



**LOCATION MAP**

Project: Waryan Residence  
Location: 3801 Oak Road



**LEGAL DESCRIPTION:**

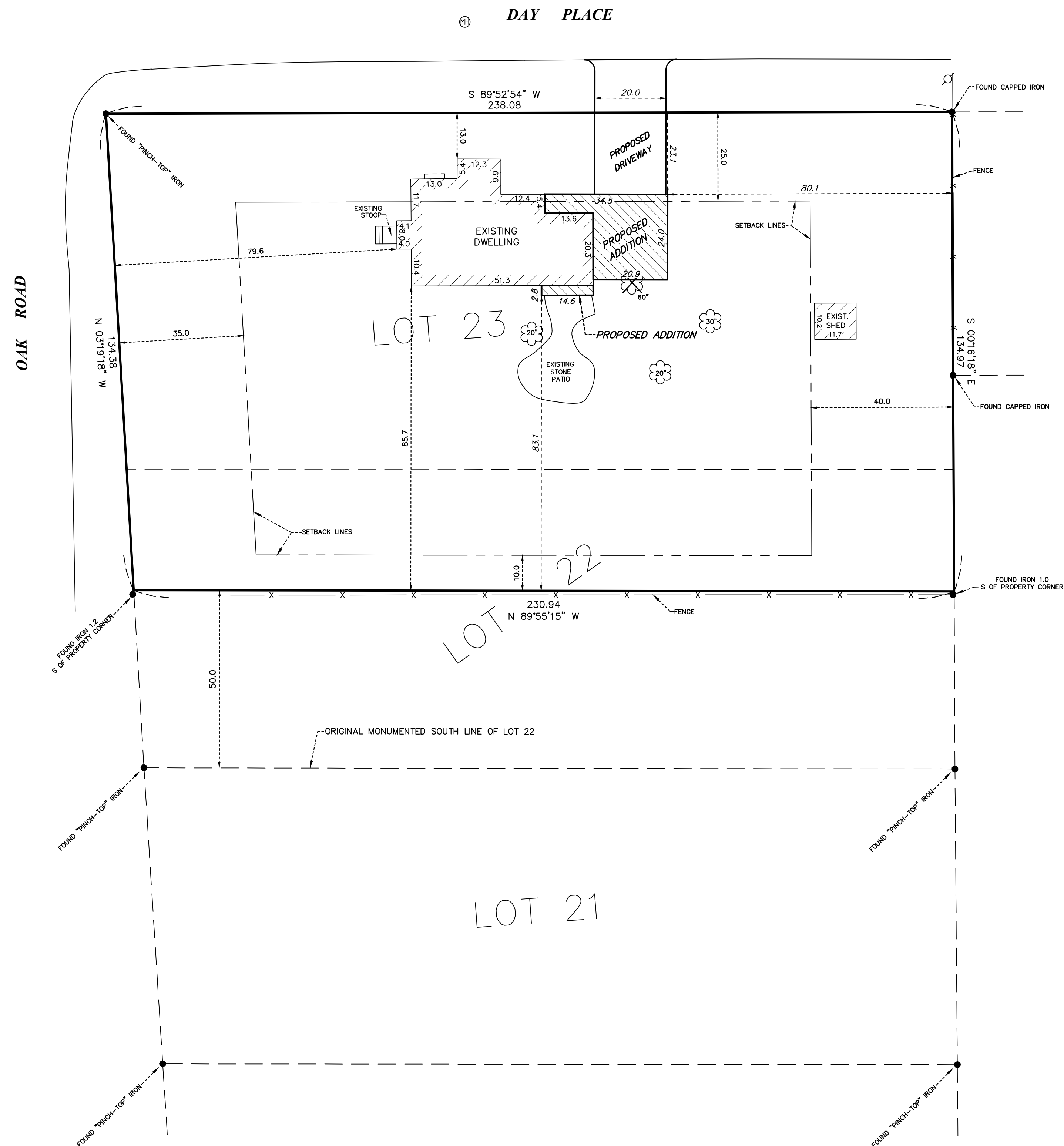
Lot 23 and that part of Lot 22 lying North of a line parallel with and 50 feet North of the South line of Lot 22, all in AUDITOR'S SUBDIVISION NO. 369, Hennepin County, Minnesota.

