

City of Grant
P.O. Box 577
Willernie, MN 55090



Phone: 651.426.3383
Fax: 651.429.1998
Email: clerk@cityofgrant.com

Application Date:	
Fee: \$400	Escrow: \$3,000

Check # 3186 - 3000
3187 400

VARIANCE REQUEST

In certain cases a variance from the strict enforcement and adherence to the zoning ordinance may not be possible due to practical difficulties associated with a property. A practical difficulty means that the proposed use of the property and associated structures in question cannot be established under the conditions allowed by the zoning ordinance and that no other reasonable alternate use exists. The following application is provided for such circumstances and will be determined by the Board of Adjustment for the City of Grant.

PARCEL IDENTIFICATION NO (PIN):		ZONING DISTRICT & COMP PLAN LAND USE:
LEGAL DESCRIPTION:		
PROJECT ADDRESS:	OWNER: Name: Address: City, State: Phone: Email:	LOT SIZE:
APPLICANT (IF DIFFERENT THAN OWNER):		
BRIEF DESCRIPTION OF REQUEST:		
EXISTING SITE CONDITIONS:		
APPLICABLE ZONING CODE SECTION(S): <small>Please review the referenced code section for a detailed description of required submittal documents, and subsequent process.</small> 1. Chapter 32, Sec. 32-60. Variances.		

Please see attached document.

Submittal Materials

The following materials must be submitted with your application in order to be considered complete. If you have any questions or concerns regarding the necessary materials please contact the City Planner.

AP – Applicant check list, CS – City Staff check list

AP	CS	MATERIALS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Site Plan: All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow</p> <ul style="list-style-type: none">Property dimensionsArea in acres and square feetSetbacksLocation of existing and proposed buildings (including footprint, and dimensions to lot lines)Location of current and proposed curb cuts, driveways and access roadsSanitary sewer (septic) and water utility plansLocation of well and septic systems on adjacent propertiesLocation of wetlands and other natural featuresExisting and proposed parking (if applicable)Off-street loading areas (if applicable)Existing and proposed sidewalks and trails <p>COPIES: 1 plan at 22"x34", 12 plans at 11"x17" (half scale)</p>

Application for: VARIANCE
City of Grant

<input type="checkbox"/>	<input type="checkbox"/>	Architectural/Building Plan (if Applicable): All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow <ul style="list-style-type: none">Location of proposed buildings and their size including dimensions and total square footageProposed floor plansProposed elevationsDescription of building use COPIES: 1 plan set 22"x34", 12 plan sets 11"x17" (half scale)
N/A	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Written Narrative: Describe your request and the practical difficulties that are present on the site and why a Variance is sought. COPIES: 15
<input type="checkbox"/>	<input type="checkbox"/>	Statement acknowledging that you have contacted other governmental agencies such as Watershed Districts, County departments, State agencies, or others that may have jurisdiction over your project.
<input type="checkbox"/>	<input type="checkbox"/>	Mailing labels with names and address of property owners within 1/4 mile (1,320 feet). Contact Washington County to obtain list/labels. <i>Awaiting response from county</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paid Application Fee: \$400
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Escrow Paid: \$3,000
MATERIALS THAT MAY BE REQUIRED UPON THE REQUEST OF THE CITY PLANNER		
<input type="checkbox"/>	<input type="checkbox"/>	Survey of the property: An official survey, by a licensed surveyor, must be submitted with the application. The survey shall be scalable and in an 11" x 17" format.
<input type="checkbox"/>	<input type="checkbox"/>	Wetland Delineation: A wetland delineation may be necessary depending on the reason for the variance, and stated site constraints.
<input type="checkbox"/>	<input type="checkbox"/>	Electronic copy of all submittal documents

This application must be signed by ALL owners of the subject property or an explanation given why this not the case.

We, the undersigned, have read and understand the above.


Signature of Applicant

9/13/17
Date

Signature of Owner (if different than applicant)

Date

City of Grant Variance Request Application

PIN: 21.030.21.32.0014 & 21.030.21.32.0008

Legal description: NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 21, Township 30, Range 21 &
SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 21, Township 30, Range 21

Zoning district and Comp Plan Land Use: A-2

Lot size: 4.76 acres (0014) & 5.01 acres (0008)

Project Address: 4XX Maple St. Grant, MN 55115

Owners/Applicants: Dane & Stefanie Hansen

22 Duck Pass Rd. North Oaks, MN 55127

651-341-3769

danechansendo@gmail.com

Brief Description of Request:

We are applying for a variance request to waive the frontage standard for the southern plot, so that it can be developed as a legal, non-conforming lot to support a single-family residence.

