



PARCEL A:

All of Lot 30 and that part of Lot 29, EDGEWATER TERRACE, according to the recorded plat thereof, Le Sueur County, Minnesota, lying northerly of the following described line:

Commencing at the southwest corner of Lot 28, of said plat of EDGEWATER TERRACE; thence North 33 degrees 33 minutes 20 seconds East (assumed bearing) on the westerly line of said Lot 28, a distance of 8.77 feet; thence northerly 53.09 feet on said westerly line and on a tangential curve concave to the west having a radius of 226.80 feet and a central angle of 13 degrees 24 minutes 46 seconds to the point of beginning of the line to be described; thence South 67 degrees 47 minutes 40 seconds East, 182 feet more or less to the shore line of West Lake Jefferson and there terminating.

BEARING NOTE:

The orientation of this bearing system is based on the South line of Lot 29, Edgewater Terrace. Said line bears South 63 degrees 33 minutes 31 seconds East.

BENCHMARK:

Staff Gage on bridge between German and Jefferson Lakes. Elevation = 1014.88 (NGVD 29)

BUILDING SETBACK:

Front = 65 feet
Side = 10 feet
Rear = 100 feet from OHW line
Bluff = 30 feet

NOTES:

1. This lot is zoned as Recreational Development (RD), and considered a non-conforming lot for setback purposes per Le Sueur County Zoning Department.
2. Bluff line for this property is shown hereon.
3. Shore impact zone is shown as 50' from the ordinary high water line.
4. Ordinary high water line is noted as elevation 1018.5.
5. The field work was completed on November 17, 2021.

HARDCOVER CALCULATIONS:
(Based on OHW Elev - 1018.5)

	Existing	Proposed
River Rock w/plastic	0 sq. ft.	461 sq. ft.
House w/overhang	1,998 sq. ft.	1998 sq. ft.
Landscape w/plastic	1,651 sq. ft.	976 sq. ft.
Shed 1	103 sq. ft.	103 sq. ft.
Shed 2	179 sq. ft.	179 sq. ft.
Deck 1	272 sq. ft.	272 sq. ft.
Deck 2	27 sq. ft.	27 sq. ft.
Concrete Surface	310 sq. ft.	310 sq. ft.
Bituminous Surface	835 sq. ft.	835 sq. ft.
Pavers	715 sq. ft.	973 sq. ft.
Retaining Wall 1	110 sq. ft.	61 sq. ft.
Retaining Wall 2	70 sq. ft.	70 sq. ft.
Retaining Wall 3	107 sq. ft.	107 sq. ft.
Retaining Wall 4	20 sq. ft.	20 sq. ft.
Retaining Wall 5	8 sq. ft.	8 sq. ft.
Stairs 1	18 sq. ft.	18 sq. ft.
Stairs 2	47 sq. ft.	50 sq. ft.
Stairs 3	87 sq. ft.	71 sq. ft.
Stairs 4	14 sq. ft.	14 sq. ft.
Total	6,571 sq. ft.	6,553 sq. ft.
Lot Total	18,510± sq. ft.	18,510± sq. ft.
Impervious Surface	35.5%	35.4%

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.

DANIEL L. STUEBER

DATE 5/05/22 LIC. NO. 43110

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PROJECT

BOEHM

46611 EVERGREEN LANE

Part of Lot 29 and Lot 30, Edgewater Terrace
Subdivision, Le Sueur County, Minnesota.

