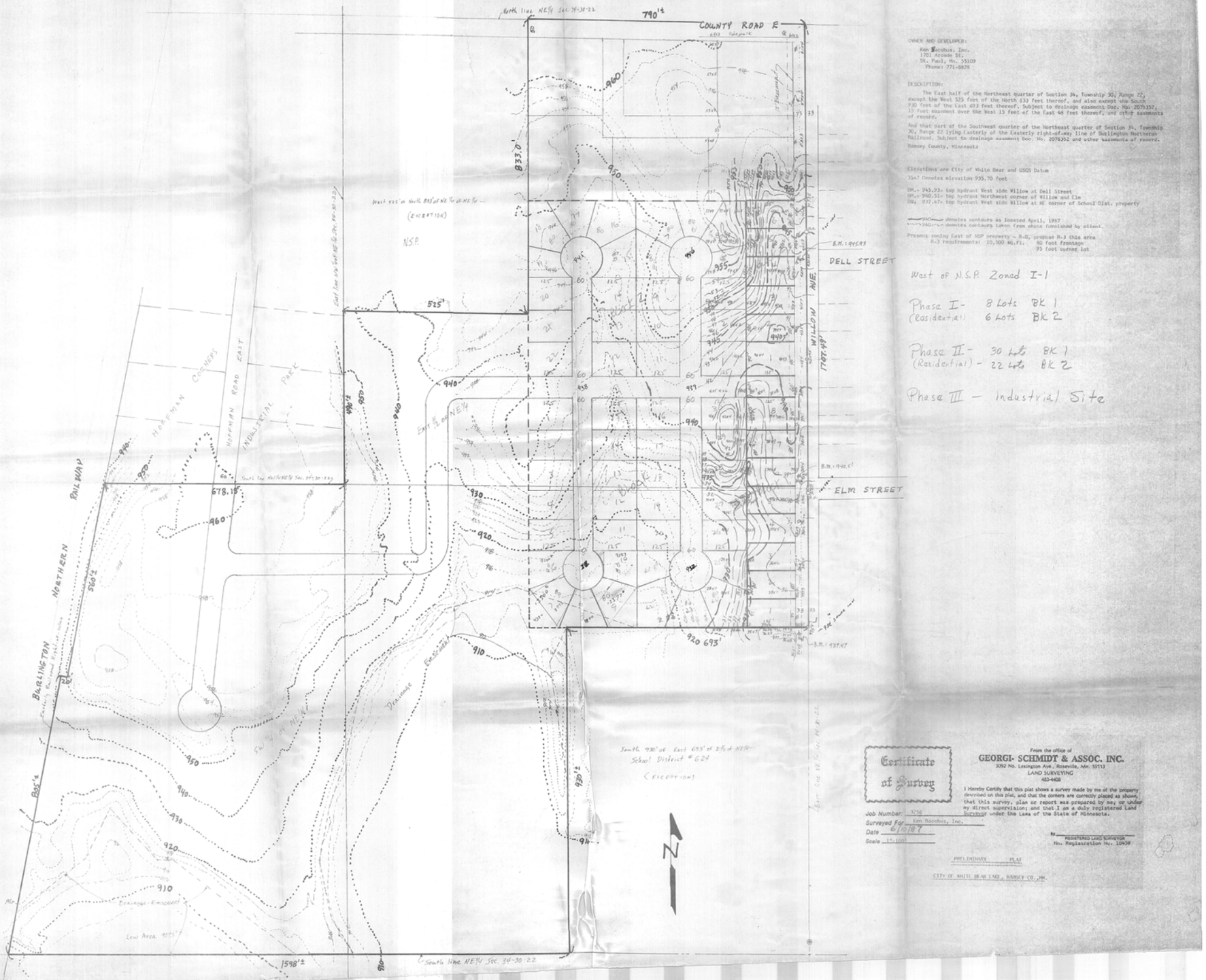

OWNER AND DEVELOPER:

Ken Saccheus, Inc.
1701 Arcade St.
St. Paul, Mn. 55109
Phone: 771-8828

DESCRIPTION:

The East half of the Northeast quarter of Section 34, Township 30, Range 22, except the West 525 feet of the North 833 feet thereof, and also except the South 730 feet of the East 693 feet thereof, Subject to drainage easement Doc. No. 2079352, 15 foot easement over the West 15 feet of the East 48 feet thereof, and other easements of record.

And that part of the Southeast quarter of the Northeast quarter of Section 34, Township 30, Range 22 lying Easterly of the Easterly right-of-way line of Burlington Northern Railroad, Subject to drainage easement Doc. No. 2079352 and other easements of record.

Ramsey County, Minnesota

Elevations are City of White Bear and USGS Datum

35x7 Denotes elevation 935.70 feet

BM.: 945.93- top hydrant West side Willow at Dell Street
BM.: 940.51- top hydrant Northwest corner of Willow and Elm
BM.: 937.47- top hydrant West side Willow at NE corner of School Dist. property

960 denotes contours as located April, 1987
960 denotes contours taken from photo furnished by others.

Present zoning East of NSP property - R-8, propose R-3 this area
R-3 requirements: 10,500 sq.ft. 80 foot frontage
95 foot corner lot

West of N.S.P. Zonad I-1

Phase I- 8 Lots Bk 1
(Residential) 6 Lots Bk 2

Phase II- 30 Lots Bk 1
(Residential) - 22 Lots Bk 2

Phase III - Industrial Site

Certificate of Survey

From the office of
GEORGI- SCHMIDT & ASSOC. INC.
3092 No. Lexington Ave., Roseville, Mn. 55113
LAND SURVEYING
483-4406

I Hereby Certify that this plat shows a survey made by me or 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: 3756
Surveyed For: Ken Saccheus, Inc.
Date: 6/10/87
Scale: 1"= 100'

By _____
REGISTERED LAND SURVEYOR
Mn. Registration No. 10459

PRELIMINARY PLAT

CITY OF WHITE BEAR LAKE, RAMSEY CO., MN.