

# EXISTING CONDITIONS SURVEY

FOR: CUSTOM ONE HOMES

## PROPERTY DESCRIPTION

That part of the West Half of the Southwest Quarter of Section 36, Township 118, Range 23, Hennepin County, Minnesota described as follows:

Beginning at the point of intersection of the East line of said West Half and northerly line of the right of way of the Minnesota Western Railway; thence North along the East line of said West Half, a distance of 211.46 feet to the centerline of County Road 27; thence deflecting to the left 93 degrees 21 minutes along the center of said road, a distance of 239.15 feet; thence southerly to a point in the northerly line of said railway right of way which point is 238.69 feet westerly, measured along said right of way line from the point of beginning; thence Easterly to the Point of Beginning.

## PROPERTY ADDRESS

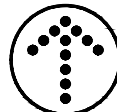
625 Old Long Lake Rd, Orono MN

## SURVEY NOTES

No easement documents were provided for this survey.

## SITE SYMBOLS/LEGEND

EXISTING	DESCRIPTION
	SANITARY SEWER
	UNDERGROUND GAS MAIN
	OVERHEAD ELECTRIC
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	CONIFEROUS TREE
	DECIDUOUS TREE
	FLARED END SECTION
	WELL
	GUY WIRE
	POWERPOLE
	CURB STOP
	TELEPHONE PEDESTAL
	ELECTRIC METER
	IRON MONUMENT FOUND



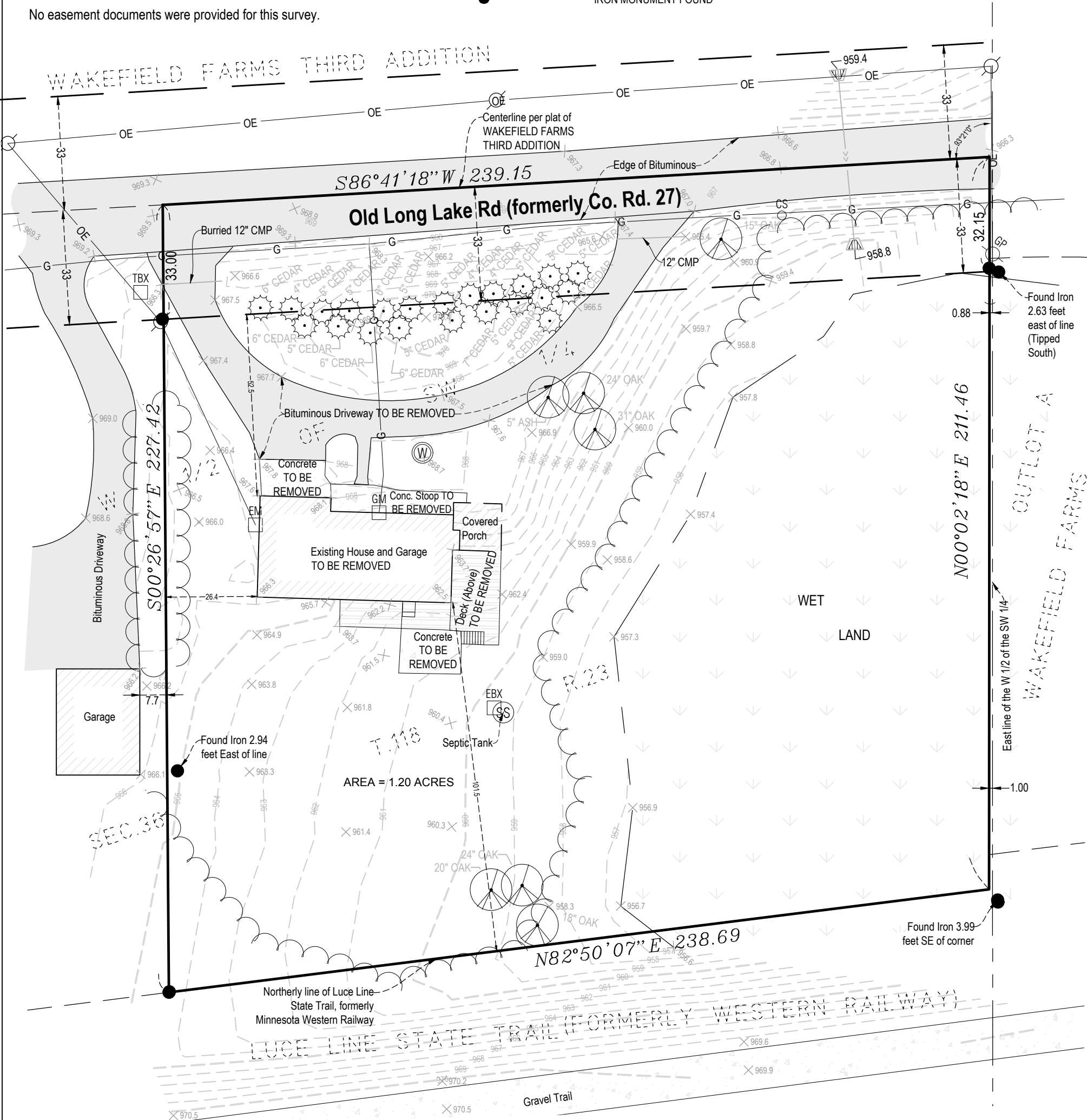
NORTH



SCALE IN FEET

## HARDCOVER CALCULATIONS

TOTAL AREA =	52198.00	S.F.
House & Garage	1514	S.F.
Covered Porch	181	S.F.
Concrete	808	S.F.
Deck (less concrete below)	511	S.F.
Bituminous	1914	S.F.
TOTAL HARDCOVER	4928	S.F.
PERCENT HARDCOVER	9.4	%



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 Land Surveyor under the laws of the State of Minnesota.

*Lynn P. Caswell*

Lynn P. Caswell

License. No. 13057

Date: 2024-04-23

Revised: 2024-07-25

**LANDFORM**  
From Site to Finish

105 South Fifth Avenue  
Suite 513  
Minneapolis, MN 55401  
Web: landform.net

Job No. COH24055

Drawing: VEBKCOH055

By: TRK