

## **Statement of Proposed Use and Description of the Project**

The deck in our front required yard is used for family recreation. As we live across from Lake Hiawatha Park and our children play there, we felt it would be most effective to have a deck in the front yard to allow us to keep an eye on our children (who are now 6 and 8 years old) while they play in the park. Prior to building the deck that portion of the front yard, and indeed the entire front yard was overgrown. We have sought to optimize the utility and beauty of our front yard by building the deck and other landscaping projects. We receive compliments regularly from our neighbors and passersby who are familiar with the state of the property under the previous owner.

### **Description of the project:**

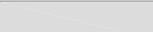
The deck is 16'x12'. One side sits flat on the ground while the other side is raised approximately 6 inches off the ground due to the slope of the yard. There is a railing on the West and North sides approximately 48" inches in height. The railing is primarily a planter rack. It consists of 4"x4" timbers with 2"x6" crossbeams at approximately 20" and a 2"x8" top rail. There are no spindles. The deck has 2 12' 2"x10" beams on the East and West ends which are bolted together at multiple points. There are 9 16' 2"x10" joists running the length of the deck from East to West. There are 3 concrete pads on the East and West ends and 2 concrete pads along the South and North faces of the deck with 7 concrete pads supporting the interior joists at the midpoint of the deck. The deck surface is composed of 1 1/4"x6" deck boards spaced approximately 1/4" apart to allow water through.

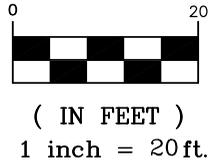
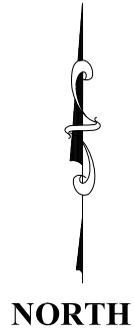
# CERTIFICATE OF SURVEY

