



## Certificate of Survey / Site Plan Requirements

The Certified Survey shall be attested to by a Registered Land Surveyor duly qualified by registration as required by Section 326.02, Minnesota Statutes. The Certified Survey shall be current within one year and shall provide the following:

1. Legal Description.
2. Date of preparation and any revisions thereto.
3. Signature and title of the person who prepared the drawing with registration number or professional certification number.
4. Protected wetlands, floodplain, public waters, recorded easements or other similarly restricted areas.
5. Scale of drawing.
6. Dimensions of lot and north point.
7. Location and size of all existing buildings on the lot, including setbacks.
8. Location and size of all existing septic sites, wells, culverts, etc. within the subject property.
9. The location of all recorded and platted easements.
10. Size and locations of proposed structures, including setbacks.

A Site Plan may be acceptable in place of a Certified Survey only if the proposed structure meets all the required setbacks by at least two (2) times. Site Plan must be drawn to scale and indicate the lot dimensions, the location and ground coverage area of existing structures and the location and area of the proposed structure as well as the setbacks from all property lines, and shall provide the following:

1. Scale of drawing.
2. Dimensions of lot and north point.
3. Location and size of all existing buildings on the lot, including setbacks.
4. Location and size of all existing septic sites, wells, etc. within the subject property.
5. The location of all recorded and platted easements.
6. Size and locations of proposed structures, including setbacks.

This handout is intended to provide a *summary* of the Certified Survey and Site Plan requirements as outlined in Section 40.08 of the City Code.

**Requests for Certificate of Survey can be made to:** [permits@corcoranmn.gov](mailto:permits@corcoranmn.gov). A review of the property file will be made to determine if a lot survey is available as the city does not have lot surveys for all properties.

**SEE ATTACHED EXAMPLES**

# CERTIFICATE OF SURVEY

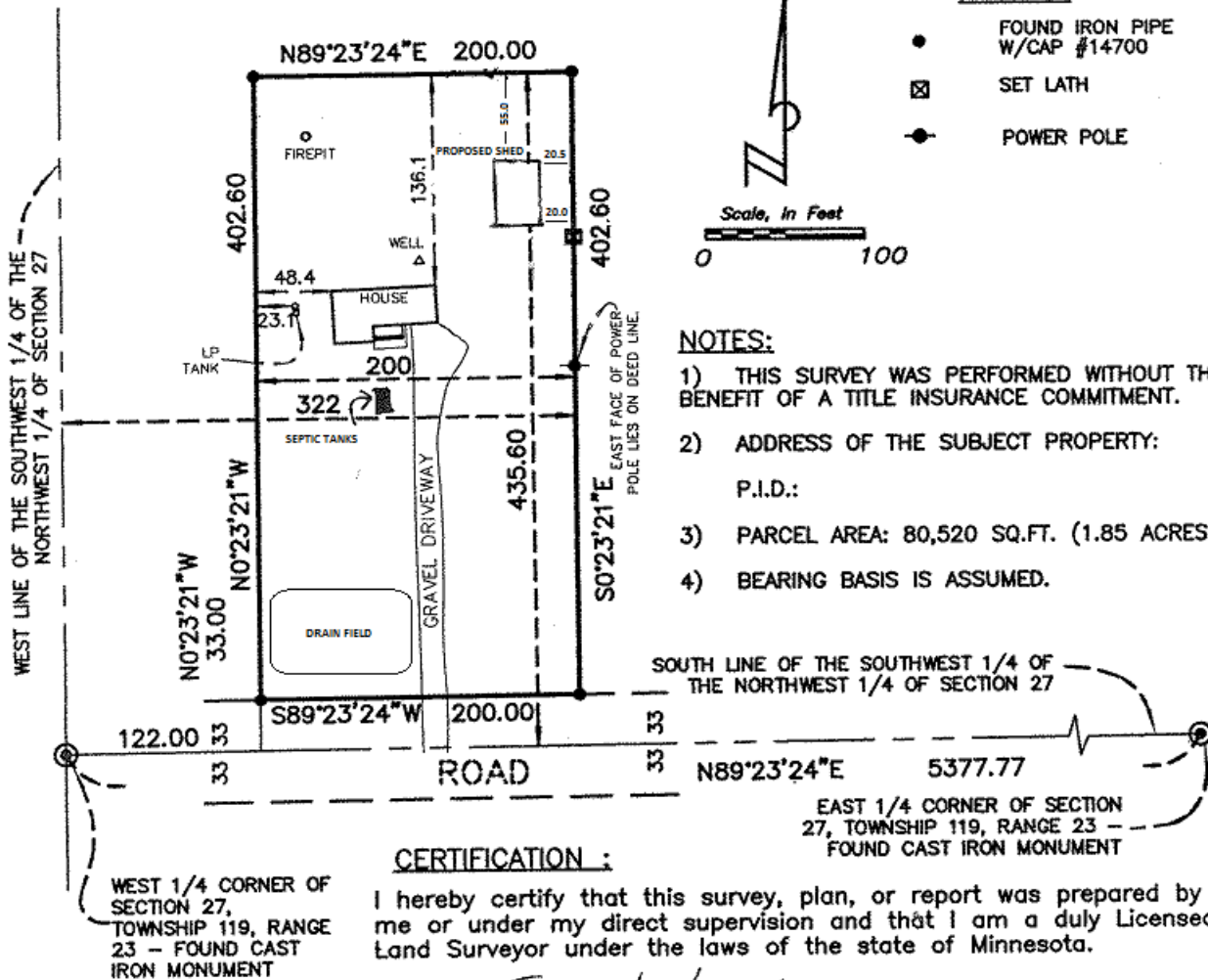
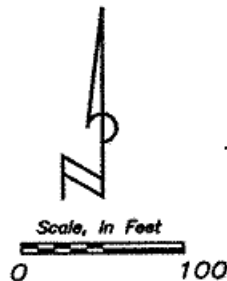
## LEGAL DESCRIPTION:

THE EASTERLY 200 FEET OF THE WESTERLY 322 FEET OF THE SOUTHERLY 435.6 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 119, RANGE 23, HENNEPIN COUNTY, MINNESOTA.

