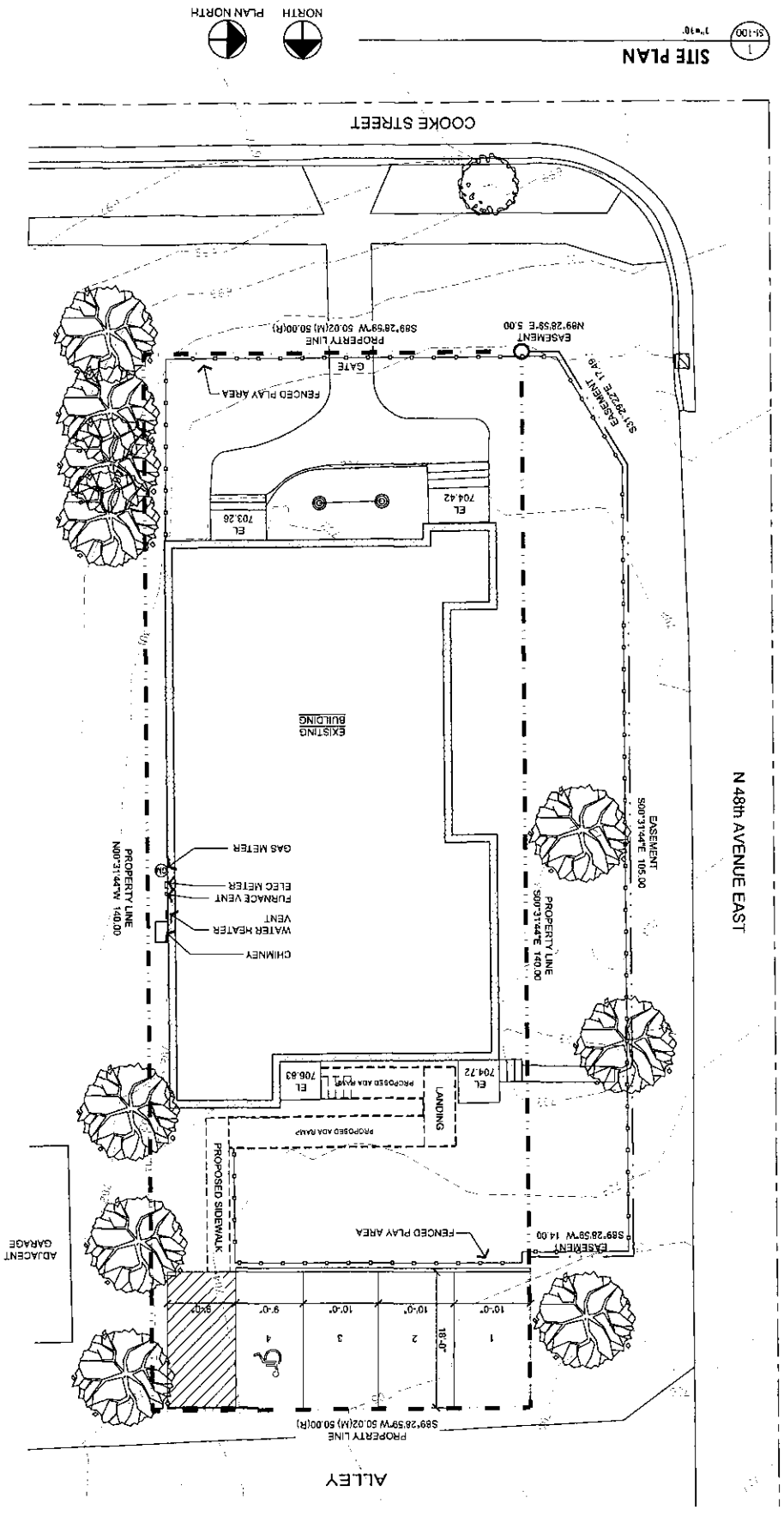


N 48th AVENUE EAST

ALLEY

COOKE STREET

SI-100 2
1"=10'
NORTH PLAN NORTH
SITE PLAN - EASEMENT (SHADED)