PROPERTY ADDRESS: 4725 - 27th Ave. So. Minneapolis, MN

~for~ Dan Hutnyak

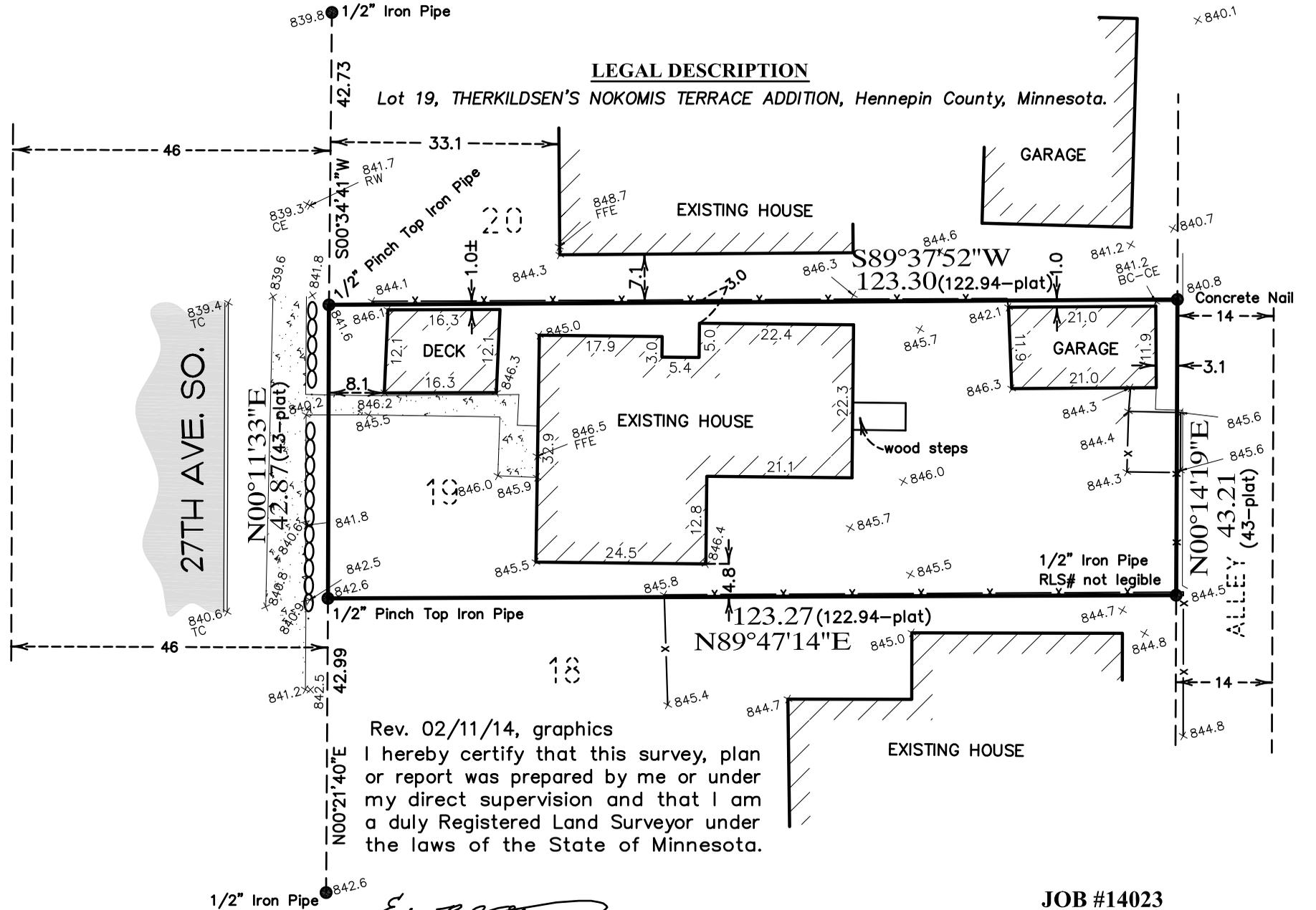
## LEGEND

- DENOTES IRON MONUMENT FOUND
- ○ ○ ○ ○ ○ ○ ○ ○ ○ DENOTES RETAINING WALL
- x — DENOTES EXISTING FENCE
- x1011.2 DENOTES EXISTING ELEVATION.
-  DENOTES CONCRETE
-  DENOTES BITUMINOUS



## LEGAL DESCRIPTION

Lot 19, *THEKILDSEN'S NOKOMIS TERRACE ADDITION*, Hennepin County, Minnesota.



## BENCHMARK

BASIS FOR ELEVATION: NAVD 88 (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)

BASIS FOR BEARINGS: NAD83 (1996) (VIA REAL TIME GPS MEASUREMENTS UTILITIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK).

## NOTES

- This survey was completed Jan. 29th, 2014, in the middle of the Minnesota snow/winter season. There may be improvements/features in addition to those shown hereon that were not located due to snow/ice cover.

Rev. 02/11/14, graphics  
I hereby certify that this survey, plan 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.