**SCOPE OF WORK & LIMITATIONS:**

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Existing building dimensions and setbacks measured to outside of siding or stucco.
5. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
6. While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

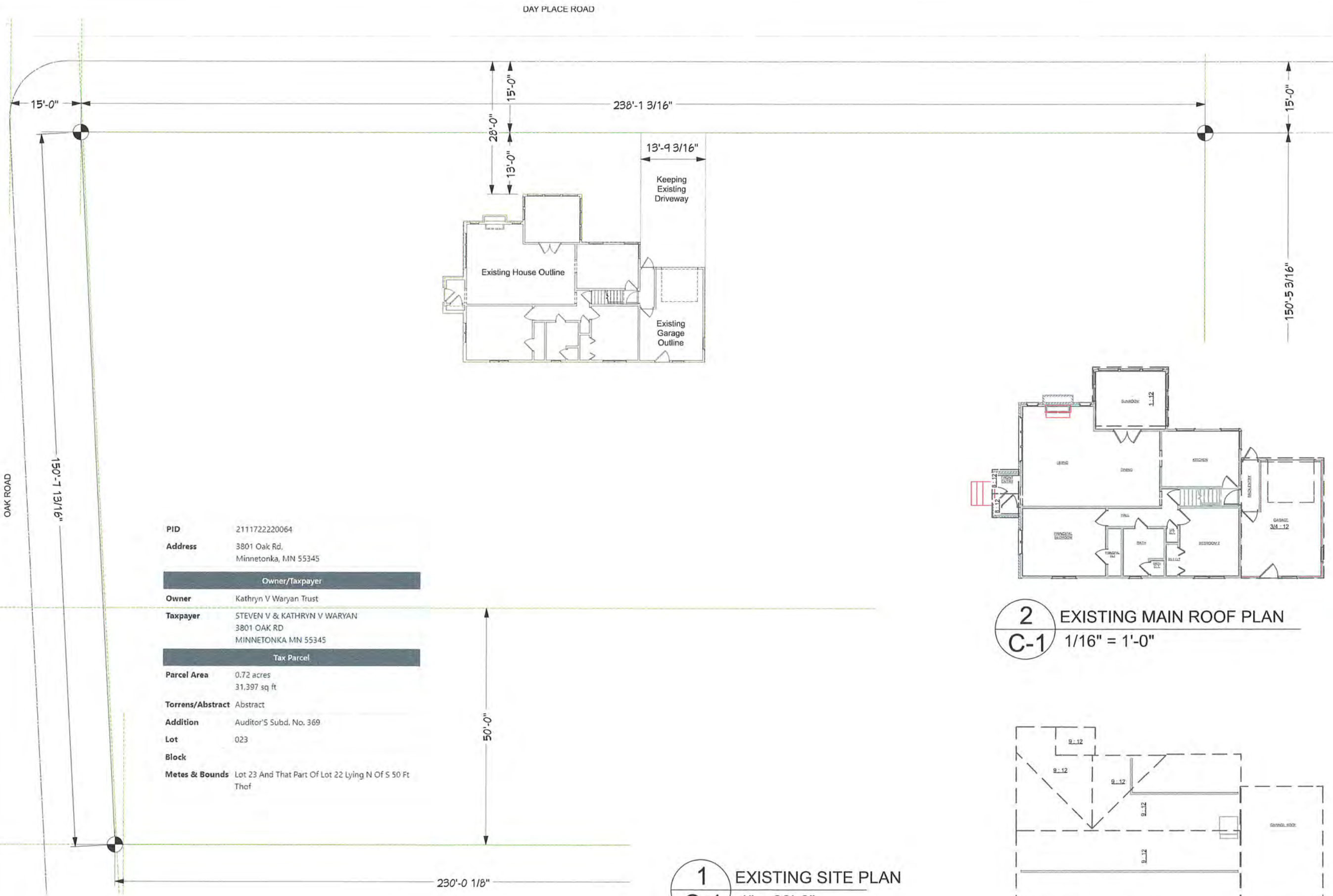
**STANDARD SYMBOLS & CONVENTIONS:**

"●" Denotes iron survey marker, found, unless otherwise noted.



DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE	CLIENT/JOB ADDRESS	ADVANCE SURVEYING & ENGINEERING, CO.	I HEREBY CERTIFY THAT THIS PLAN, SURVEY 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.	SURVEYED DATE:	SHEET TITLE	SHEET NO.
			<p><b>STEVE WARYAN</b> 3801 OAK RD MINNETONKA, MN</p>	<p><b>Advance</b> Surveying &amp; Engineering, Co.</p> <p>17917 Highway No. 7 Minnetonka, Minnesota 55345 Phone (952) 474-7964 Web: www.advsur.com</p>	<p>Wayne W. Preyhs #43503 LICENSE NO. SEPTEMBER 18, 2024 DATE</p>	AUGUST 23, 2023	<b>PROPOSED SURVEY</b>	<b>S1</b>
						DRAFTED DATE:	SHEET SIZE: 22 X 34	
						SEPTEMBER 18, 2024	DRAWING NUMBER	
							241298 JR	SHEET 1 OF 1

