

**ADVANCE SURVEYING & ENGINEERING CO.**

5300 S. Hwy. No. 101, Minneapolis, MN 55345 Phone (612) 474 7964 Fax (612) 474 8267

SURVEY FOR: **JOANN SWANBERG**

SURVEYED: August, 1997 DRAFTED: August 26, 1997

**LEGAL DESCRIPTION:**  
Lot 3 and the West 20 feet of Lot 2, Block 1, Oak Grove, Ramsey County, Minnesota.

**PROPOSED ELEVATIONS:**

Top of Foundation	939.5	Garage Floor	939.1	Lowest Floor	931.08	Benchmark*	938.75
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\* Continuation of South Shore Boulevard and Lakeview Avenue as shown.

- LIMITATIONS:**  
The scope of our services for this job is as follows:
- Showing the length and direction of boundary lines of the legal description which you furnished.
  - Showing the location of existing improvements we deemed important.
  - Setting new monuments or verifying existing monuments to mark the corners of the property.
  - Showing existing spot elevations necessary to show elevation differences on the site.
  - Showing the proposed dwelling and its location, on the site, for your review and for the review of govt. agencies.

Here are some important matters that are not in the scope of our services but which you may wish to investigate:

- In the above legal description your correct legal description and have important matters of record, such as easements, been communicated, in writing, to your surveyor, so that they can be shown on this survey? A title insurance company can issue a title policy and can fax us a copy so that we are aware of these matters.
- Poor soil conditions can occasion great expense for soil correction or even greater expense if they go undetected and the home is built. We offer soil testing services as do some other consultants in this area.
- Flooding can be a serious problem, check the flood status of this property before building.
- While we show a proposed location for this home, we are not as familiar with your house plans as you and your architect and/or builder are. Check our proposed location and siting of the home and yard grades carefully to see that they match your plans before construction begins. Also, we are not as familiar with local codes as the local building official and zoning official in this community are. Be sure to show this survey to these officials, or any other officials that may have jurisdiction over the home and its siting, and obtain their approvals before beginning construction.
- The proposed deck shown on the plans on the lake end of the proposed home will encroach by about 4 inches beyond the required setback line. We are not sure whether a deck may encroach or not and this should be checked with the city. If it may not encroach, the deck could be shortened by 4 inches to make it fit.

**STANDARD SYMBOLS & CONVENTIONS:**  
"o" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, if "o" is filled in, then denotes found iron monument. Proposed elevations are shown with a box around them, while existing elevations are shown without a box. Arrows indicate the proposed flow of storm water on the site.

**CERTIFICATION:** I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Engineer and a Professional Surveyor under the Laws of the State of Minnesota.

*James H. Parker*  
James H. Parker P.E. & P.S. No. 9235

SCALE: ONE INCH EQUALS 20 FEET

