

Certificate of Survey

From the office of GEORGI-SCHMIDT & ASSOC. INC.

3092 No. Lexington Ave., Roseville, Mn. 55113

LAND SURVEYING

483-4408

I Hereby Certify that this plat shows a survey made by me of the property described on this plat, and that the corners are correctly placed as shown, and that all locations have been correctly shown.

Job Number: 252

Surveyed For Michals Constr.

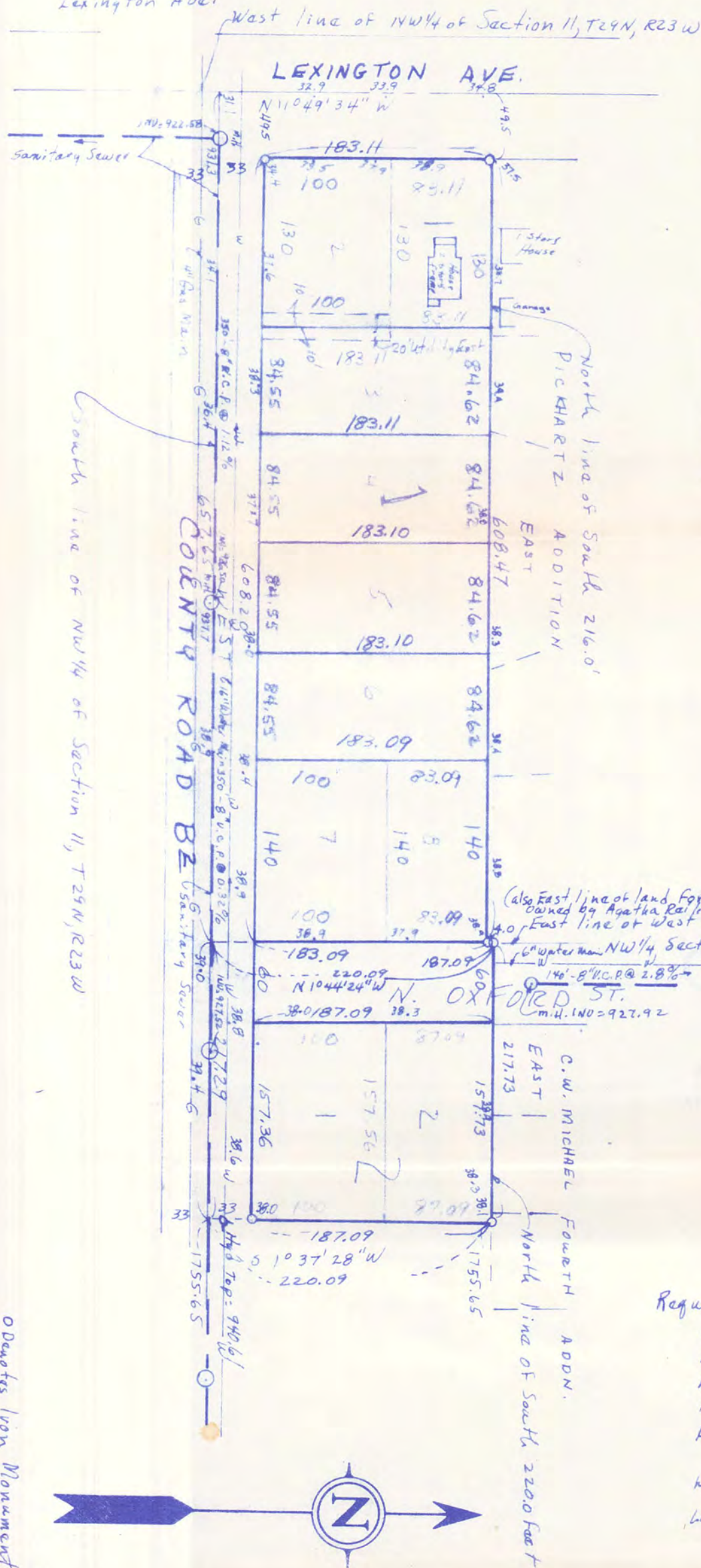
Date February 1979

Scale 1"=100'

By Donald W. Schmidt
REGISTERED LAND SURVEYOR

DESCRIPTION: (As furnished) - Ramsey County, MN.

The South 3/4 Acres of the West 1/2 of the West 1/2 of the NW 1/4 of Section 11, T29N, R23W, and the South 220 feet of the East 120 rods of the NW 1/4 of Section 11, T29N, R23W, *except the East 1755.65 feet thereof, except the South 33 feet for Highway Purposes, and subject to Lexington Ave.



* Lying East of land formerly owned by Agatha Reiling.

OWNER & DEVELOPER

Michals Construction Co.
1380 W. Co Rd. C²
Roseville, MN. 55113
Phone: 633-1911

PRELIMINARY PLAT
Michals-Sheets Evergreen Estates
ROSEVILLE, RAMSEY CO., MINN.

Elevations:

All elevations are City of Roseville & U.S.G.S. Datum
Elev. 38.3 denotes elevation 938.3
B.M. = 937.84 - Top Hyd NW corner Lexington & Co. Rd B²
B.M. = 940.61 - Top Hyd No. Side Co. Rd B² @ S.E. corner prop (as shown)

Utilities:

Utilities shown as per engineer records and to accuracy of same.
Sanitary Sewer on Co. Rd B² & Oxford (as shown)
Storm Sewer on Lexington South of Co. Rd B²
Water Main - on Oxford & Co. Rd B² (as shown)
N.S.P. - Gas as shown on Co. Rd B² - Elec - overhead
N.W. Bell Telephone - No underground? Phone 344-7979

Roads:

Dedicate 60' for extension of N. Oxford St.

Drainage:

Good to South and West

Zoned R1 - Single

Request rezoning to R2 - (Duplex), except lot 1, Block 1 (to remain R1)

Min. lot Requirements:

Single & Duplex - Interior 85' x 110' - 11,000 Sq Ft.
Exterior 100' x 100' - 12,500 Sq Ft.
Setbacks - front and back - 30'
Side setback - 10'

Request City approval to plat 10 lots as shown -

- Lot 1-BK 1 10,804 Sq Ft.
- Lot 2-BK 1 13,000 Sq Ft.
- Lots 3-6: BK 1 15,480 Sq Ft.
- Lot 7-BK 1 14,000 Sq Ft.
- Lot 8-BK 1 11,620 Sq Ft.
- Lot 1-BK 2 15,740 Sq Ft.
- Lot 2-BK 2 13,710 Sq Ft.

O Denotes Iron Monument