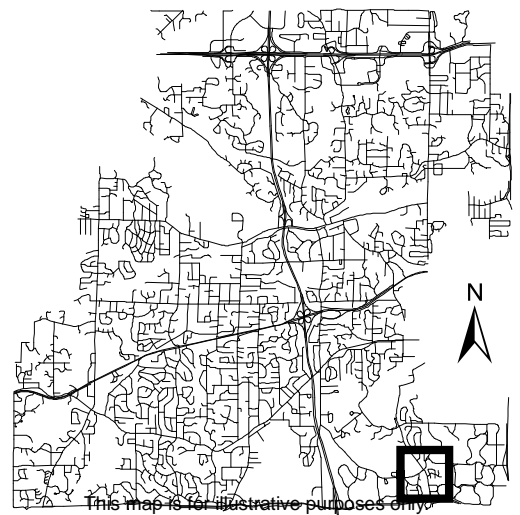




Location Map

Project: Curson & Wiersma
Address: 5908 Shady Oak Rd



This map is for illustrative purposes only.

5908 Shady Oak Rd S.
2/13/2024

We are requesting a variance to the ordinance in order to build a detached garage. We intend to store our vehicles, sporting equipment, lawn care and snow removal items, etc. in this structure. Our request would meet the variance standard as outlined in city code because we have established that there are practical difficulties in complying with the ordinance due to circumstances unique to the property not created by the landowner, and the variance, if granted, would not alter the essential character of the locality. We thank you for your time in reviewing our proposal and can provide any additional information you may need to make your recommendation.

LEGAL DESCRIPTION

Those parts of the following described land lying westerly of the right of way line of County Road No. 61, described on Hennepin County State Aid Highway No. 61, Plat 17:

The northwest quarter of the northwest quarter of the southwest quarter of Section 36, Township 117 North, Range 22 West of the 5th Principal Meridian.

AND a part beginning at the northwest corner of the southwest quarter of the northwest quarter of the southwest quarter of said section 36; thence south along the west line of said Section 36 a distance of 165 feet; thence east at right angles to said west line more or less to the centerline of old County Road No. 61; thence northerly along said centerline to the north line of said southwest quarter of the northwest quarter of the southwest quarter; thence west along said north line 120 feet more or less to the point of beginning.

NOTES A

1. OBSERVED UTILITIES ARE SHOWN; ALL OTHER UTILITIES, IF ANY, ARE NOT SHOWN
2. MARKINGS FOR 811 UNDERGROUND UTILITY LOCATE ARE NOT SHOWN
3. THIS SITE WAS LAST OBSERVED OCTOBER 4, 2022
4. LINE BEARINGS ARE ASSUMED
5. CONTOURS AND SPOT ELEVATIONS EXISTING ARE SHOWN
- 5a. PLAN SPOT ELEVATIONS ARE SHOWN X986.0FT PLAN
6. IRON PIN MONUMENT FOUND ● ←
8. PLAN DRAINAGE DIRECTION ←
9. ELEVATIONS ARE ON NAVD88 DATUM

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, 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.

NAME: JAMES MICHAEL BRIDELL, R.L.S.

SIGNATURE *James Bridell* DATE **JAN 2, 2023**
 Professional Land Surveyor, Minnesota License No. 23266
 Firm Name: State Engineering & Surveying Company.


*This certification is limited to SITE PLAN NEW GARAGE AND PAVEMENT

*The legal description is provided by owner from the survey made by Schael and Madsen Surveyors, Inc.

*This survey is made without a title opinion provided by owner.

