

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, that this survey, plan 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.

Job Number: 3086
Surveyed For Orvin Mosher
Date 7/8/86
Scale 1" = 60'

By _____
REGISTERED LAND SURVEYOR
Mn. Registration No. 10459

PRELIMINARY PLAT MOSHER ADDITION

ROSEVILLE, RAMSEY COUNTY, MINNESOTA

DESCRIPTIN: (Contains 49,554 sq.ft., more or less-does not include 33 feet for Dale Street)

OWNER AND DEVELOPER:

Subject to Dale Street and Except the East 300 feet, the North 150.0 feet of the South half of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 12, T29N, R23W.
Ramsey County, Minnesota

Orvin Mosher
2424 No. Dale Street
Roseville, Mn. 55113
Phone: 454-5310

SCHOOL DISTRICT #623

NOTES:
ELEVATIONS:
All elevations are City of Roseville and USGS Datum
BM. = 940.20 = Top fire hydrant SW B2 and Dale St.

UTILITIES:
Proposed plat to be served by utilities in place on Dale Street.

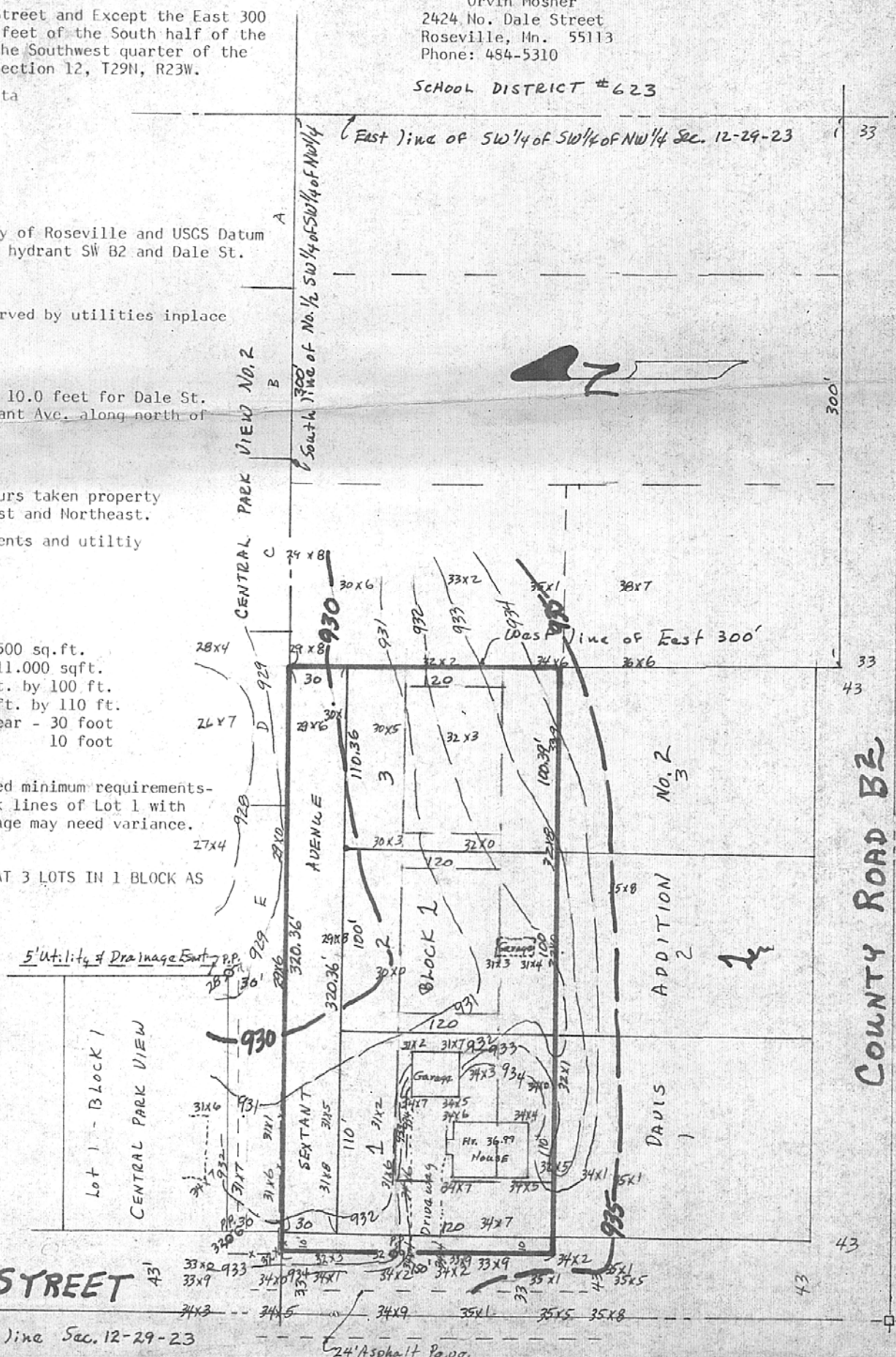
ROADS:
Dedicate an additional 10.0 feet for Dale St. and 30.0 feet for Sextant Ave. along north of property.

DRAINAGE:
According to contours taken property presently drains to East and Northeast.
Provide drainage easements and utility easements as needed.

ZONED: R-1
Minimum requirements:
Area: corner lot 12,500 sq.ft.
interior lot 11,000 sqft.
Size: corner - 100 ft. by 100 ft.
interior - 85 ft. by 110 ft.
Setbacks: Front and Rear - 30 foot
Side yard - 10 foot

All proposed lots exceed minimum requirements- except the rear setback lines of Lot 1 with existing house and garage may need variance.

REQUEST APPROVAL TO PLAT 3 LOTS IN 1 BLOCK AS SHOWN HEREON.



South line NW 1/4 Sec. 12-29-23

COUNTY ROAD B2

DALE STREET

West line Sec. 12-29-23

24' Asphalt Pave