08.30.24 - New Setback Drawings 9/23/2024



PID 211172220064  
 Address 3801 Oak Rd, Minnetonka, MN 55345

**Owner/Taxpayer**

Owner Kathryn V Waryan Trust  
 Taxpayer STEVEN V & KATHRYN V WARYAN  
 3801 OAK RD  
 MINNETONKA MN 55345

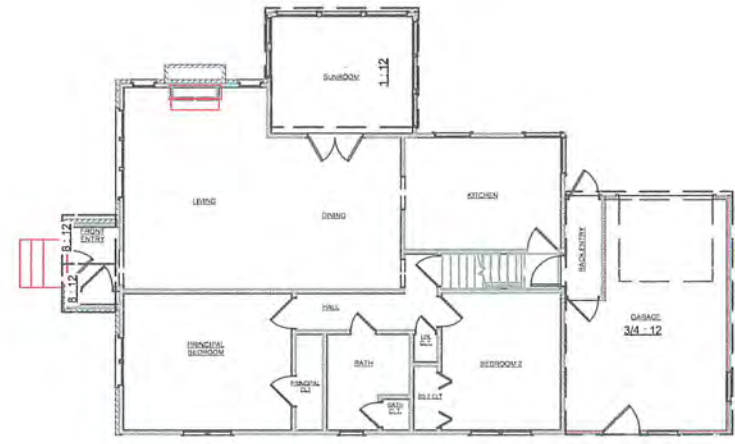
**Tax Parcel**

Parcel Area 0.72 acres  
 31,397 sq ft

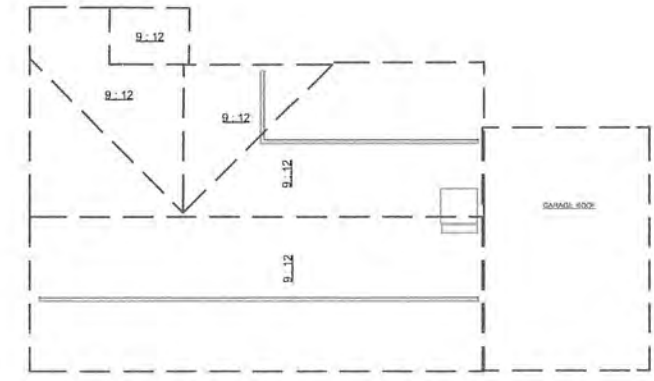
Torrens/Abstract Abstract  
 Addition Auditor's Subd. No. 369  
 Lot 023  
 Block  
 Metes & Bounds Lot 23 And That Part Of Lot 22 Lying N Of S 50 Ft Thof

