

PROPOSED EASEMENTS

Stormwater Infiltration Trench A:

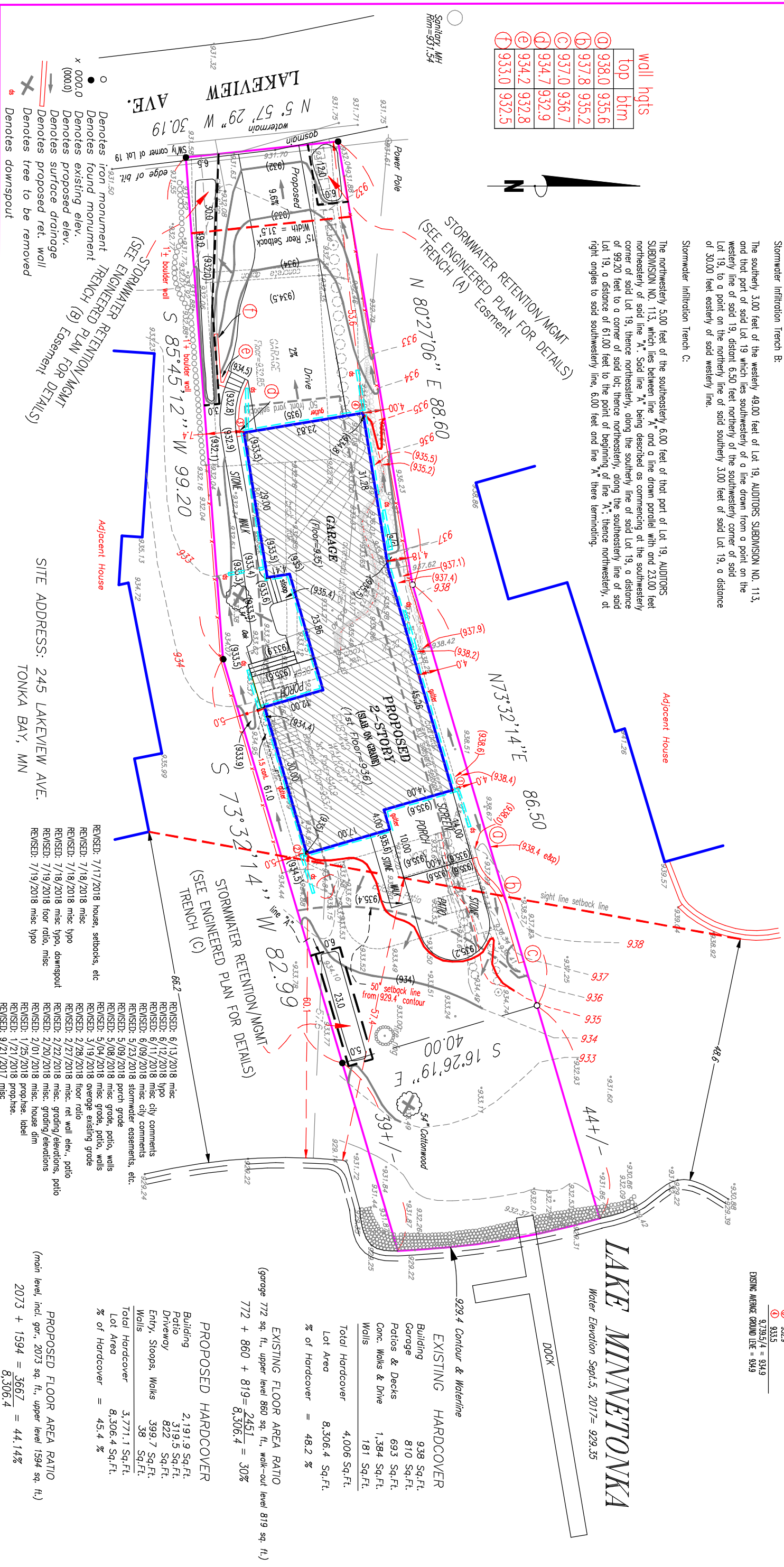
The northerly 6.00 feet of the westerly 12.00 feet of Lot 19, AUDITORS SUBDIVISION NO. 113

Stormwater Infiltration Trench Box

The southerly 3.00 feet of the westerly 49.00 feet of Lot 19, AUDITORS SUBDIVISION NO. 113, and that part of said Lot 19 which lies southwesterly of a line drawn from a point on the westerly line of said 19, distant 6.50 feet northerly of the southwesterly corner of said Lot 19, to a point on the northerly line of said southerly 3.00 feet of said Lot 19, a distance of 30.00 feet easterly of said westerly line.

Stormwater Infiltration Trench C:

The northwestern 5.100 feet of the southeasterly 6.00 feet that part of lot 19, AUDIORS SUBDIVISION NO. 1133, which lies between line A_1^{19} and a line down parcel with and 23.00 feet northwesterly of said line A_1^{19} . Said line A_1^{19} being described as commencing at the southeasterly corner of said lot 19, thence northeasterly, along the southerly line of said lot 19, a distance of 99.20 feet to a corner of said lot, thence northeasterly, along the southeasterly line of said lot 19, a distance of 61.00 feet to the point of beginning of line A_1^{19} ; thence northwesterly, at right angles to said southeasterly line, 6.00 feet and line A_1^{19} thence terminating.



**DEMARS-GABRIEL
LAND SURVEYORS, INC.**

Edina, MN 55439
Phone: (763) 559-0908
Fax: (952) 767-0490

I hereby certify that this survey, plan 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.

David E. Crook

Date: 9/06/2017

Minn. Reg. No. 22414

CERTIFICATE OF SURVEY FOR:

TOM SCHULTZ
OF

Lot 19, AUDITORS SUBDIVISION NO. 113

EXISTING AVERAGE GROUND LEVEL

①	938.1
②	935.0
③	932.0
④	933.5

$$\frac{9,739.5}{4} = 934.9$$

EXISTING AVERAGE GROUND LEVEL = 934.9

LAKE MINNETONKA
Water Elevation Sept.5, 2017= 929.35

Water Elevation Sept.5, 2017= 929.35

4 Contour & Waterline

EXISTING	HARDCOVER
Building	938 Sq.Ft.
Garage	810 Sq.Ft.
Patios & Decks	693 Sq.Ft.
Comp. Walks & Drive	1,384 Sq.Ft.
Walls	181 Sq.Ft.
Total Hardcover	4,006 Sq.Ft.
Lot Area	8,306.4 Sq.Ft.
% of Hardcover	= 48.2 %

EXISTING FLOOR AREA RATIO
(garage 772 sq. ft., upper level 860 sq. ft., walk-out level 819 sq. ft.)
$$\frac{772 + 860 + 819}{8,306.4} = \frac{2,451}{8,306.4} = 30\%$$

PROPOSED HARDCOVER

Building	2,191.9	Sq.Ft.
Patio	319.5	Sq.Ft.
Driveway	822	Sq.Ft.
Entry, Stoops, Walks	399.7	Sq.Ft.
Walls	38	Sq.Ft.
Total Hardcover	3,771.1	Sq.Ft.
Lot Area	8,306.4	Sq.Ft.
% of Hardcover =	45.4 %	

PROPOSED FLOOR AREA RATIO
(main level, incl. gar., 2073 sq. ft., upper level 1594 sq. ft.)

$$2073 + 1594 = \frac{3667}{8,306.4} = 44.14\%$$