REVISION SCHEDULE

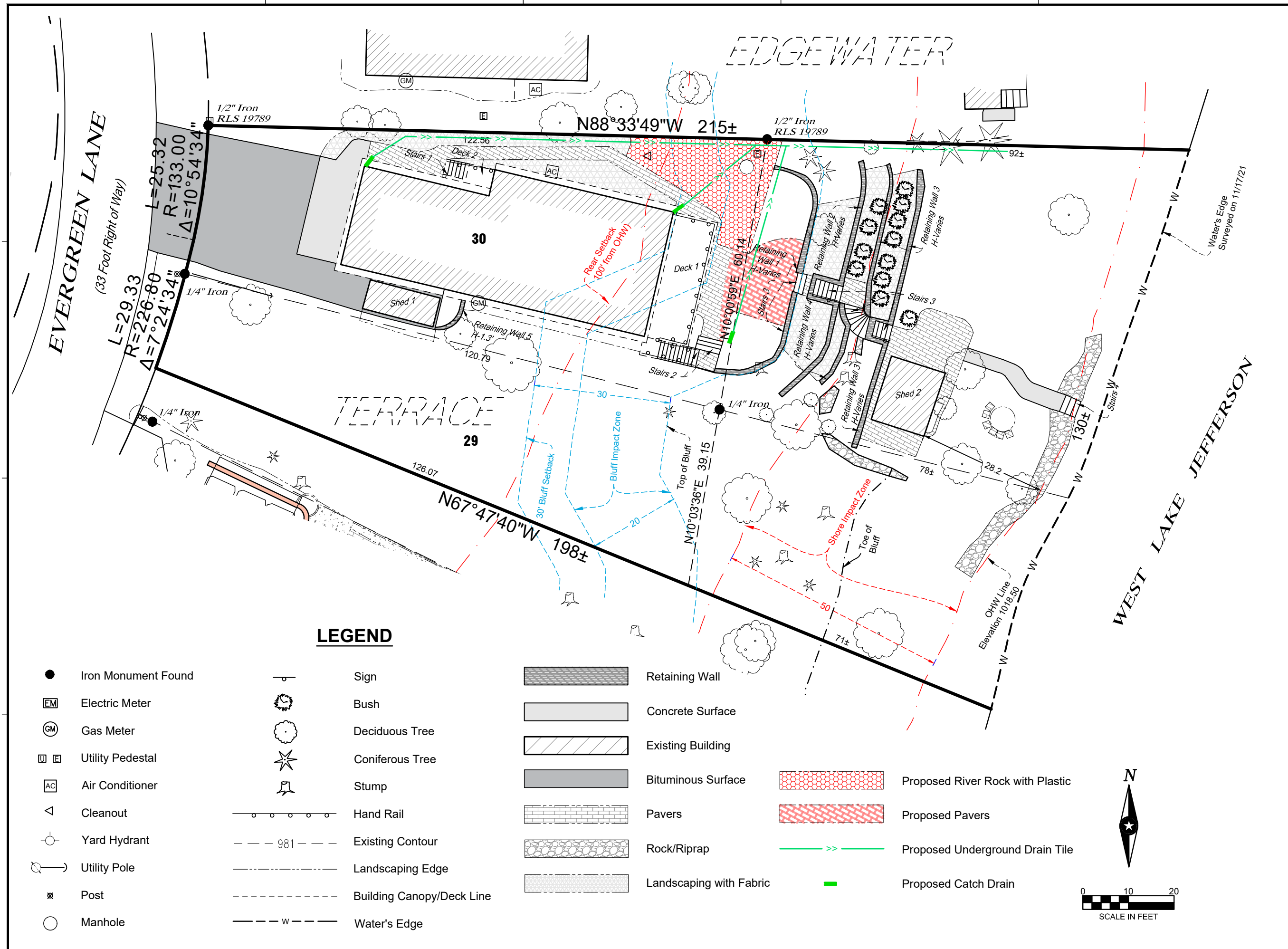
DATE	DESCRIPTION	BY

PROJECT NO.	20-24421
CAD FILE NAME	24421 PRO SITE SURVEY 4-28-22
DRAWN BY	JKJW
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	12/3/21
CLIENT PROJECT NO.	-

TITLE

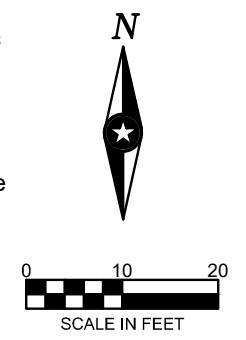
PROPOSED SITE SURVEY

SHEET



LEGEND

- | | | |
|-----------------------|-------------------------------------|--|
| ● Iron Monument Found | ⊕ Sign | ▨ Retaining Wall |
| EM Electric Meter | ⊙ Bush | ▩ Concrete Surface |
| GM Gas Meter | ⊙ Deciduous Tree | ▨ Existing Building |
| □ Utility Pedestal | ★ Coniferous Tree | ▨ Bituminous Surface |
| AC Air Conditioner | ⊕ Stump | ▨ Pavers |
| △ Cleanout | — 981 — Existing Contour | ▨ Rock/Riprap |
| ⊕ Yard Hydrant | — — — — — Landscaping Edge | ▨ Landscaping with Fabric |
| ⊕ Utility Pole | — — — — — Building Canopy/Deck Line | — — — — — Proposed River Rock with Plastic |
| ⊕ Post | — — — — — Water's Edge | — — — — — Proposed Pavers |
| ○ Manhole | | — — — — — Proposed Underground Drain Tile |
| | | — — — — — Proposed Catch Drain |



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