**1** EXISTING SITE PLAN  
**C-1** 1" = 20'-0"

Measurements are approximate for reference only



**2** EXISTING MAIN ROOF PLAN  
**C-1** 1/16" = 1'-0"



**3** EXISTING UPPER ROOF PLAN  
**C-1** 1/16" = 1'-0"

Drawing Title:  
**EXISTING SITE PLAN**

Designer:  
 Jennifer Gerding

Drawing Number:  
**C-1**

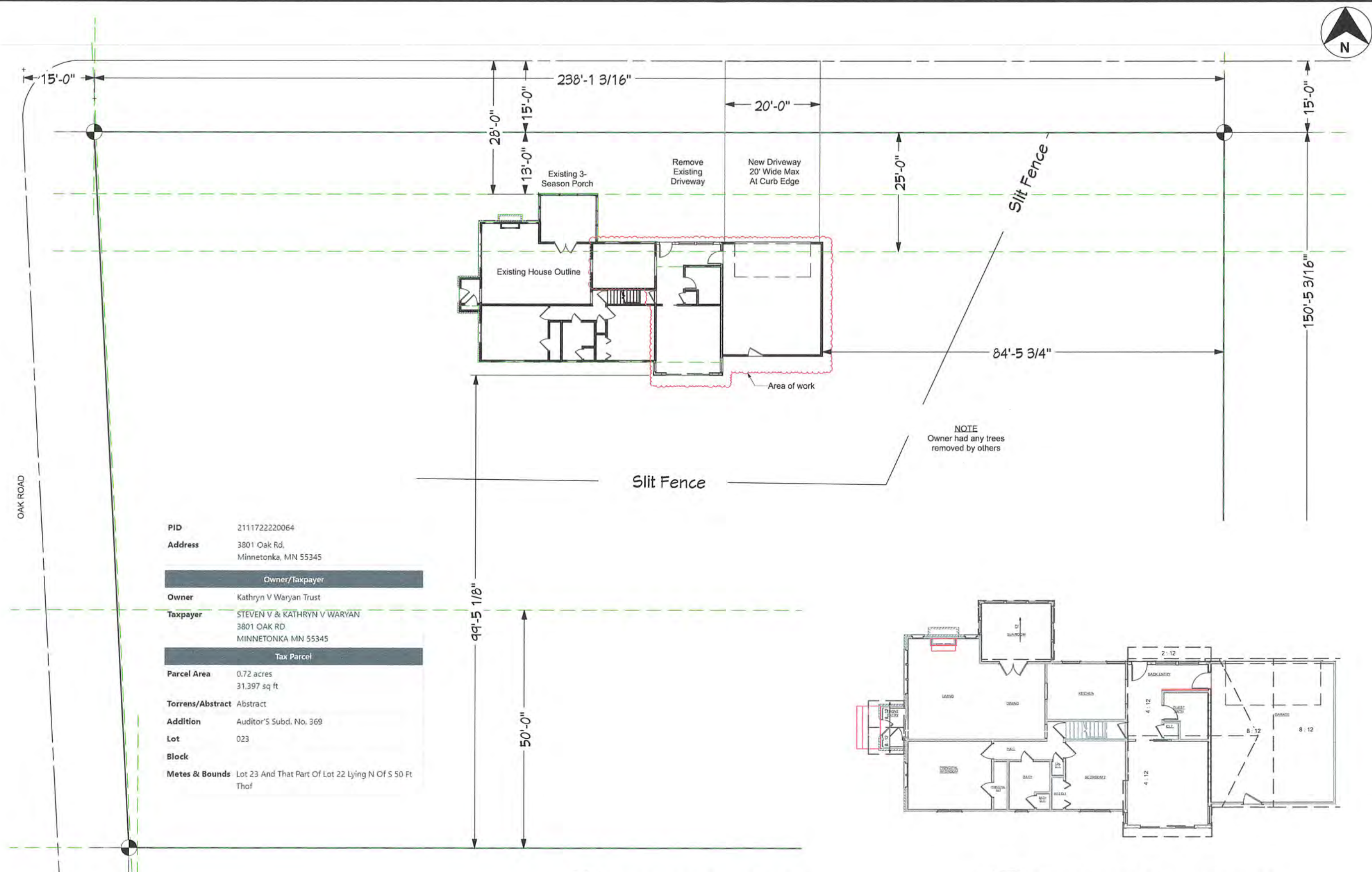
Rev.	Date	Issue Notes
I	05.16.24	As-Built Plans
II	06.19.24	Project Analysis
III	07.02.24	Contract Set
IV	07.10.24	Permit Set
V	08.09.24	Field Set
VI	09.06.24	New Permit Set

Client Address:  
**WARYAN, STEVE & KATHRYN**  
 3801 Oak Road  
 Minnetonka MN 55345

**BLUESTEM**  
 REMODELING • REIMAGINED

6542 West Lake Street  
 St. Louis Park, MN 55426

08.30.24 - New Setback Drawings 9/2/2024



PID 2111722220064  
 Address 3801 Oak Rd, Minnetonka, MN 55345

**Owner/Taxpayer**

Owner Kathryn V Waryan Trust  
 Taxpayer STEVEN V & KATHRYN V WARYAN  
 3801 OAK RD  
 MINNETONKA MN 55345

**Tax Parcel**

Parcel Area 0.72 acres  
 31,397 sq ft

Torrens/Abstract Abstract  
 Addition Auditor's Subd. No. 369  
 Lot 023  
 Block  
 Metes & Bounds Lot 23 And That Part Of Lot 22 Lying N Of S 50 Ft Thof

