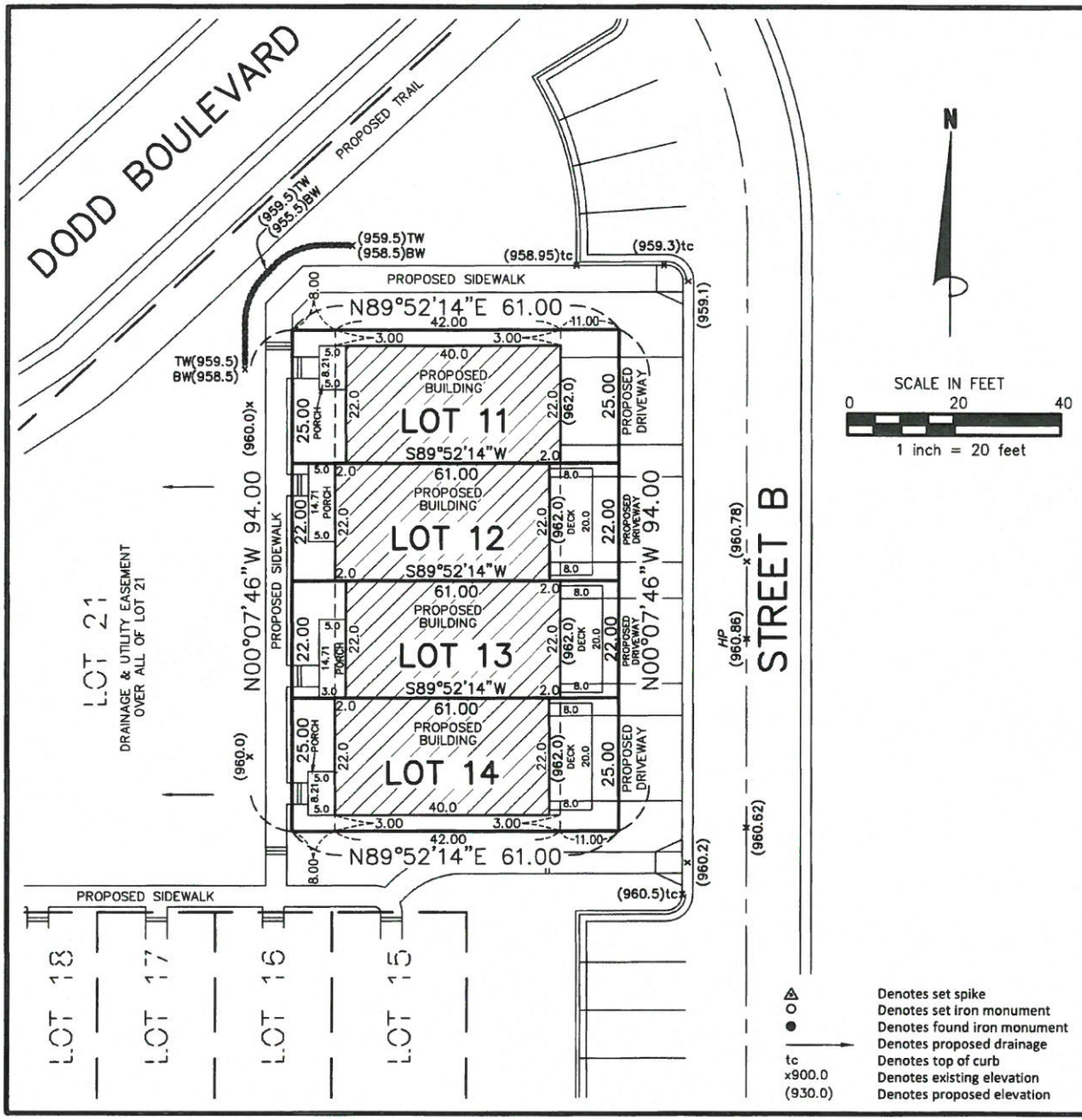

Denotes set spike
Denotes set iron monument
Denotes found iron monument
Denotes proposed drainage
tc — Denotes top of curb
×900.0 — Denotes existing elevation
(930.0) — Denotes proposed elevation

PROPERTY DESCRIPTION

Lots 11, 12, 13 and 14, Block 1, COBBLESTONE LAKE 7TH ADDITION, Dakota County, Minnesota. (As of the date of this survey, this plat is not of record)

PROPERTY ADDRESS

TBD, Apple Valley, Minnesota

NOTES

1. Bearings are based on the proposed plat.
2. Building dimensions shown are for horizontal and vertical placement of structure only. See architectural plans for building and foundation dimensions.
3. No specific soils investigation has been completed on this lot by James R. Hill, Inc. the suitability of soils to support the specific house proposed is not the responsibility of James R. Hill, Inc. or the surveyor.
4. No specific title search for existence or non-existence of recorded or un-recorded easements has been conducted by the surveyor as a part of this survey. Only easements per the proposed plat are shown.
5. Proposed grades shown were taken from the grading &/or development plan prepared by James R. Hill, Inc.
6. Grading plan date/revision date: June 22, 2015
7. Plan No.'s Blueridge-C and Portsmill-C, Plan Date: May 15, 2015

BENCHMARK

Top nut of hydrant located at the northeast quadrant of Embry Path and Cobblestone Lake Parkway = 935.74

FLOOR ELEVATIONS

	Proposed
Garage Floor @ Front	= 962.0
Top of Foundation	= 962.5
Lowest Floor	= 962.0

HARD COVER CALCULATIONS

Lot 14	= 1,525 sq. ft.	Lot 13	= 1,342 sq. ft.
House/Garage	= 880 sq. ft.	House/Garage	= 880 sq. ft.
Porch	= 41 sq. ft.	Porch	= 73 sq. ft.
Driveway	= 208 sq. ft.	Driveway	= 176 sq. ft.
Sidewalk	= 12 sq. ft.	Sidewalk	= 20 sq. ft.
Total Impervious	= 1,141 sq. ft. or 74.82 % of lot	Total Impervious	= 1,149 sq. ft. or 85.62 % of lot
Lot 12	= 1,342 sq. ft.	Lot 11	= 1,525 sq. ft.
House/Garage	= 880 sq. ft.	House/Garage	= 880 sq. ft.
Porch	= 73 sq. ft.	Porch	= 41 sq. ft.
Driveway	= 208 sq. ft.	Driveway	= 181 sq. ft.
Sidewalk	= 12 sq. ft.	Sidewalk	= 20 sq. ft.
Total Impervious	= 1,173 sq. ft. or 87.41 % of lot	Total Impervious	= 1,122 sq. ft. or 73.57 % of lot

SURVEYOR'S CERTIFICATE

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. That this survey does not purport to show all improvements, easements or encroachments, to the property except as shown thereon.

Signed this 15th day of July, 2015

Marcus F. Hampton, MN L.S. No. 47481

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 WEST COUNTY ROAD 42, SUITE 120,
BURNSVILLE, MN 55337
PHONE: (952) 890-6044 FAX: (952) 890-6244

CERTIFICATE OF SURVEY
FOR
PULTE HOMES–MINNESOTA DIVISION
Lots 11, 12, 13 and 14, Block 1, COBBLESTONE LAKE 7TH ADDITION, Dakota County, Minnesota.

DRAWN BY	SHP
DATE	7/15/15
REVISIONS	8/19/15 Lot Numbers
CAD FILE	Civil 3D\350307-10
PROJECT NO.	350307-10
SHEET	1 OF 1