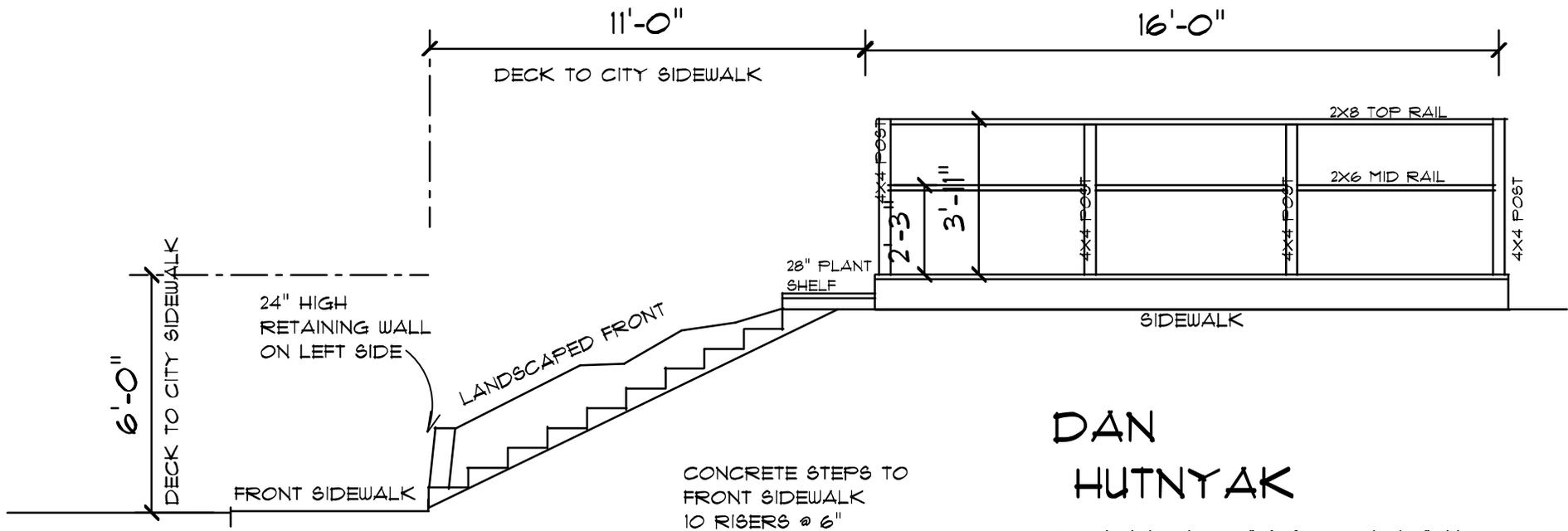
  
ERIC R. VICKARYOUS

Date: Jan. 30th, 2014 Reg. No. 44125

JOB #14023

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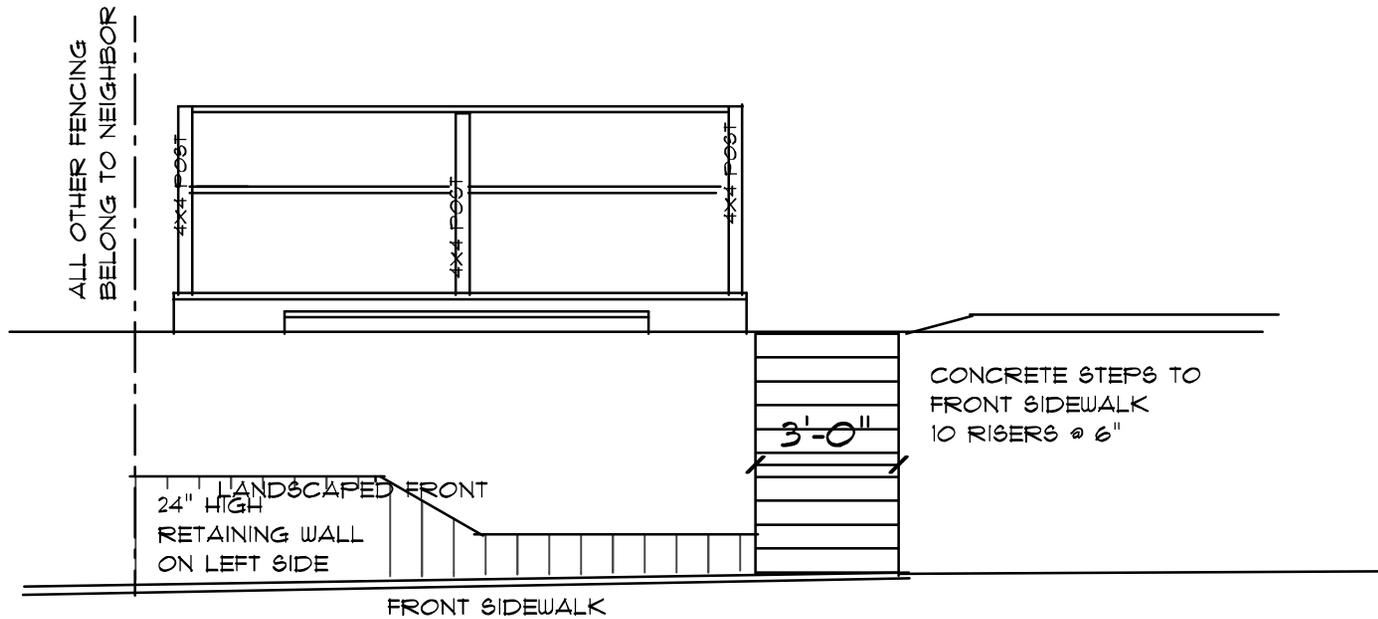
# SIDE VIEW (FROM SOUTH)



