



# CERTIFICATE OF SURVEY / SITE PLAN

Summary of Certified Survey and Site Plan requirements as outlined can be found in *Section 40.08* of the City Code. Setback requirements can be found the City Zoning Ordinance, *Title X, Section 1030.020* or by contacting Planning & Zoning.

## CERTIFICATE OF SURVEY

**The Certified Survey shall be attested to by a Registered Land Survey 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:**

- Legal description.
- Date of preparation and revision thereto.
- Signature and title of the person who prepared the drawing with registration number of professional certification number.
- Protected wetlands, floodplain, public waters, recorded easements or other similarly restricted areas.
- Scale of drawing.
- Dimensions of lot and north point.
- Location and size of all existing buildings on the lot, including setbacks.
- Location and size of all existing septic sites, wells, culverts, etc. within the subject property.
- The location of all recorded and platted easements.
- Size and locations of proposed structures, including setbacks.

## SITE PLAN

**A site plan may be acceptable in place of 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:**

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

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.

# CERTIFICATE OF SURVEY

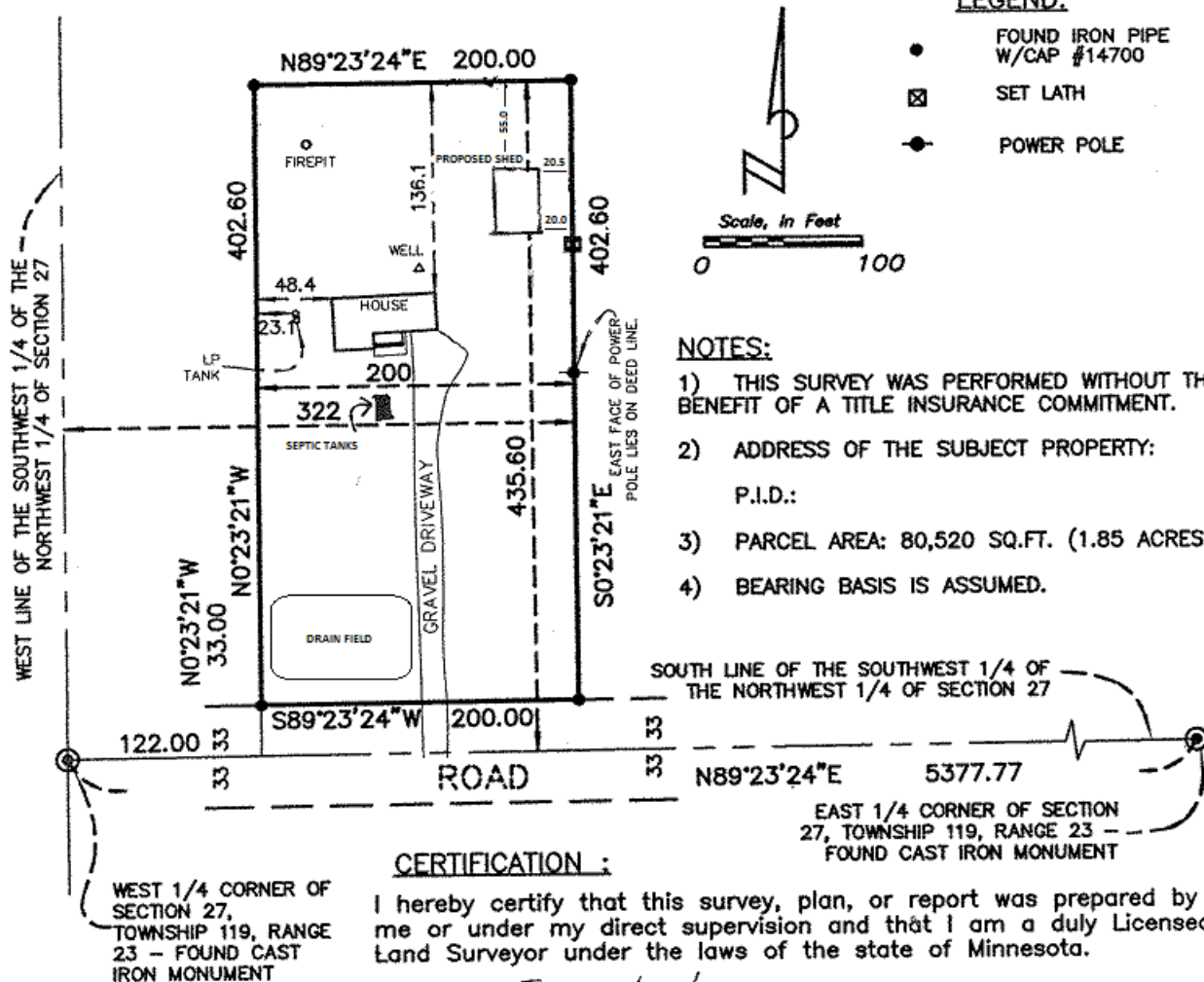
## LEGAL DESCRIPTION

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



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