Existing site conditions: The properties are completely undisturbed, with no improvements present. They are densely wooded.

RE: Request for variance for frontage exemption

This letter is intended as a written narrative regarding our application for a variance pertaining to parcel number: PID 21.030.21.32.0008 at 4XX Maple Street. We are applying for a variance in the Grant City code frontage requirements in order to sell the parcel separately from our adjacent, owned lot allowing it to hold a single family residence.

We purchased this property on the fall of 2016 as two separate plots. They each had their own legal description, and separate PID per Washington County records. When we purchased the land, we expected that the lots could be sold and built on, independently of each other. After further research, we realized that the southern lot did not meet the minimum requirements of current Grant City zoning and land use standards, due to lack of frontage. With this, we are applying for a variance in the frontage requirement of the southern lot, designating it as a legal, non-conforming lot. This will then give us the ability to sell the southern property to our good friends, while building a home on the northern property ourselves.

We believe that the southern lot qualifies as a legal, non-conforming lot under Grant Code 32-246, Sec (b)1, which states that an "Existing Lot Defined" is any lot that was of record with the county recorder prior to the adoption of the ordinance from which the chapter is defined. This would be prior to the creation of the Metropolitan Council in 1967, which was the basis of the current Grant minimum requirements and density regulations.

Through researching the history of these properties, we can show that the property line separating the 2 parcels has been present in Washington County survey records since at least 1938 (see attached historical survey.) We also have property sale records from 1952 and 1954 showing the sale of two parcels of land that include the properties we own, plus the 10 acre property to our east. At that time, the 20 acres were split into a northern 10 acres adjacent to Maple St, and 10 acres to the south, without road access.

In 1993, Thomas Greenwald, who owned both properties, applied to have the lots realigned so that both lots would have frontage on Maple St. This was approved,

and a new north/south property line was created. The eastern 10 acres, which contained the homestead, were converted to a single property. The western 10 acres (which we own) did not get combined by the county, and have remained as two separate properties as they sit today. This information shows that our two properties have been separate parcels (in one form or another) since well before the Metro Council was created, thus qualifying as "existing lots" that should not be held to the current regulations.

We also believe there are further benefits to approving our variance. First, since these properties are immediately adjacent to R-1 Zoning areas, this decision will stop any further development of this land, which fits with the goals of the Grant Comprehensive Plan. Second, this allows for utilization of a 5 acre property that would otherwise go unused due to lack of road access. The current tax value is nominal, and by allowing it to become a legal lot with a home in place, the tax value significantly increases. Finally, we feel that this is a very unique situation that is specific to our property. It is very unlikely that this variance will set any precedent that can be used by others to divide and develop their properties.

The two parcels have been recently surveyed, and a proposed public/private road has been included. This would give access to the southern lot without disturbing any other properties. Soil/septic testing is pending, but results are expected prior to the upcoming planning commission meeting. Thank you for reviewing our variance request. We do look forward to becoming residents of Grant Township in the near future.

Sincerely,

Dane and Stefanie Hansen

741475

Miller-Davis Co. Minnesota

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required
Certificate of Real Estate Value No. MAY 05 1993, 1993

R.H. STAFFORD

County Auditor

by Julie Kublitsky Deputy

OFFICE OF
COUNTY RECORDER
WASHINGTON COUNTY
MAY 18 12 50 PM '93
741475

JOHN A. FRANZEN
COUNTY RECORDER

By Judy Combsen

STATE DEED TAX DUE HEREON: \$ 749.10

Date: April 15, 1993

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Alice M. Ford, single

, Grantor(s),

hereby convey (s) and warrant (s) to Thomas V. Greenwald and Kim E. Greenwald

tenants, real property in Washington County, Minnesota, described as follows:

The Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 30, Range 21, and the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 30, Range 21.

OFFICE OF COUNTY RECORDER
WASHINGTON COUNTY, MN

DEED CERTIFICATE RECEIVED

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Building and zoning laws, ordinances, state and federal regulations; Restrictions relating to use or improvement of the property without effective forfeiture provisions; Reservation of any mineral rights by the State of Minnesota; Utility and drainage easements which do not interfere with existing improvements.