UNAUTHORIZED COPIES

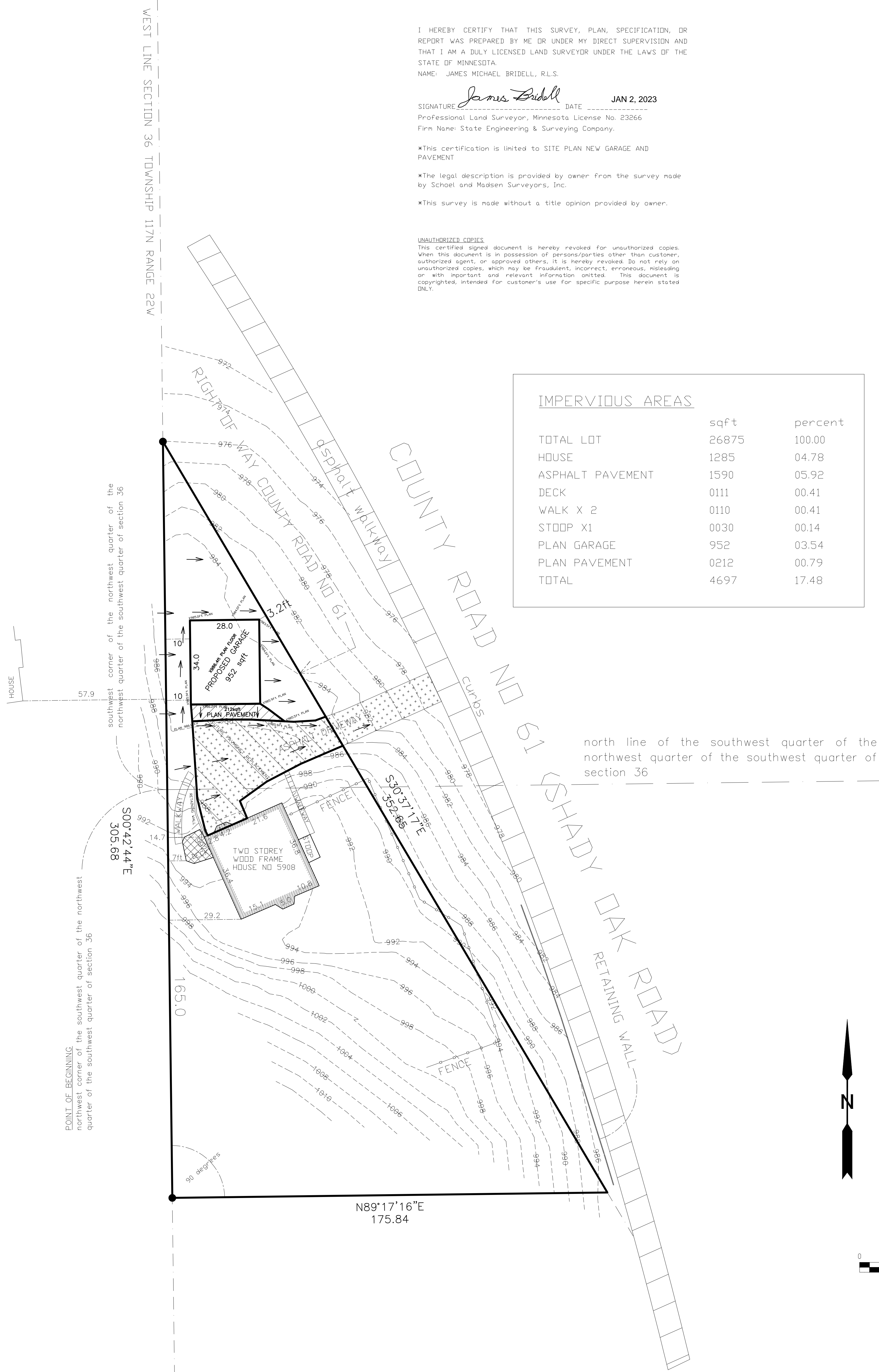
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State Engineering and Surveying Company
 5709 McGUIRE ROAD
 EDINA MN 55439
 952-854-9002
www.state-engineering.com

SITE PLAN
NEW GARAGE AND PAVEMENT

IMPERVIOUS AREAS		
	sqft	percent
TOTAL LOT	26875	100.00
HOUSE	1285	04.78
ASPHALT PAVEMENT	1590	05.92
DECK	0111	00.41
WALK X 2	0110	00.41
STOOP X1	0030	00.14
PLAN GARAGE	952	03.54
PLAN PAVEMENT	0212	00.79
TOTAL	4697	17.48