NOTE  
 Owner had any trees removed by others



1 PROPOSED SITE PLAN  
 C-2 1" = 20'-0"

2 PROPOSED MAIN ROOF PLAN  
 C-2 1/16" = 1'-0"

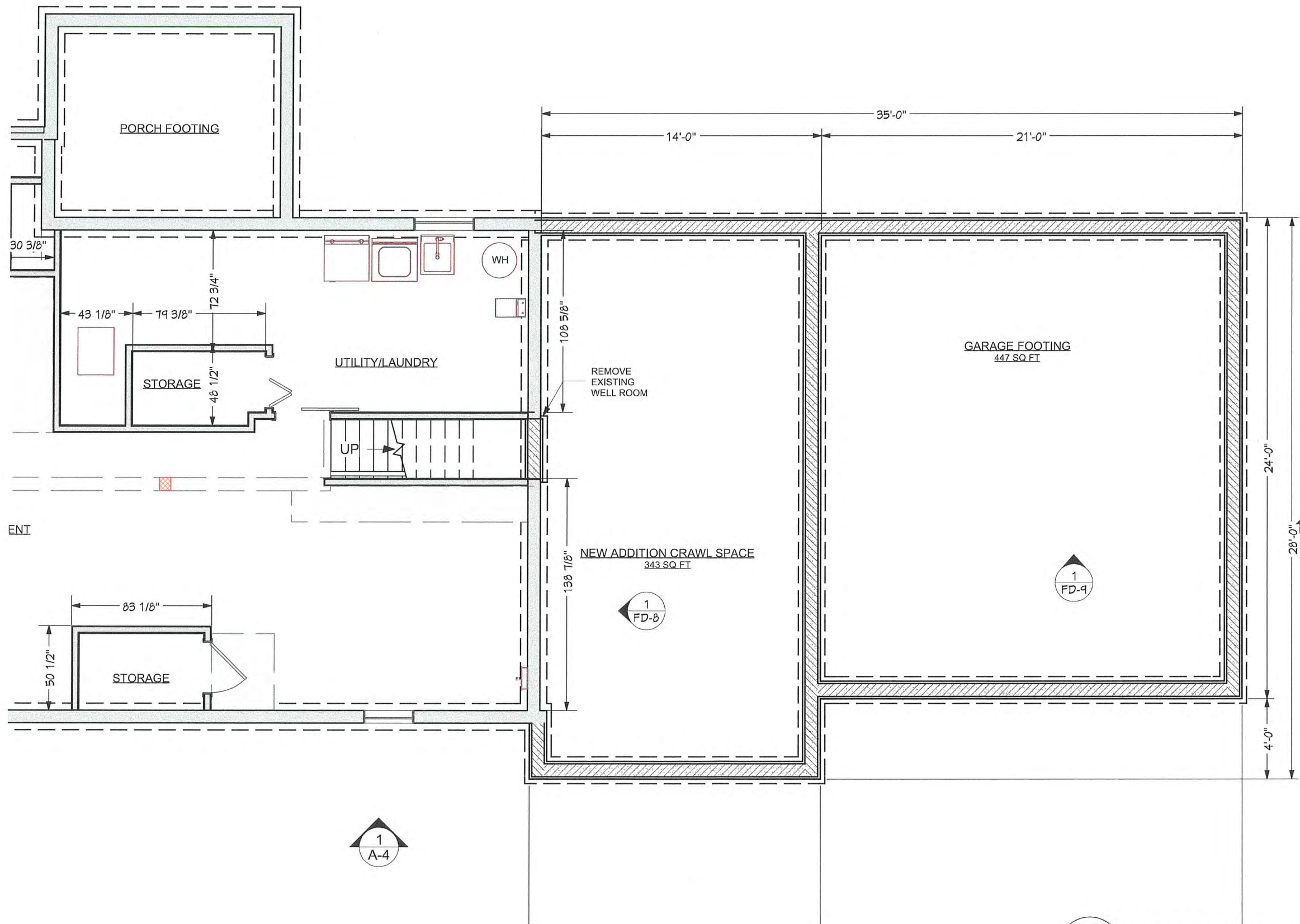
Measurements are approximate for reference only

Drawing Title: PROPOSED SITE PLAN  
 Designer: Jennifer Gerding  
 Drawing Number: C-2

Rev.	Date	Issue Notes	Changed By
I	05.16.24	As-Built Plans	GFV
II	06.19.24	Project Analysis	GFV
III	07.02.24	Contract Set	GFV
IV	07.10.24	Permit Set	GFV
V	08.09.24	Field Set	GFV
VI	09.06.24	New Permit Set	GFV

Client Address:  
 WARYAN, STEVE & KATHRYN  
 3801 Oak Road  
 Minnetonka MN 55345

**BLUESTEM**  
 REMODELING • REIMAGINED  
 6542 West Lake Street  
 St. Louis Park, MN 55426



1  
A-3



Drawing Title:  
**PROPOSED PLAN - LOWER LEVEL**

Designer:  
Jennifer Gerding

Drawing Number:  
**A-1**

Rev.	Date	Issue Notes
I	05.16.24	As-Built Plans
II	06.19.24	Project Analysis
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**WARYAN, STEVE & KATHRYN**  
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Minnetonka MN 55345

