

LEGAL DESCRIPTION:
Lots 11 & 12, Block 6, Groh Farm Subdivision, Blue Earth County, Minnesota.

- SCOPE OF WORK & LIMITATIONS:
- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
 - Showing the location of observed existing improvements we deem necessary for the survey.
 - Setting survey markers or verifying existing survey markers to establish the corners of the property.
 - Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
 - This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
 - While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.
 - Proposed floor elevations and lot grading based on preliminary plat provided by the city.
 - Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.

STANDARD SYMBOLS & CONVENTIONS:

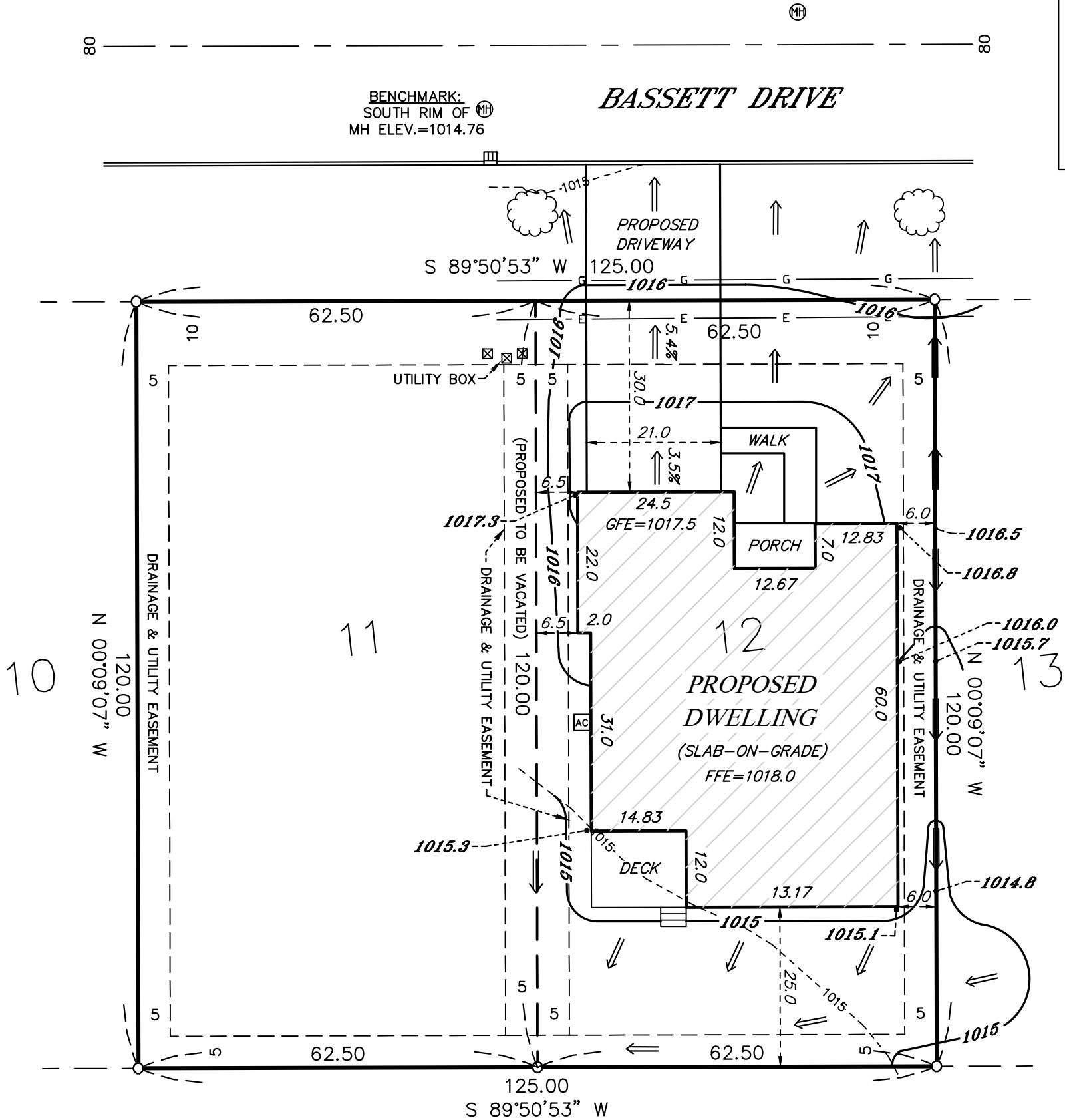
- Denotes iron survey marker, found.

DRAINAGE & UTILITY EASEMENT TO BE VACATED - LOT 11:

The East 5 feet Lot 11, Block 6, Groh Farm Subdivision, Blue Earth County, Minnesota, lying between the North 10 feet and South 5 feet of said Lot 11.

DRAINAGE & UTILITY EASEMENT TO BE VACATED - LOT 12:

The West 5 feet Lot 12, Block 6, Groh Farm Subdivision, Blue Earth County, Minnesota, lying between the North 10 feet and South 5 feet of said Lot 12.



DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE	CLIENT/JOB ADDRESS	Advantage Surveying & Engineering Co. 18202 Minnetonka Blvd. Suite 401 Deephaven, Minnesota 55391 Phone (952) 474-7964 Web: www.advsur.com	I HEREBY CERTIFY THAT THIS PLAN, SURVEY 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. <i>Wayne W. Preups</i> #43503 MAY 6, 2026 LICENSE NO. DATE	DATE SURVEYED: FEBRUARY 9, 2026 DATE DRAFTED: MAY 6, 2026	SHEET TITLE PROPOSED SURVEY SHEET SIZE: 11 X 17 DRAWING NUMBER 260145 JR	SHEET NO. S1 SHEET 1 OF 1
			MICHAEL FOX 3201 & 3205 BASSETT DR. MANKATO, MN					