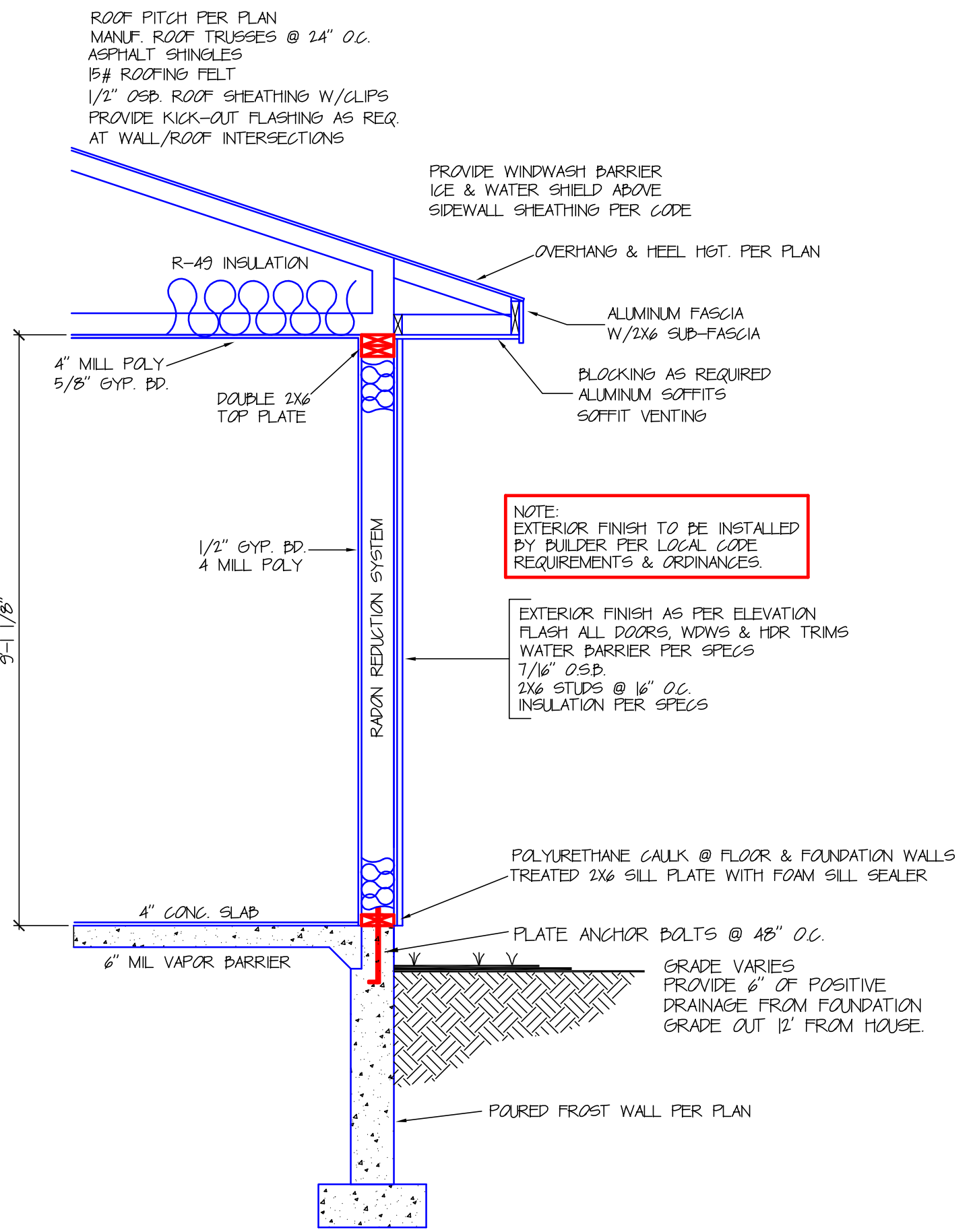


PREPARED FOR
 A CURSON & D WIERSMA
 5908 SHADY OAK ROAD