06-May-93 WASHINGTON COUNTY No. 5613
Deed tax hereon of \$749.10 Paid
MN Conservation Fund \$ 5.4734 \$5.00 Paid
R.H. STAFFORD, Auditor-Treasurer By RMULLENBACH

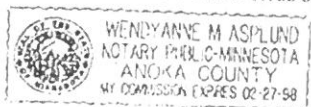
Alice M. Ford

STATE OF MINNESOTA

COUNTY OF Ramsey ss.

The foregoing instrument was acknowledged before me this 15th day of April, 1993, by Alice M. Ford, single

, Grantor(s).



Wendy Anne M. Asplund
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should be sent to (Include name and address of Grantor):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

First Security Title
100 VILLAGE CENTER DRIVE
NORTH OAKS, MN 55127

Loan No.

Grantees: Thomas V. Greenwald
Kim E. Greenwald
470 Maple Street
Grant Township, MN 55115

93-04612
21202536
86458

186008

This Indenture, Made this 24th day of May 1955
between John P. Wilzbacher and Rose M. Wilzbacher, husband and wife,

of the County of Washington and State of Minnesota, part 188
of the first part, and JAMES W. FORD and ALICE M. FORD, husband and wife,
Washington and State of Minnesota, parties of the second part,

Witnesseth, That the said part of the first part, in consideration of the sum of
One Dollar and Other Good and Vaulable Consideration DOLLARS,
to in hand paid by the said parties of the second part, the receipt whereof is hereby acknowl-
edged, do hereby Grant, Bargain, Sell, and Convey unto the said parties of the second part as joint
tenants and not as tenants in common, their assigns, the survivor of said parties, and the heirs and as-
signs of the survivor, Forever, all the tract or parcel of land lying and being in the County of
Washington and State of Minnesota, described as follows, to-wit:

Southeast one-quarter (S.E. 1/4), of the Northwest one-quarter (N.W. 1/4),
of the Southwest one-quarter (S.W. 1/4) of Section 21, Township 30,
Range 21, according to the government survey thereof;



To Have and to Hold the Same, Together with all the hereditaments and appurtenances there-
unto belonging or in anywise appertaining, to the said parties of the second part, their assigns, the sur-
vivor of said parties, and the heirs and assigns of the survivor, Forever, the said parties of the second part
taking as joint tenants and not as tenants in common.

And the said John P. Wilzbacher one of the
parties of the first part, for himself, his heirs, executors and administrators do
covenant with the said parties of the second part, their assigns, the survivor of said parties, and the heirs
and assigns of the survivor, that he is well seized in fee of the lands and premises aforesaid and
has a good right to sell and convey the same in manner and form aforesaid, and that the same are
free from all incumbrances.

And the above bargained and granted lands and premises, in the quiet and peaceable possession of the
said parties of the second part, their assigns, the survivor of said parties, and the heirs and assigns of the
survivor, against all persons lawfully claiming or to claim the whole or any part thereof, subject to in-
cumbrances, if any, heretofore mentioned, the said part of the first part will Warrant and De-
fend.

In Testimony Whereof, The said part 188 of the first part has hereunto set their
hand the day and year first above written.

In Presence of
Harold R. Ralston
W. M. G. J.

John P. Wilzbacher
Rose M. Wilzbacher

State of Minnesota,

County of RAMSEY

BOOK 200 DEEDS, PAGE 576.

On this 24th day of May, 1956, before me,
Notary Public
John P. Wilzbacher and Rose M. Wilzbacher, husband and wife,
to me known to be the person(s) described in, and who executed the foregoing instrument,
(See Note) and acknowledged that they executed
the same as their own free act and deed.

Notary Public, Ramsey County, Minn.

My commission expires

NOTE: The blank lines marked "See Note" are for use when the instrument is executed by an attorney in fact.

R. M. VOGEL
Notary Public, Ramsey County, Minn.
My Commission Expires July 2, 1957



Minnesota Form No. 5

Doc. No. 185003

WARRANTY DEED
Individual to Joint Tenants

Office of Register of Deeds,
State of Minnesota,

County of WASHINGTON
I hereby certify that the within Deed
was filed in this office for record on the
20th day of June, 1956, at 9:00 o'clock
A.M., and was duly recorded in Book 200
of Deeds, page 575-576.

