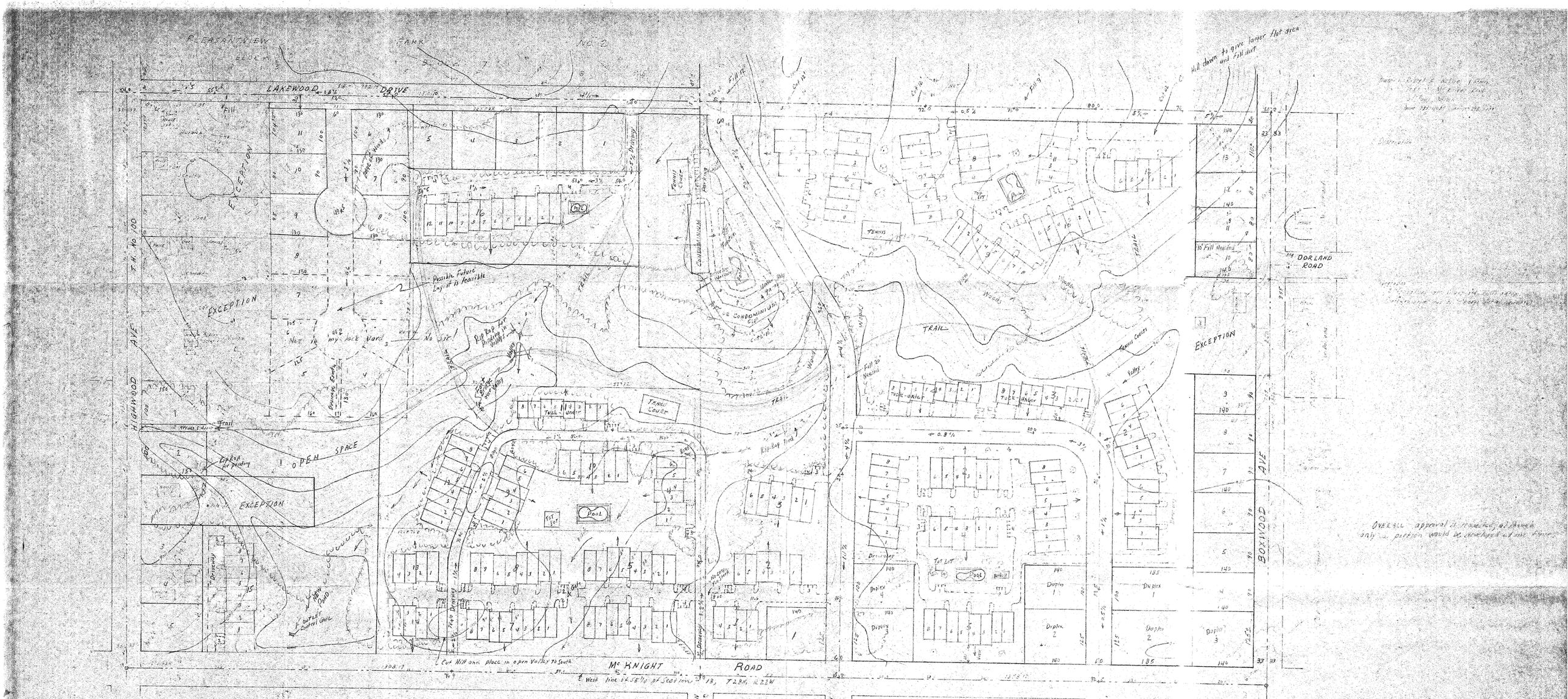

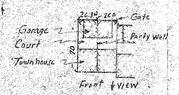

TYPICAL TOWNHOUSE
(for those shown hereon)

GENERAL NOTE:

The layout as shown is intended to give a general plan for the area with feasible road grade, save trees and natural features, yet do enough regrading to create building sites with a good view. Also have strip for open recreational areas to avoid rezoning problems.

Maximum density of Townhouses is 7.3 units/acre which is changeable by eliminating units or using other type Townhouses such as L-shape or Z-shape or square units.

There is much open space left and wood through middle of site, but very little that could be developed with excessive grading.

The Maida parcel shows "Possible Future" layout except for strip to South & strip to East.

Summary of Layout:

2 Condominium or Apartment - located on a knob Hill overlooking & hides Valley and woods

18 residential lots adjoining McKnight Rd & Boxwood
16 residential lots adjoining Lakewood Drive & lot along Highwood
34

34 Town houses within 60 road at SW Corner
26 " outside 60 road
16 " between 66' road & 24' driveway
74 " around 24' driveway at NW Corner
20 " at NE Corner & NW Corner
48 " at SE Corner
Total 220

Description: (Approx)

The SE¼ of SE¼ of Section 13 T28N, R22W except The South 198 feet of West 220 feet of the East 925 feet thereof. Subject to roads.
Lot 1 except the North 292 feet thereof & except a triangular strip thereof
Lots 3 except the North 396 feet of the west 110 feet thereof
All of Lots 4 & Part of Lot 2 Sec. 5 Sub.
The East ½ of Lot 5 and a part of the West ½ of Lot 5 Sec. Allyn Highwood Heights, Ramsey County, Minn.

Contains 60.41 Ac. ± excluding boundary roads.

UTILITIES
will be added

OVERALL approval is needed, as shown only a portion would be developed at one time.

SKETCH PLAT
PRELIMINARY PLAT

LEWISTON HEIGHTS ~~FOURTH~~ FIFTH ADDITION

VILLAGE OF MAPLEWOOD
RAMSEY COUNTY, MINN.

SCALE 1" = 100'

CHARLES [illegible] COMPANY
CIVIL & REGIONAL LAND SURVEYORS
[illegible]

384X