N 48th AVENUE EAST

ALLEY

COOKE STREET

SI-100 1
1"=10'
NORTH PLAN NORTH
SITE PLAN

1 OF 2

SI-100

REVISIONS:

DATE:	
JOB NO.:	1723
DRAWN BY:	TJR
APPROVED BY:	CRS

REG. NO. 2574

RES. NO. 2574

I HEREBY CERTIFY THAT THIS PLAN PREPARATION OR REVISION WAS REVIEWED BY ME OR UNDER MY DIRECT SUPERVISION AND THE STATE OF MINNESOTA.

DATE

REG. NO. 2574

SHEET TITLE: SITE PLAN

PROPOSED REMODELING FOR:
AUNT Y'S DAYCARE
 4801 COOKE ST
 DULUTH, MINNESOTA 55804

FOUNDATIONS
 ARCHITECTURE
 2120 CLIAS ROAD
 DULUTH, MN 55804
 P: 218.555-4326
 F: 218.551-7334
 gfs:foundations@gmail.com



LEGAL DESCRIPTION PER DOCUMENT 1299806

Lot 16, Block 71, LONDON ADDITION TO DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota.

LEGAL DESCRIPTION OF CONCURRENT USE PERMIT

That part of Vail Avenue, also known as 48th Avenue East, as dedicated on the plat of LONDON ADDITION TO DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:

Beginning at the Southwest corner of Lot 16, Block 71, said LONDON ADDITION TO DULUTH; thence on an assumed bearing of North 00 degrees 31 minutes 44 seconds West, along the West line of said Lot 16 for a distance of 120.00 feet to the intersection with a line parallel with and distant 120.00 feet North of the South line of said Lot 16; thence South 89 degrees 28 minutes 59 seconds West, along said parallel line 14.00 feet to the intersection with a line parallel with and distant 14.00 feet West of the West line of said Lot 16; thence South 00 degrees 31 minutes 44 seconds East, along said parallel line 105.00 feet; to the intersection with a line parallel with and distant 15.00 feet North of the South line of said Lot 16; thence South 31 degrees 29 minutes 22 seconds East 17.49 feet to the intersection with the Westerly extension of said South line of Lot 16; thence North 89 degrees 28 minutes 59 seconds East, along said Westerly extension 5.00 feet to the point of beginning.