By _____ Register of Deeds.

Taxes for the year 1955 on the lands
described within, paid this 20th day
of June 1956.

By _____ Deputy
County Treasurer.

Taxes paid and transfer entered this
20th day of June 1956.

By _____ Deputy
County Auditor.

By _____ Deputy
DIE



REGISTER

State of Minnesota,

County of Ramsey ss.

On this 17th day of May, 1954, before me, a
Notary Public, within and for said County, personally appeared
Edna V. Nelson, a widow and unmarried

to me known to be the person described in, and who executed the foregoing instrument,
and acknowledged that she executed

the same as her free act and deed.

Notary Public, Ramsey County, Minn.

My commission expires 19

NOTE: The blank lines marked "See Note" are for use when the instrument is executed by an attorney in fact.

IRVING C. CHRISTENSEN
Notary Public, Ramsey County, Minn.
My Commission Expires Feb. 14, 1961

Doc. No. 175952

WARRANTY DEED

Individual to Joint Tenants

Office of Register of Deeds,
State of Minnesota,

County of WASHINGTON
I hereby certify that the within Deed
was filed in this office for record on the
25th day of May
1954, at 2:00 o'clock A. M.
and was duly recorded in Book 189
of Deeds, page 87-88.

By _____
Register of Deeds.

By _____
Deputy.

Taxes for the year 1953 on the lands
described within, paid this 25th
day of May 1954.

By _____
County Treasurer.

By _____
Deputy.

Taxes paid and transfer entered this
25th day of May 1954.

By _____
County Auditor.

By _____
Deputy.

MINNESOTA RECORDING FEES \$1.50 DUE

175952

This Indenture, Made this 17th day of May, 1954,
between Edna V. Nelson, a widow and unmarried

of the County of Ramsey and State of Minnesota, part of
of the first part, and James W. Ford and Alice M. Ford,
husband and wife, of the County of
Washington and State of Minnesota, parties of the second part,

WITNESSETH, That the said part Y of the first part, in consideration of the sum of one dollar and other valuable consideration, to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto the said parties of the second part as joint tenants and not as tenants in common, their assigns, the survivor of said parties, and the heirs and assigns of the survivor, Forever, all the tract or parcel of land lying and being in the County of Washington and State of Minnesota, described as follows, to-wit:

The Northeast Quarter of the Northwest Quarter of the Southwest Quarter (N.E. 1/4 of N.W. 1/4 of S.W. 1/4), Section Twenty-one (21), Township Thirty (30), North of Range Twenty-one (21), West of the Fourth Principal Meridian and containing, according to the United States survey thereof, ten acres, more or less.



TO HAVE AND TO HOLD THE SAME, Together with all the hereditaments and appurtenances thereto belonging or in anywise appertaining, to the said parties of the second part, their assigns, the survivor of said parties, and the heirs and assigns of the survivor, Forever, the said parties of the second part taking as joint tenants and not as tenants in common.

And the said part Y of the first part, for herself, her heirs, executors and administrators do hereby covenant with the said parties of the second part, their assigns, the survivor of said parties, and the heirs and assigns of the survivor, that she is well seized in fee of the lands and premises aforesaid and has good right to sell and convey the same in manner and form aforesaid, and that the same are free from all incumbrances.

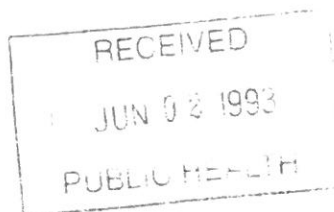
And the above bargained and granted lands and premises, in the quiet and peaceable possession of the said parties of the second part, their assigns, the survivor of said parties, and the heirs and assigns of the survivor, against all persons lawfully claiming or to claim the whole or any part thereof, subject to incumbrances, if any, hereinbefore mentioned, the said part Y of the first part will Warrant and Defend.

IN TESTIMONY WHEREOF, The said part Y of the first part has hereunto set her hand the day and year first above written.