 MINNETONKA MN 55343

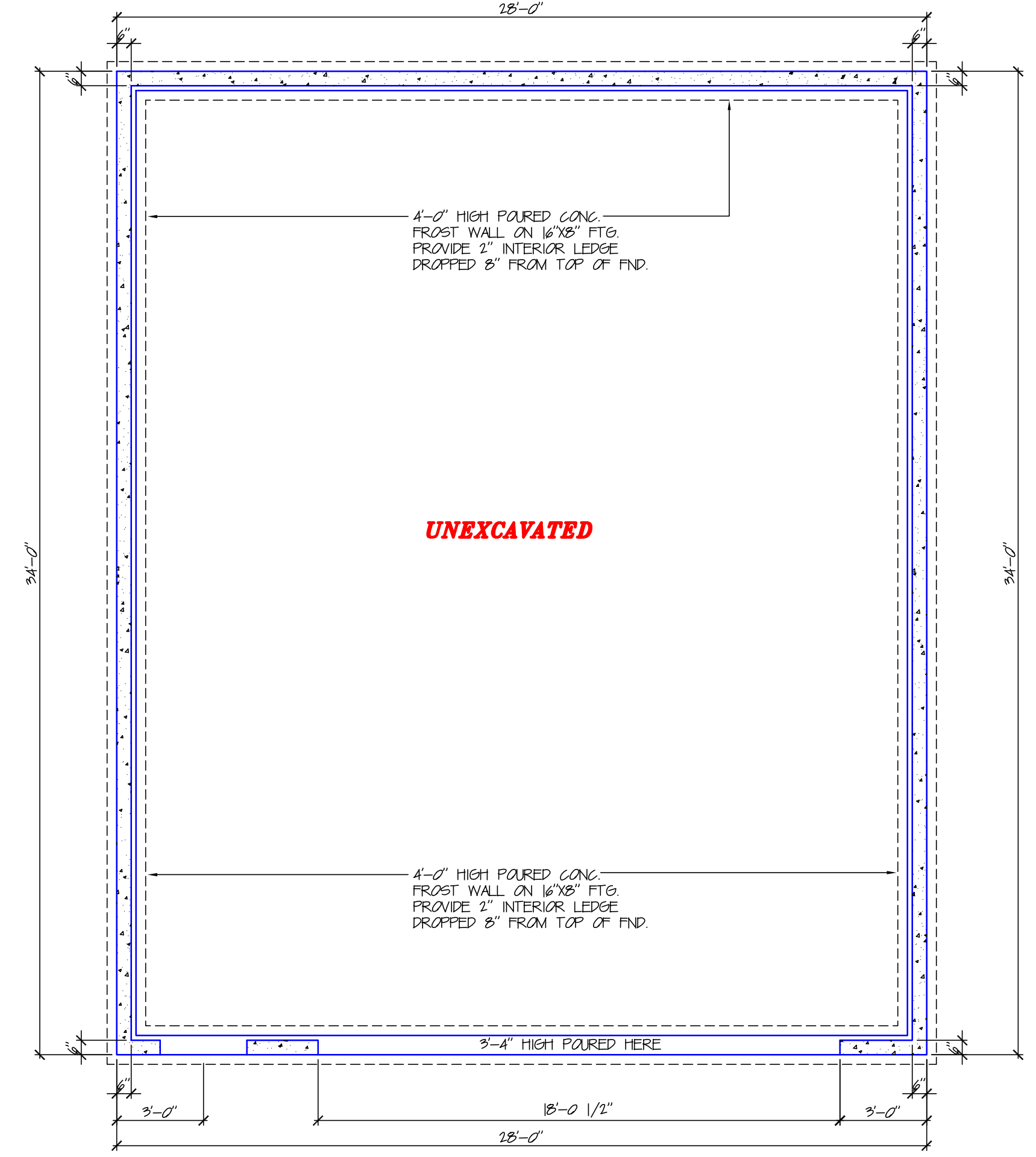
SITE LOCATION
 5908 SHADY OAK ROAD
 MINNETONKA MN 55343