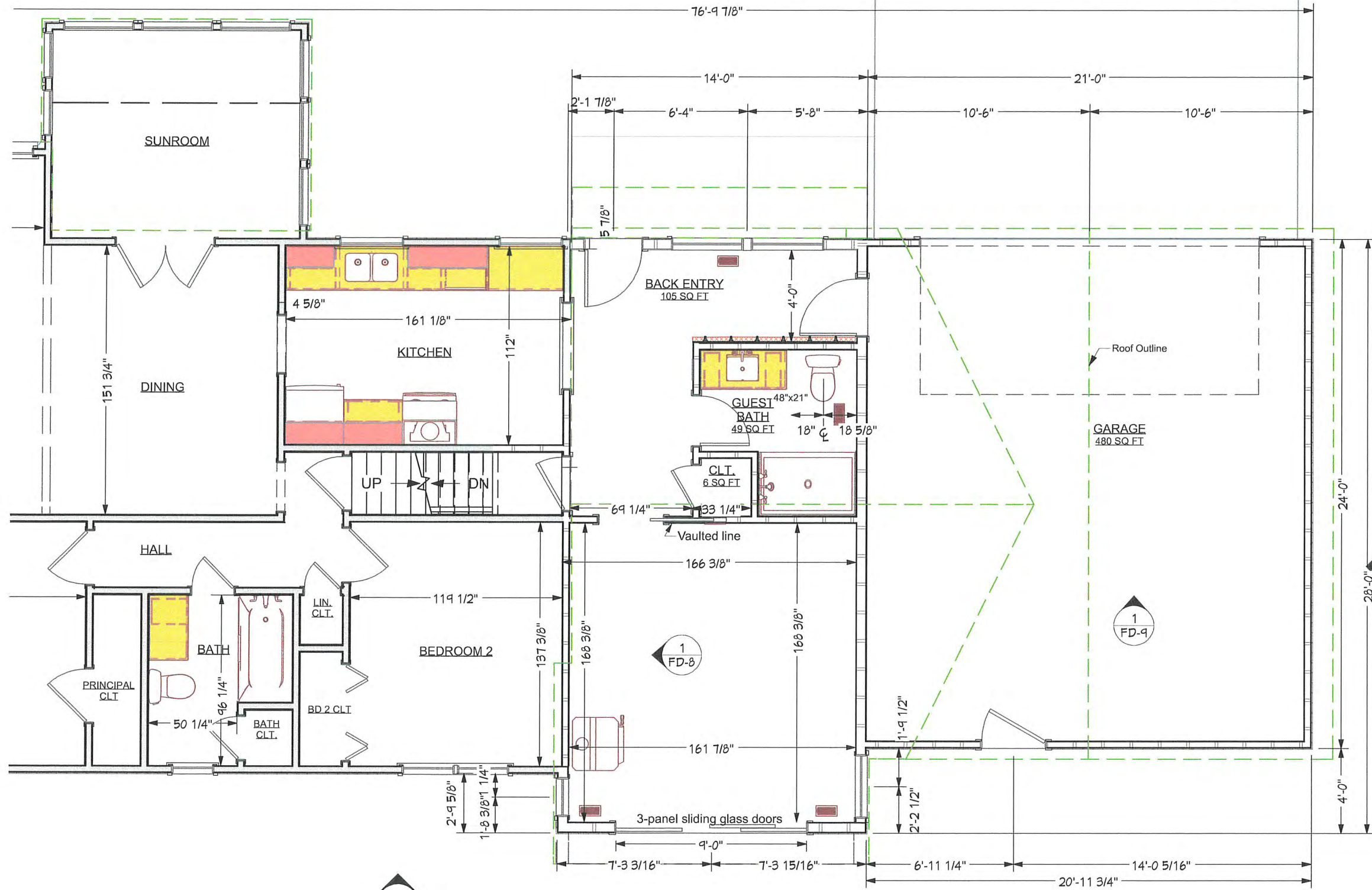
**BLUESTEM**  
REMODELING • REIMAGINED

6542 West Lake Street  
St. Louis Park, MN 55426

1  
A-1 PROPOSED PLAN - LOWER LEVEL  
3/16" = 1'-0"

08.30.24 - New Setback Drawings 9/3/2024

08.30.24 - New Setback Drawings 9/3/2024



Drawing Title:  
**PROPOSED PLAN - MAIN LEVEL**

Designer:  
 Jennifer Gerding

Drawing Number:  
**A-2**

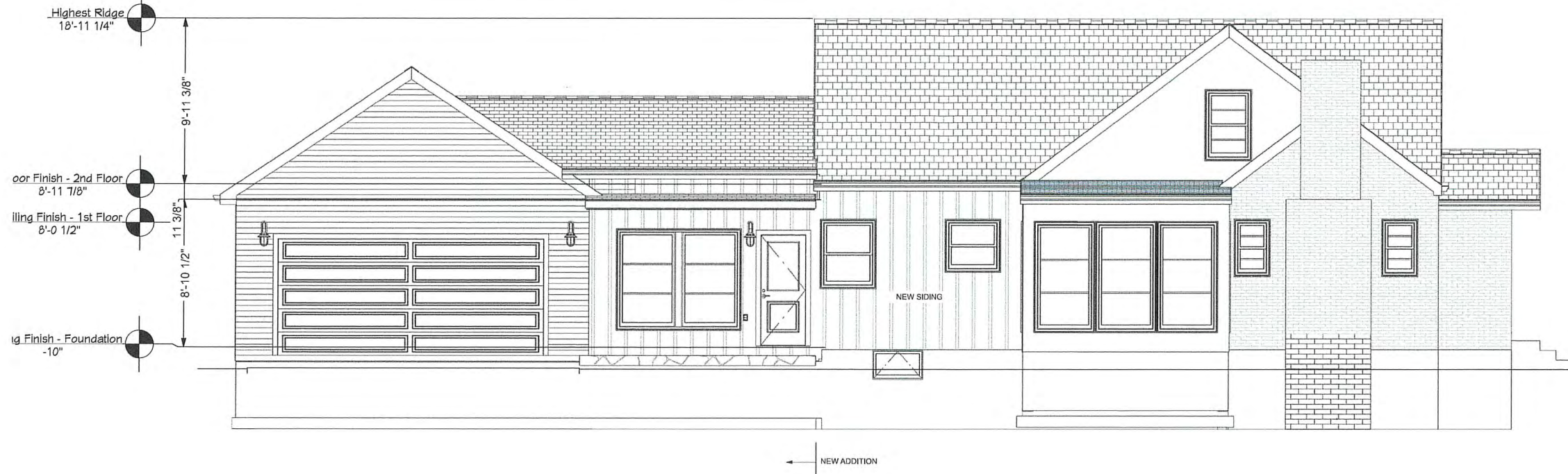
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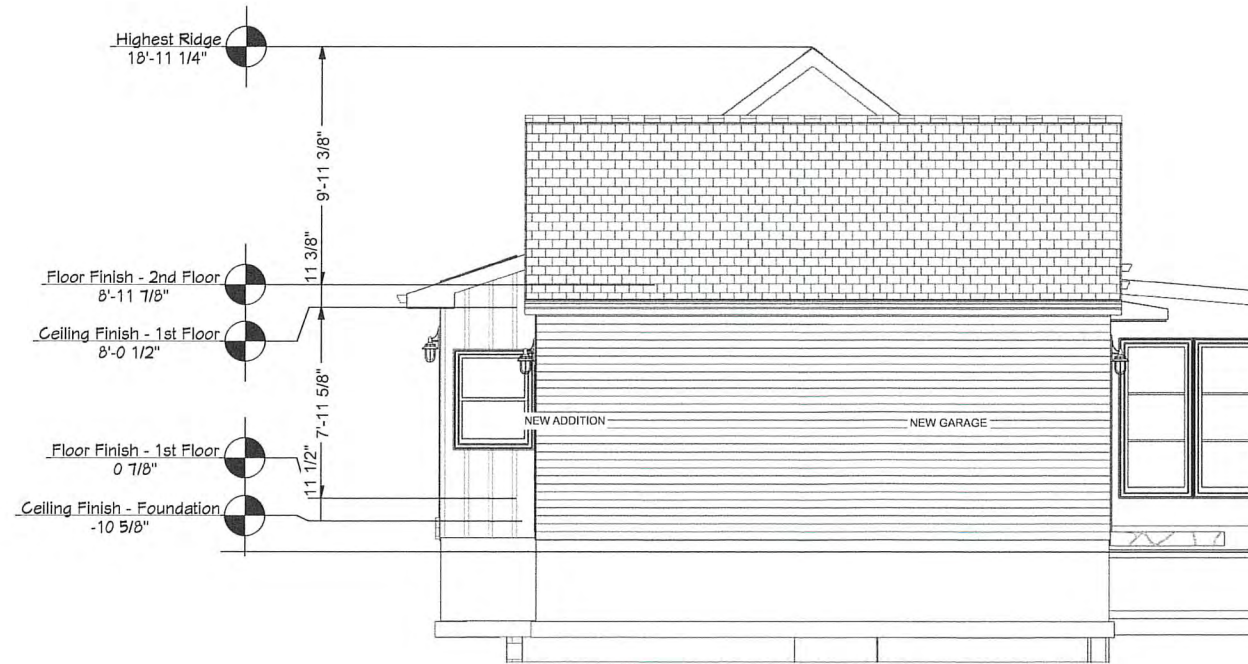
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 REMODELING • REIMAGINED

6542 West Lake Street  
 St. Louis Park, MN 55426

**1** PROPOSED PLAN - MAIN LEVEL  
**A-2** 3/16" = 1'-0"



**1** PROPOSED ELEVATION - NORTH  
**A-3** 1/8" = 1'-0"



**2** PROPOSED ELEVATION - EAST  
**A-3** 1/8" = 1'-0"

Drawing Title:  
**PROPOSED ELEVATION  
 NORTH & EAST**  
 Designer:  
 Jennifer Gerding  
 Drawing Number:  
**A-3**

