

Certificate of Survey

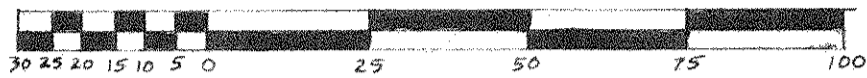
From the office of
GEORGI-SCHMIDT & ASSOC. INC.
3092 No. Lexington Ave., Roseville, Mn. 55113
LAND SURVEYING
483-4408

I hereby certify that this 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.

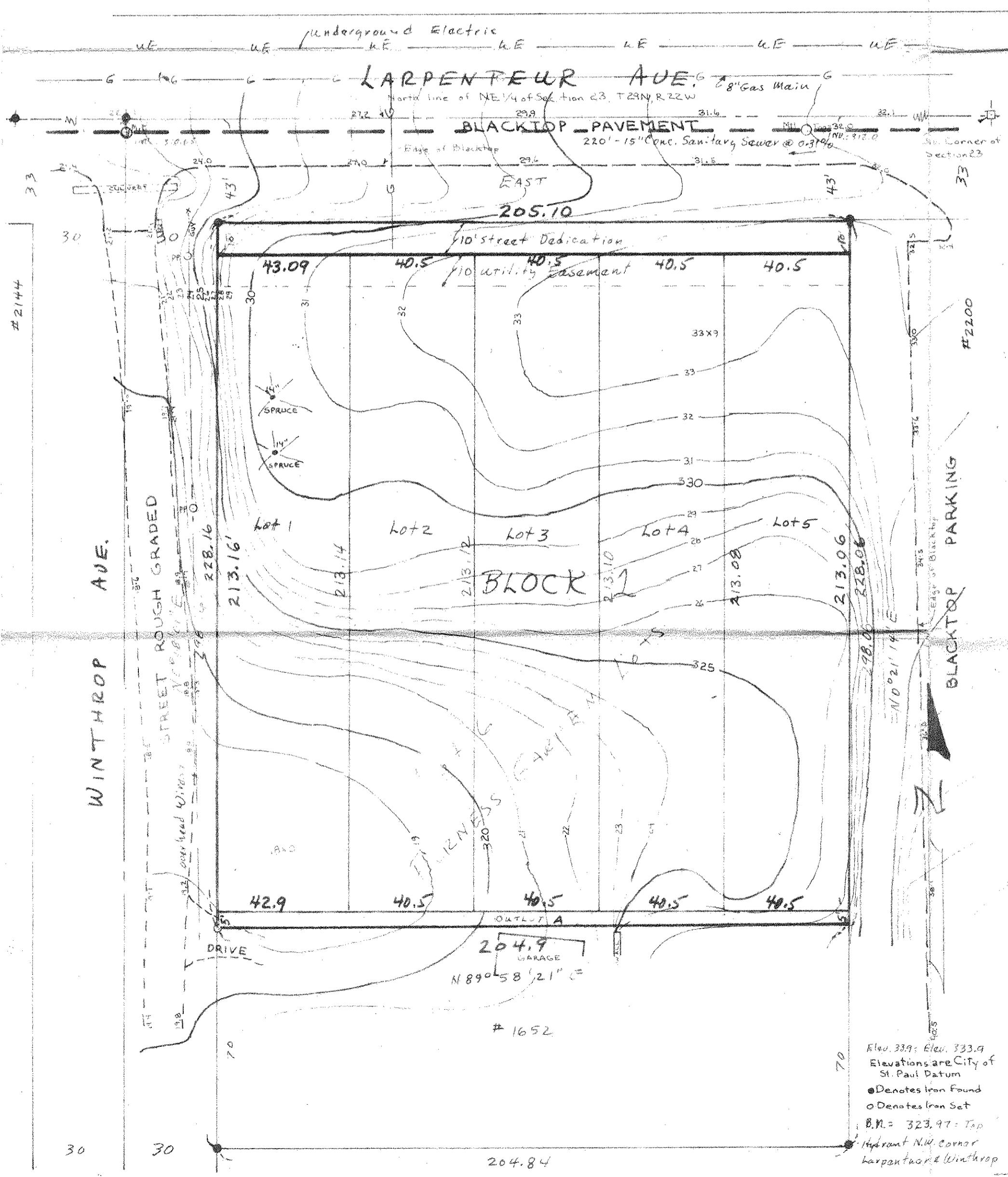
Job Number: 2066
Surveyed For Kenneth Bacchus Inc.
Date Sep. 8, 1986
Scale 1"=30'

By _____
REGISTERED LAND SURVEYOR
Mn. Registration No. 10459

9/8/86
2+0/6 TO BACCHUS
RETURNED 6/23/87
6/23/87 15 TO HAMB FOR COUNTY



PRELIMINARY PLAT BACCHUS LARPENTEUR WOODS St. Paul, Ramsey County, Minnesota



DESCRIPTION: (Contains 46,760 sq.ft., more or less)
OWNER AND DEVELOPER:
Lot 6, Block 1, Furness Garden Lots, except the South 70.0 feet thereof.
Ramsey County, Minnesota
Kenneth Bacchus Inc.
1701 Arcade Street
St. Paul, Mn. 55109
Phone: 771-8828

Adjacent ownership:
Hillcrest Golf Course
2200 E. Larpenteur Ave.
St. Paul, Mn. 55109
Inc. V. Olson
2144 E. Larpenteur Ave.
St. Paul, Mn. 55109

PRESENT ZONING: R-2
R-2 requirements: Setbacks: Side - min. of 6.0 feet - total of 16 feet
Front and rear - 25.0 feet
Square footage: 7200 sq.ft.

UTILITIES: As per public engineering records and to accuracy of same.
- to be served by present utilities in Larpenteur Avenue.

ROADS: Dedicate 10.0 feet for widening Larpenteur Ave.

DRAINAGE: South and West to Winthrop Ave.

Elev. 339: Elev. 333.9
Elevations are City of St. Paul Datum
● Denotes Iron Found
○ Denotes Iron Set
B.M. = 323.97 - Top
Hydrant N.W. Corner Larpenteur & Winthrop