Job Number
 2022243

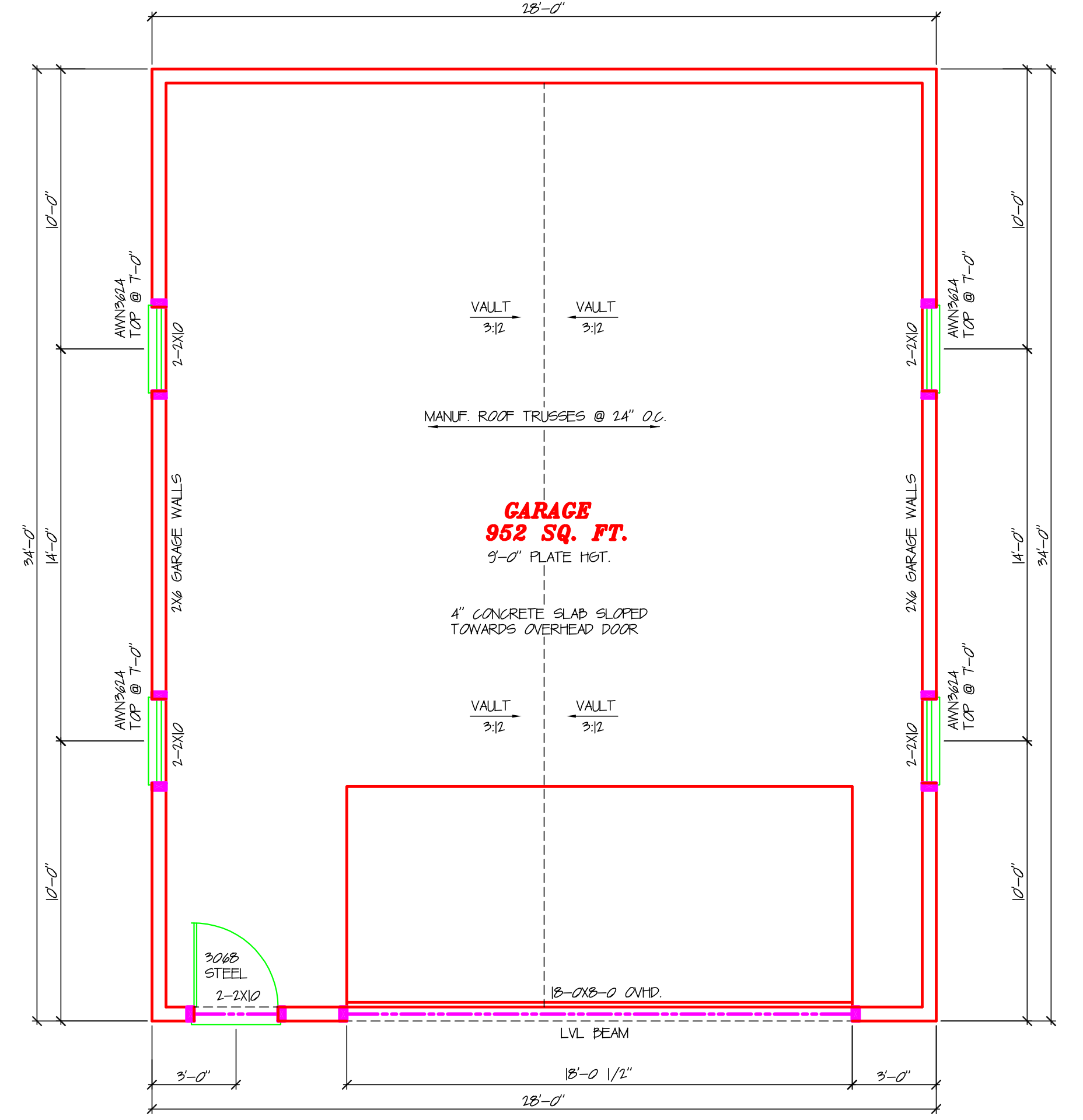




TYPICAL WALL SECTION
1/2" = 1'-0"



FOUNDATION PLAN
1/4" = 1'-0"



GARAGE PLAN
1/4" = 1'-0"