Rev.	Date	Issue Notes	Changed By
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**BLUESTEM**  
 REMODELING • REIMAGINED  
 6542 West Lake Street  
 St. Louis Park, MN 55426



1 PROPOSED ELEVATION - SOUTH  
A-4 1/8" = 1'-0"



2 PROPOSED ELEVATION - WEST  
A-4 1/8" = 1'-0"

Drawing Title:  
**PROPOSED ELEVATION SOUTH & WEST**  
Designer:  
Jennifer Gerding  
Drawing Number:  
**A-4**

Rev.	Date	Issue Notes	Changed By
I	05.16.24	As-Built Plans	GFV
II	06.19.24	Project Analysis	GFV
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**BLUESTEM**  
REMODELING • REIMAGINED  
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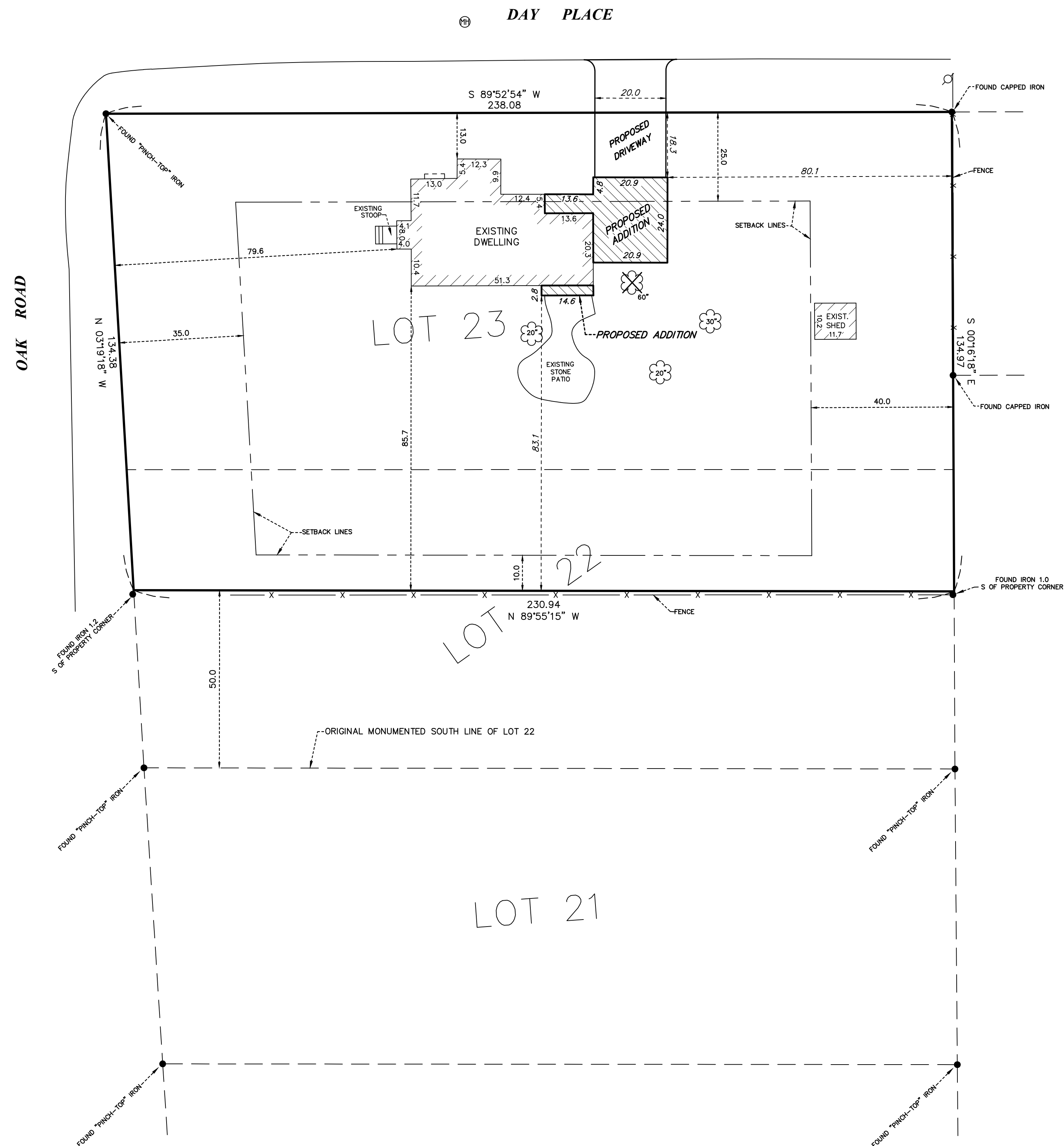
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