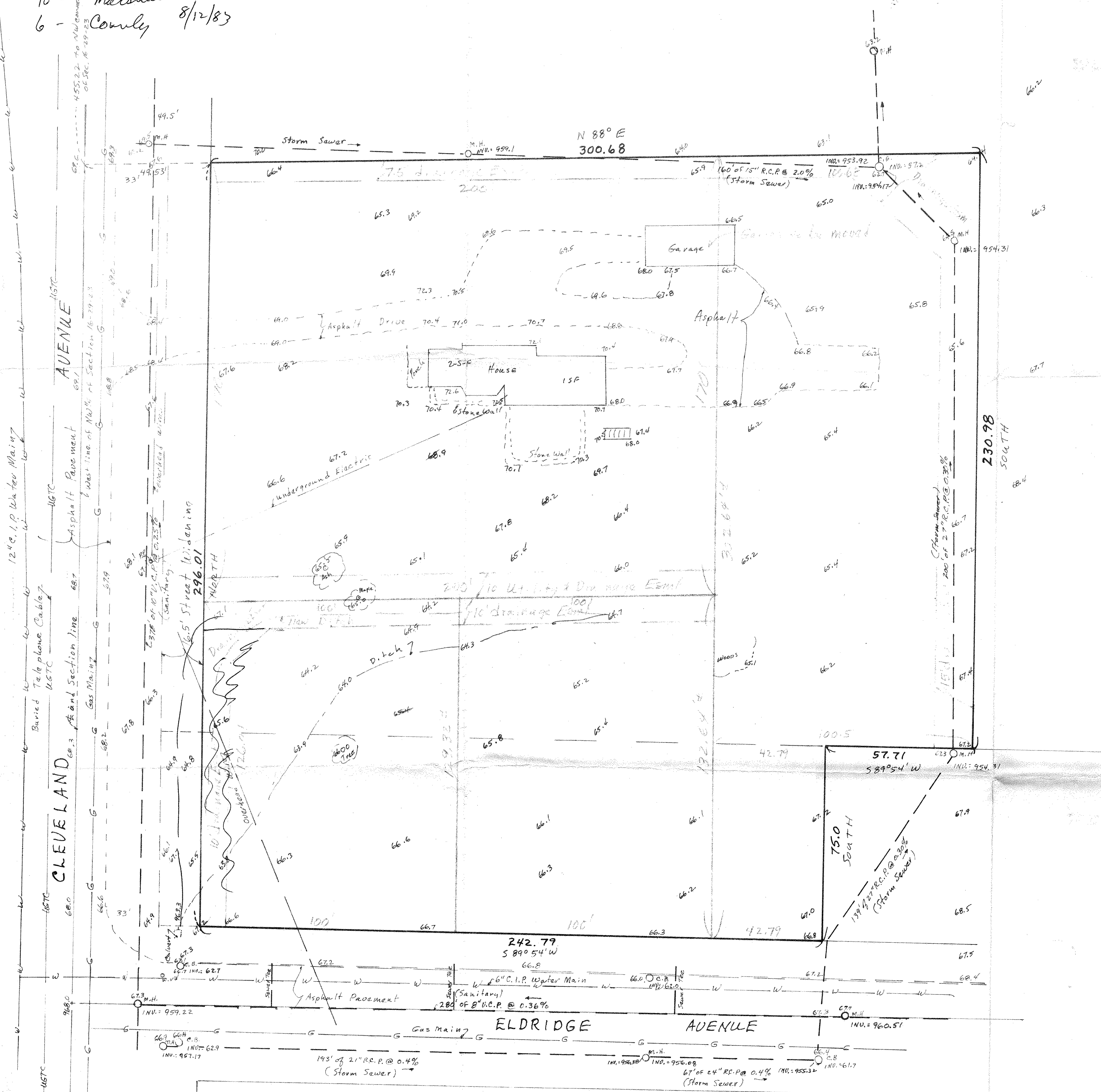


10 - Marshall
6 - County 8/12/83



DESCRIPTION: (Rewritten)
 All that part of the Northwest 1/4 of Section 16, Township 29, Range 23 described as follows: Beginning at a point on the West line of said Section 6 distant 455.22 feet South (the West line of said Section 6 assumed as North-South) of the Northwest corner thereof, said point being on the Easterly extension of the South line of Lot 4, Block 3, Sharondale Addition No. 2; thence N 88° E along said South line and its Easterly and Westerly extension 350.21 feet to a point on the Westerly line of Lot 3, said Block 3; thence South 230.98 feet along said West line of said Lot 3 and the West lines of Lots 2 and 1, said Block 3 to the Southwest corner of said Lot 1; thence S 89° 54' W 350 feet along a line parallel to the North line of said Section 6 to a point on the West line of said Northwest 1/4 distant 674.59 feet South of the Northwest corner of said Section 6; thence North along said West line 219.37 feet to the point of beginning. Subject to Cleveland Avenue.
 And that part of said Northwest 1/4 of Section 6, Township 29, Range 21 described as follows: Commencing at the Northwest corner of said Section 16; thence South (assumed bearing) along the West line of said Section 16 a distance of 674.59 feet to the point of beginning; thence Easterly and parallel to the North line of said Section 16 a distance of 292.285 feet; thence South a distance of 105 feet; thence West and parallel to the North line of said Section 16 a distance of 292.285 feet to the West line of Section 16; thence North along said West line a distance of 105 feet to the point of beginning. Subject to Cleveland Avenue and Eldridge Avenue.
 Ramsey County, Minnesota

OWNER AND DEVELOPER:
 Yale Marshall
 2120 No. Cleveland
 Roseville, Mn. 55113
 Phone: 633-1542

ELEVATIONS:
 All elevations are City of Roseville and USGS Datum
 B.M. = 969.92 feet = Top of Fire Hydrant SE corner of Cleveland and Eldridge
 Elev. 66.6 denotes elevation 966.6
UTILITIES:
 Utilities shown as per engineer records and field locations and to accuracy of engineer records.
 Proposed plat to be served by utilities in place in Cleveland and Eldridge.
ROADS:
 Dedicate 49.5 feet for Cleveland and 30 feet for Eldridge.

SCALE: 1" = 20'
 N

DRAINAGE:
 East and North to catch basin on Storm sewer along drainages easements to be dedicated.
 West along back lot lines as proposed and south to existing culvert along drainage easements to be dedicated.
 Present ditch to be realigned.
ZONING:
 Zoned R-1 (one family homes) single
LOT REQUIREMENTS:
 Area: Interior lots - 85 foot by 110 foot (11,000 sq. ft.)
 Exterior lots - 100 foot by 100 foot (12,500 sq. ft.)
 Set backs - Front and back - 30 foot
 - side lot line - 10 foot
 Lots - Lot 1 = 34,000 sq. ft.
 Lot 2 = 12,767 sq. ft.
 Lot 3 = 13,088 sq. ft.
 Lot 4 = 26,265 sq. ft.

Request variance of 85 foot frontage for Lot 4. House will be built at least 105 foot from Eldridge where width of lot is 100.5 foot plus.
 REQUEST CITY APPROVAL FOR VARIANCE AND APPROVAL TO PLAT FOUR (4) LOTS AS SHOWN HEREON. All lots meet requirements except Lot 4 as to frontage.

I Herby Certify that this preliminary plat 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.

Dated: _____
 Donald W. Schmidt LS#10459

GEORGI-SCHMIDT & ASSOC. INC.
 Land Surveyors
 3092 N. Lexington Ave. 483-4408
 ROSEVILLE, MINNESOTA 55113

PRELIMINARY PLAT