










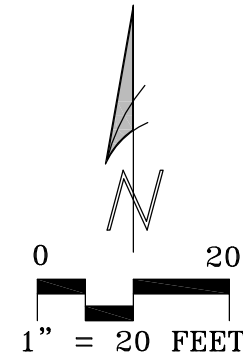


**LEGEND**

-  = CONCRETE SURFACE
-  = GRAVEL SURFACE
-  = BITUMINOUS SURFACE
-  = DECIDUOUS TREE
-  = CONIFEROUS TREE
-  = ELECTRIC METER
-  = GAS METER
-  = UTILITY BOX
-  = SIGN
-  = FOUND MONUMENT
-  = SET MONUMENT



**CERTIFICATE OF SURVEY**

238 15th Avenue North  
Hopkins, MN 55343  
for  
Dale Moldenhauer

**EXISTING PROPERTY DESCRIPTION**

LOTS 1 AND 2, BLOCK 4, GIBBS 1ST ADDITION TO WEST MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA

Address: 238 15th Avenue North  
Hopkins, MN 55343

**PROPOSED PROPERTY DESCRIPTION**

**PARCEL A**

LOT 1, BLOCK 4, GIBBS 1ST ADDITION TO WEST MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA EXCEPT THE SOUTH 5 FEET THEREOF.

**PARCEL B**

LOT 2 AND THE SOUTH 5 FEET OF LOT 1, BLOCK 4, GIBBS 1ST ADDITION TO WEST MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA

**AREA SUMMARY**

**PARCEL A**

6908 SQ. FT. OR 0.16 ACRES

**PARCEL B**

6910 SQ. FT. OR 0.16 ACRES

**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.

*Scott C. Trosen*

SCOTT C. TROSEN, MN LS 47465.

DATE: 06/20/2023 REVISED:



TROSEN LAND SURVEYING, LLC  
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