

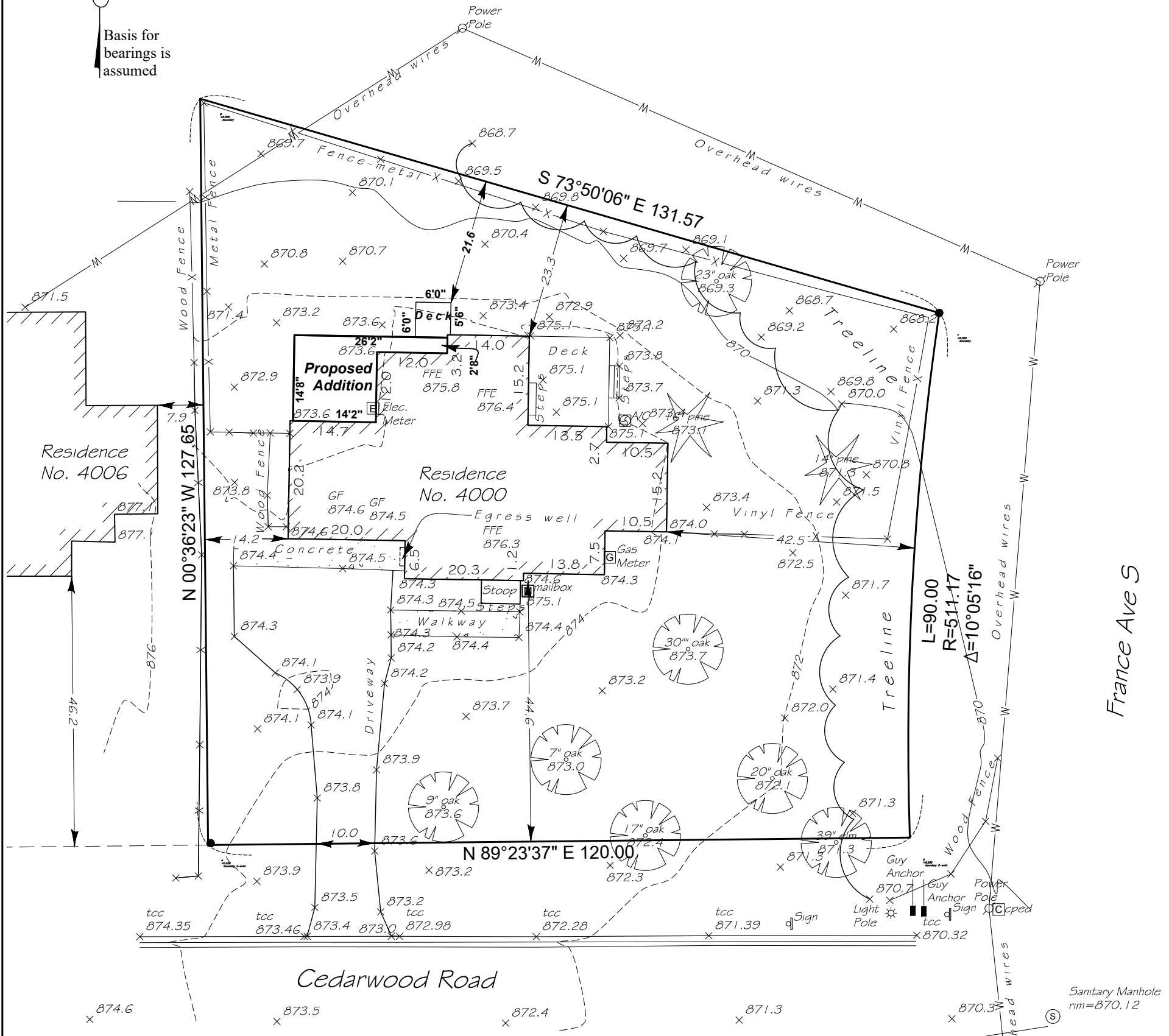
Surveyors Certificate
Site Plan Survey For:

SICORA DESIGN/BUILD

Property located in Section
31, Township 29, Range 24,
Hennepin County, Minnesota

Benchmark: PED MNDT RM 2
Elevation = 908.181

Basis for
bearings is
assumed



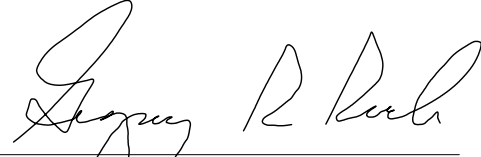
Existing Hardcover		Proposed Hardcover	
Lot Area	13,303 sq ft	Lot Area	13,303 sq ft
Building	1,812 sq ft	Building	1,812 sq ft
Stoop	27 sq ft	Stoop	27 sq ft
Steps	9 sq ft	Steps	9 sq ft
Walkway	96 sq ft	Walkway	96 sq ft
Driveway	800 sq ft	Driveway	800 sq ft
Concrete	141 sq ft	Concrete	141 sq ft
Steps	4 sq ft	Prop Addon	240 sq ft
Deck	28 sq ft	Prop Deck	36 sq ft
Steps	7 sq ft	Steps	7 sq ft
Deck	202 sq ft	Deck	202 sq ft
Steps	10 sq ft	Steps	10 sq ft
Total	3,136 sq ft	Total	3380 sq ft
Percentage	23.57%	Percentage	25.41%

Property Zoned As: N-1 Neighborhood 1
Setbacks:

Front: 25'
Corner Side: 9'
Interior Side: 5'
Rear: 25'

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- Denotes Existing Contours
- Denotes Proposed Contours
- Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Surface Drainage

NOTE: The only easements shown are from plats of record or information provided by client.

Legal Description Lot 25, Block 6, FOREST TRACT LAKE FOREST ADDITION Hennepin County, Minnesota	Project No. 91305A	Scale: 1" = 20'	I 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 Surveyed this 9th day of March 2026.
	F.B.No. -	Drawn By <i>RJR</i>	
Address: 4000 Cedarwood Road St. Louis Park, MN			
rev			
DEMARC LAND SURVEYING & ENGINEERING 7601 73rd Avenue North (763) 560-3093 Minneapolis, Minnesota 55428 DemarcInc.com			Signed  Gregory R. Prasch, Minn. Reg. No. 24992