In Presence of

James W. Ford
Alice M. Ford

Edna V. Nelson



Project No. _____

TOWN OF GRANT
WASHINGTON COUNTY, MINNESOTA

APPLICATION FORM

- | | |
|------------------------------------|--------------------------------|
| _____ Comprehensive Plan Amendment | _____ Conditional Use Permit |
| _____ Zoning District Amendment | _____ Special Use Permit |
| _____ Text Amendment | _____ Subdivision |
| _____ Variance | _____ Planned Unit Development |
| _____ Certificate of Compliance | _____ Vacation of Street |
| _____ Other | _____ Preliminary/Final Plat |

Applicant: Thomas + Kim GREENWALD 653-8077
(Name) (Phone)

470 MAPLE ST. MAHOMET, MN
(Address)

Fee Owner of Affected Property Thomas + Kim GREENWALD
(Name)

470 MAPLE ST. 653-8077
(Address) (Phone)

Property location: (Legal Description)

the Northeast 1/4 of the North^{west} 1/4 of the South^{west} 1/4
of Section 21 Township 30, Range 21, + the Southeast 1/4
of the Northwest 1/4 of the 1/4 of Section 21, Township 30
Range 21

Description and/or Reason for Request:

→ To divide the property into 2 10 Acre
plots so we may build a home
on the vacant 10 Acre section. So that
both lots have frontage on Maple St

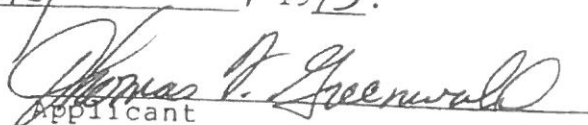
→ to vacate the existing division +

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the ordinances of the Town of Grant. I understand that this application shall not be received or accepted by the Town until all data and information required by Resolution of the Board of Supervisors or ordinance has been provided to the Town.

I understand that I am responsible for and hereby agree to pay all statements received from the Town of Grant pertaining to administrative or processing expenses with regard to this application. Further, I agree to pay to the Town Clerk at the time of filing this application, a deposit to be specified by the Town Clerk for the purpose of paying all administrative expenses incurred by the Town in this matter.

I understand that upon completion of the Town action on this request, the Town Clerk shall forward a statement of fees incurred remitting any excess from the deposit held by the Town or billing for additional fees incurred over and above the deposit.

Dated this 27 day of MAY, 1993.


Applicant

I hereby certify that all data required under the ordinances of the Town of Grant pertaining to this application has been provided by the applicant and that the above application is hereby received and accepted by the Town of Grant this _____ day of _____, 19____.

Town Clerk

RESOLUTION NO. 2017-21

**CITY OF GRANT
WASHINGTON COUNTY
STATE OF MINNESOTA**

**RESOLUTION DENYING APPLICATION FOR
ZONING CODE TEXT AMENDMENT**

WHEREAS, at its regular council meeting on June 6, 2017, the City enacted Ordinance 2017-52, constituting a one-year moratorium against installation or construction of “solar farm” energy system facilities, in order to allow the City Staff, City Planning Commission and City Council adequate time to study and consider new and/or revised zoning regulations relating to solar energy systems; and

WHEREAS, on June 8, 2017, United States Solar Corporation and Joyce Welander (collectively “Applicants”) applied to the City of Grant for a text amendment to the City’s Zoning Code to permit installation and construction of “solar gardens” energy systems; and

WHEREAS, the proposed zoning text amendment language from Applicants is cursory in nature, and provides negligible regulation or oversight in the installation and use of solar energy systems; and

WHEREAS, in the intervening months, the City Staff, City Planning and City Council have given careful study and consideration to the issue of solar energy system regulations, including drafting of more comprehensive proposed ordinances regarding solar energy systems, and holding of a public hearing before the planning commission on July 18, 2017 to consider a proposed ordinance as developed by City Staff; and

WHEREAS, the City finds that the proposed cursory text amendment as proposed by Applicants is not in the best interests of the City, and if any regulation or allowance for “solar farms” or “solar gardens” is to be considered, it will be a more complete set of regulations crafted by the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, MINNESOTA, AS FOLLOWS:

1. The City of Grant hereby denies the Application for a zoning text amendment regarding solar energy systems as submitted by Applicants United States Solar Corporation and Joyce Welander.

Duly adopted and passed by motion of the City Council on November 6, 2017.

