

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: 3138

Surveyed For Leo St. Martin and Donald Machgan

Date 1/5/87

Scale 1"=40'

By REGISTERED LAND SURVEYOR
Mn. Registration No. 10459

PRELIMINARY PLAT

ST. MARTIN ADDITION


DESCRIPTION: Donald Machgan


The South 76 feet of the North 1404.45 feet of the West 300 feet of the Northwest quarter of Section 13, Township 29 North, Range 23 West, Ramsey County, Mn. Subject to Dale Street.

DESCRIPTION: Leo St. Martin


The South 106 feet of the North 1510.45 feet of the West 300 feet of the Northwest quarter of Section 13, Township 29 North, Range 23 West. Subject to Dale Street and subject to Shryer Avenue. Ramsey County, Minnesota.

OWNERS:

Donald Machgan  *Don*
2036 North Dale St.
Roseville, Mn. 55113

Leo St. Martin  *Dorothy*
2030 North Dale St.
Roseville, Mn. 55113

DEVELOPER:

Leo St. Martin 

Topography - As per Orthophotomap from City of Roseville
- BM. = 955.62 Top Hyd. NW Boundary & Dale St. (1 block south) as per City of Roseville

7.290 - Zoned R-1 (single family)
Minimum requirements as per zoning code.

Interior Lot - (11,000 sq.ft.)
85 foot wide and 110 feet deep

Setbacks - 30 foot front and rear
- 10 foot side

Lots 1 and 2 = 11,900 sq.ft.
Lot 3 = 15,200 sq.ft.

UTILITIES:

To be served by existing utilities in Shryer Ave.

Utilities as shown as per City of Roseville records and to accuracy of same.

Request approval to split two (2) existing lots into three (3) lots as shown in one (1) Block hereon.

Request variances on side and front lot setbacks and lot width since houses and structures already built.