EXCEPT THE RIGHT OF WAY OF LARKIN ROAD.

### LEGEND:

- FOUND IRON PIPE W/CAP #14700
- ☒ SET LATH
- ◆ POWER POLE



### NOTES:

- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT.
- 2) ADDRESS OF THE SUBJECT PROPERTY:  
P.I.D.:
- 3) PARCEL AREA: 80,520 SQ.FT. (1.85 ACRES)
- 4) BEARING BASIS IS ASSUMED.

### CERTIFICATION :

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.

SIGNED : *Travis W. Van Neste*

Travis W. Van Neste, Minnesota Professional Surveyor #44109  
Michigan Professional Surveyor #46695

PREPARED FOR:

JOB # 2008008	ISSUED: 06-17-2008
DRAWN BY: TWN	REV:
SCALE: 1" = 100 FEET	

## VAN NESTE SURVEYING

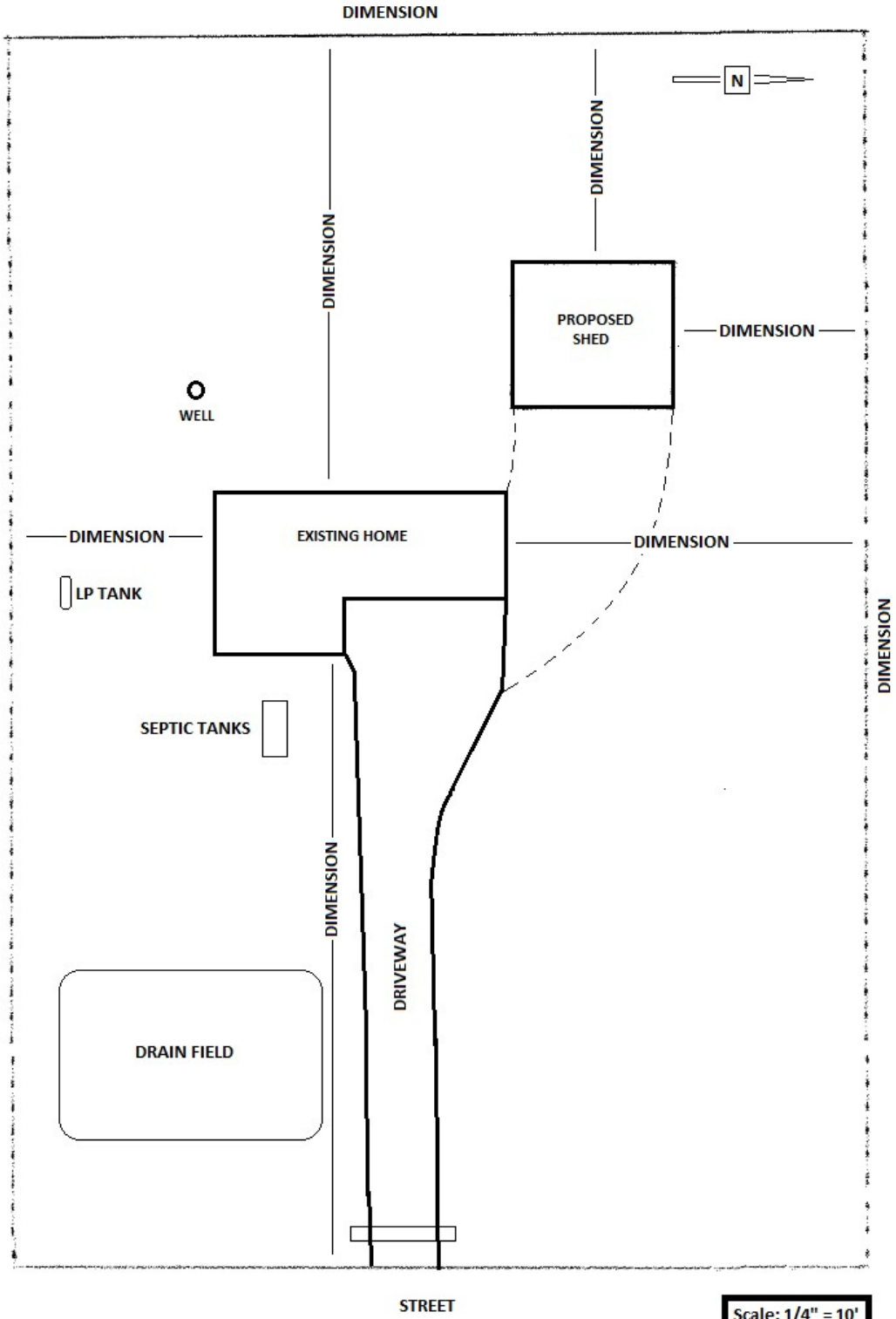
PROFESSIONAL SURVEYING SERVICES

144 HUNTINGTON AVENUE S. WAYZATA, MINNESOTA 55391  
PHONE (952) 686-3055 TOLL-FREE FAX (866) 473-0120  
WWW.VANNESTESURVEYING.COM

SHEET 1 OF 1

# SITE PLAN

ADDRESS



Scale: 1/4" = 10'