Jeff Huber, Mayor

ATTEST:

Kim Points, City Clerk

CONTACT:
Dane Hansen
222 Duck Pass Road
North Oaks, MN 55127
danechansendo@gmail.com
Phone: 651-341-3769

COUNTY/CITY:
WASHINGTON
COUNTY
CITY OF
GRANT

REVISIONS:

DATE	REVISION
02-15-17	INITIAL ISSUE

CERTIFICATION:

I hereby certify that this plan 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.

[Signature]
Daniel Thurnes Registration Number 25718
Date 02-15-17

PROJECT LOCATION:
~~XXXXXXXXXX~~
 MAPLE STREET
 D#2103021320008
 D#2103021320014

Suite #1
6750 Stillwater Blvd. N.
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@
cssurvey
net

ERNERSTONE
SURVEYING, INC.

ME SURVZZ427
NO. 7716437

CERTIFICATE OF
SURVEY

LEGAL DESCRIPTION:

(AS SHOWN ON MAP FOR DEED DOC. NO. 4097133)

The Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 30, Range 21,
and The Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 30, Range 21, Washington County, Minnesota.

EXCEPT the North 33 feet of the East Half of the Northwest Quarter of the Southwest Quarter of Section 21, Township 30, Range 21, Washington County, Minnesota.

and also EXCEPT the East 1/2 of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 30, Range 21, except the North 33 feet thereof. Washington County, Minnesota.

EASEMENT NOTES:

WE WERE NOT PROVIDED A TITLE COMMITMENT FOR US TO VERIFY THE EASEMENTS AND OR ENCUMBRANCES THAT MAY AFFECT THIS PARCEL.

AREAS

AREA AS SHOWN
PARCEL A = 4.76 ACRES
PARCEL B = 5.01 ACRES
TOTAL = 9.77 ACRES

 **CALL BEFORE YOU DIG!**
Gopher State One Call
TWIN CITY AREA: 851-454-0002
TOLL FREE: 1-800-252-1166

BENCHMARKS

ELEVATIONS BASED ON BASED ON CPS DERIVED VALUES.
(NAVD 86)

SURVEY NOTES:

1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE WASHINGTON COUNTY SURVEYORS OFFICE.
2. UNDERGROUND UTILITIES NOT SHOWN.
3. CONTOURS SHOWN PER DNR LIDAR DATA OBTAINED FROM THE MNTPO WEBSITE. NOT FIELD VERIFIED BY CORNERSTONE.
4. APPROXIMATE EDGE OF WETLAND SHOWN PER AERIAL PHOTO NOT DELINEATED BY A PROFESSIONAL.
5. SEPTIC AREA BY OTHERS, SHOWN FOR REFERENCE PURPOSE ONLY.

LEGEND

● FOUND 11.27.88 BY ME

○ CABLE TV POSTAL

○ ELECTRICAL MANHOLE

○ ELECTRIC METER

○ ELECTRIC TRANSFORMER

○ LIGHT POLE

○ G.P. WIRE

○ POWER POLE

○ GAS METER

○ TELEPHONE CABLE

○ SANITARY MANHOLE

○ CATCH BASIN

○ FLUMED PIPE SECTION

○ ROOF DRAIN

○ WATER MANHOLE

○ STORM MANHOLE

○ FIRE DEPT. CONNECTION

○ INHABITANT

○ CURB STOP

○ WATER VALVE

○ MULE HOLE

○ PLUMBING

○ HONEY POT

○ (X) UNKNOWN MANHOLE

○ 1/2" x 1/2" UTILITY DETECTION

○ CONIFEROUS TREE

○ DECIDUOUS TREE

○ UNDERGROUND ELECTRIC

○ UNDERGROUND CABLE TV

○ UNDERGROUND 1/2" x 1/2" GAS

○ UNDERGROUND TELEPHONE

○ OVERHEAD UTILITY

○ UNDERGROUND GAS

○ SANITARY SPILL

○ STORM HEARD

○ WAT'ER MAIN

○ DRIVE

○ CURB (TYPE A)

○ CONTINUOUS

○ UNDERGROUND ELECTRIC

○ UNDERGROUND CABLE TV

○ UNDERGROUND 1/2" x 1/2" GAS

○ UNDERGROUND TELEPHONE

○ OVERHEAD UTILITY

○ UNDERGROUND GAS

○ SANITARY SPILL

○ STORM HEARD

○ WAT'ER MAIN

○ DRIVE

○ CURB (TYPE A)

○ CONTINUOUS

CERTIFICATE OF
SURVEY