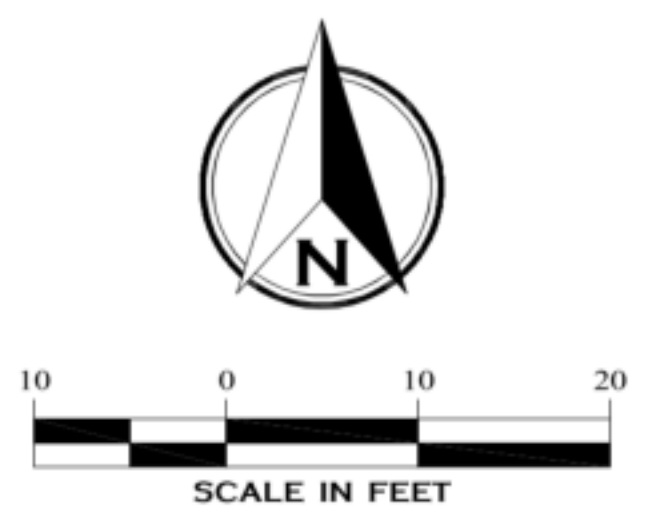
- Existing building dimensions are measured to siding and not building foundation.
- No title commitment was provided and no research was performed for any easements not shown on this survey.
- Location of utilities shown are from observed evidence in the field and/or plans furnished by others and are considered approximate. Gas/State One Call or a private utility locator should be contacted to locate utilities on site before excavation.

JOB NO. 347-22	SCALE 1" = 10'	SITE ADDRESS 576 LEXINGTON AVE PARKWAY NORTH ST. PAUL, MN
BOOK/PAGE 186/12	DRAWN GUS	PROPERTY DESCRIPTION LOTS 8 AND 9, BLOCK 1 PICK'S ADDITION, RAMSAY COUNTY, MINNESOTA
SHEET 1 of 1 24x36	REFERENCE	SITE BENCHMARK TIE AT NE CORNER OF LEXINGTON PARKWAY AND EDMUND AVENUE TNI- 892.94 (ASSUMED)

REVISIONS	
DATE	REMARKS

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.
W. BROWN LAND SURVEYING, INC.
 WOODROW A. BROWN, R.L.S. MN REG 15230
 DATED: 09-02-2022

W. BROWN LAND SURVEYING, INC.
 8030 OLD CEDAR AVENUE SO., SUITE 228
 BLOOMINGTON, MN 55425
 PH: (952) 854-4055
 WBROWN.LANDSURVEYING.COM
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DATE: 2022-07-04
 REVISIONS:
 ISSUED FOR DESIGN REVIEW
 2022-07-07
 REVISED 2022-07-08
 PRINTED 2022-09-04
 REVISED 2022-09-28
 REVISED 2022-11-06
 ISSUED FOR SITE PLAN REVIEW 2023-01-05

TODD KNUTSON DESIGN
 5757 WENTWORTH AV SO
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BRUCE KNUTSON ARCHITECTS
 3906 YORK AV SO
 MINNEAPOLIS, MN 55410
 PHONE: 612-332-8000
 WWW.KNUTSONARCHITECTS.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 Architect under the laws of the state of Minnesota.
 Signature: *Bruce Knutson*
 Bruce Knutson
 Date: _____
 Lic. No. 17789

576 LEXINGTON PARKWAY NORTH

JOB NO: 576

SHEET NO:
C1.2
 EXISTING SURVEY