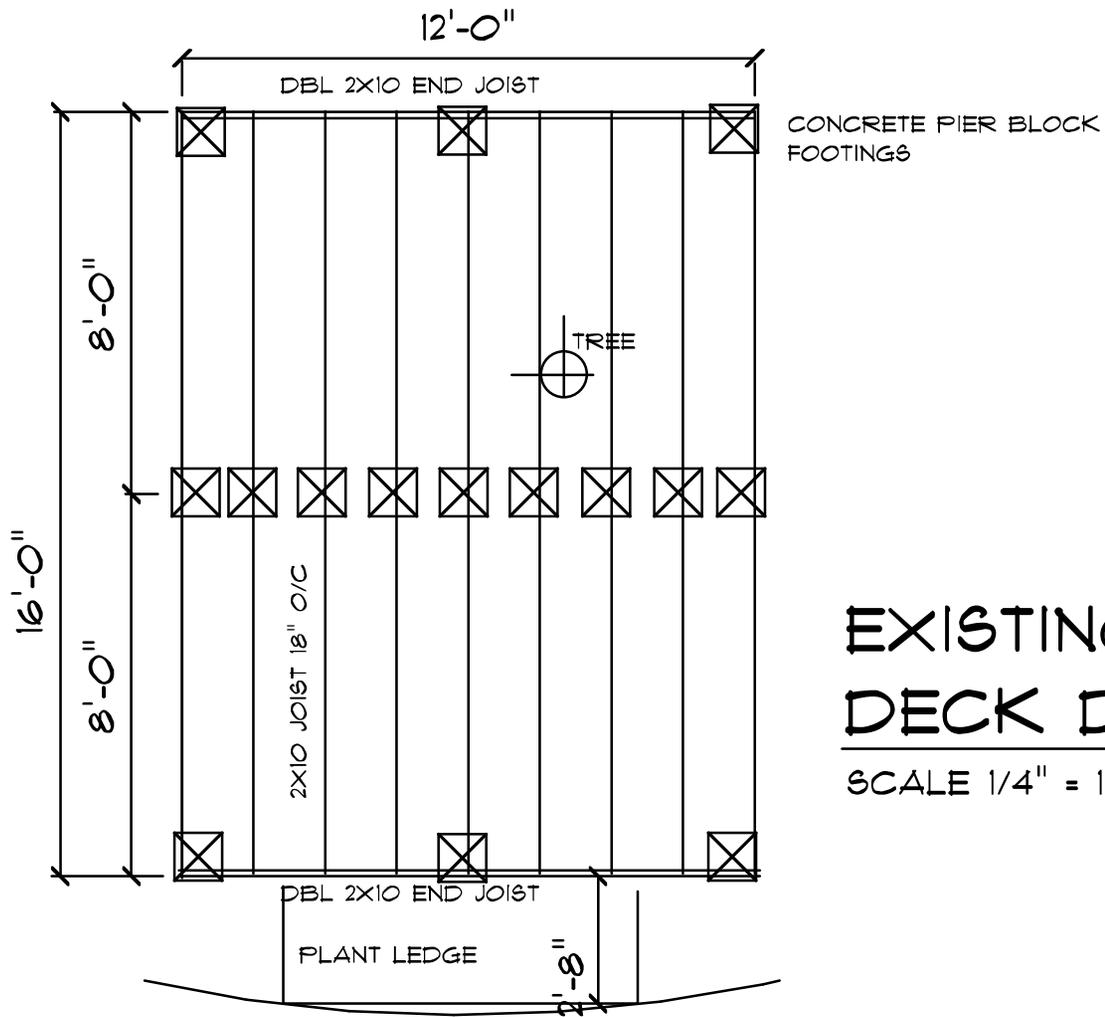
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# FRONT VIEW (FROM WEST)

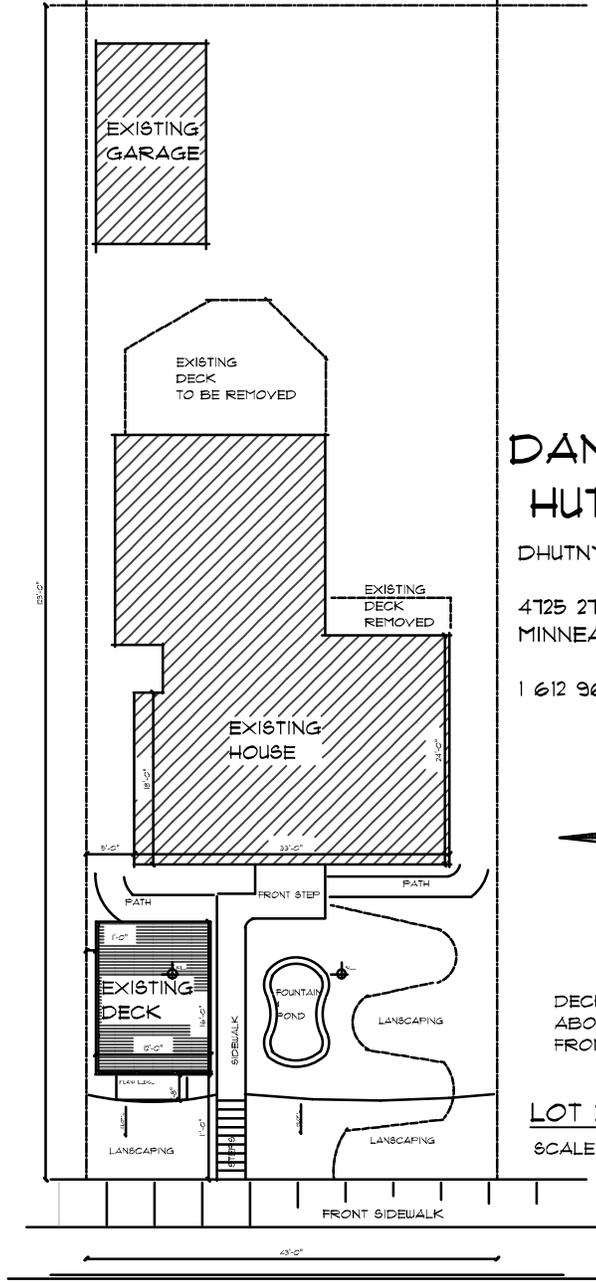


# EXISTING DECK DRAWINGS

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SCALE 1/4" = 1'-0"

ALLEY



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DECK IS 76"  
ABOVE  
FRONT SIDEWALK LEVEL

LOT DRAWINGS

SCALE 1" = 20'

21TH AVENUE SOUTH









### **Building elevations:**

The house is at 20ft  
The garage is at 7 ft