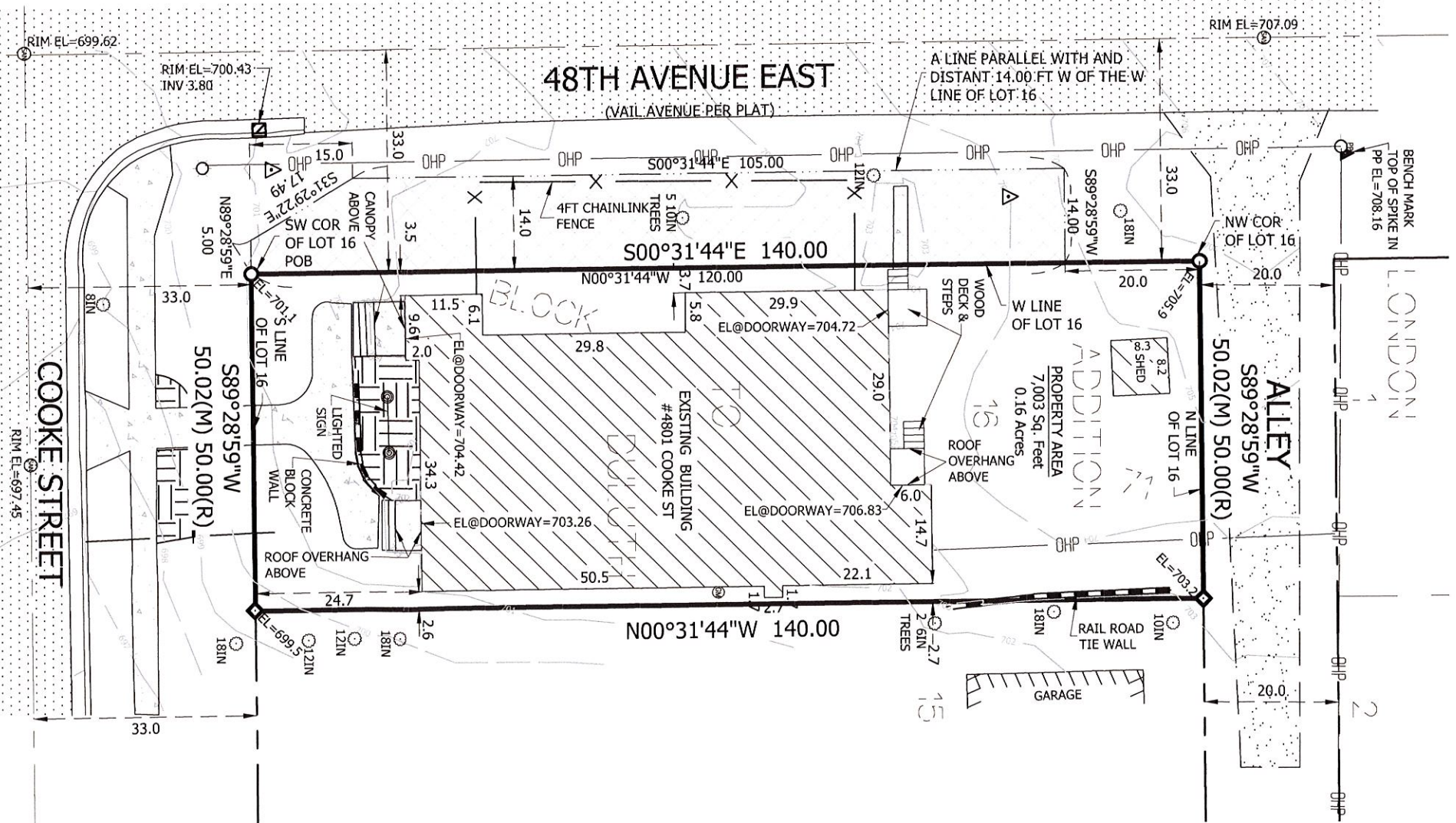
Said area contains 1,613 square feet or 0.04 acres.

SURVEYORS NOTES

1. BENCH MARK SHOWN ON SURVEY.
2. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996.
3. BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY.
4. NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.
5. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY.



VICINITY MAP
NO SCALE



LEGEND

	CONCRETE SURFACE	(POB) POINT OF BEGINNING
	BITUMINOUS SURFACE	(M) FIELD MEASURED DIMENSION
	GRAVEL SURFACE	(R) RECORD DIMENSION
	LANDSCAPED SURFACE	RETAINING WALL
	EXISTING BUILDINGS	FENCE LINE
	CONTROL POINT	OVERHEAD UTILITIES
	FOUND CAPPED REBAR RLS. NO. 17360	WATER MAIN
	SET CAPPED REBAR RLS. NO. 49505	CENTER LINE
	POST/BOLLARD	RIGHT OF WAY LINE
	DECIDUOUS TREE	BOUNDARY LINE AS SURVEYED
	UTILITY POLE	
	SANITARY MANHOLE	
	SQUARE GRATE CATCH BASIN	

CERTIFICATE OF SURVEY

CLIENT: APRIL WITZKE
 DATE: 9-20-2017
 ADDRESS: 4801 COOKE STREET
 JOB NUMBER: 17-301



LAND SURVEY COMPANY
 PHONE: 218-727-5211
 LICENSED IN MN & WI
 CERTIFIED FEDERAL SURVEYOR
 WWW.ALTA.LANDSURVEYDULUTH.COM

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.

David R. Evanson
 David R. Evanson
 MN Lic. No. 49505

Date: 9-20-2017