

SURVEYED FOR: John Torgerson

DEVELOPER: John Torgerson
 1901 Shady Beech Ave.
 Roseville, Mn. 55113
 Phone: 488-2692

DESCRIPTION: (Apprx.) Contains 9.76 acres, more or less.

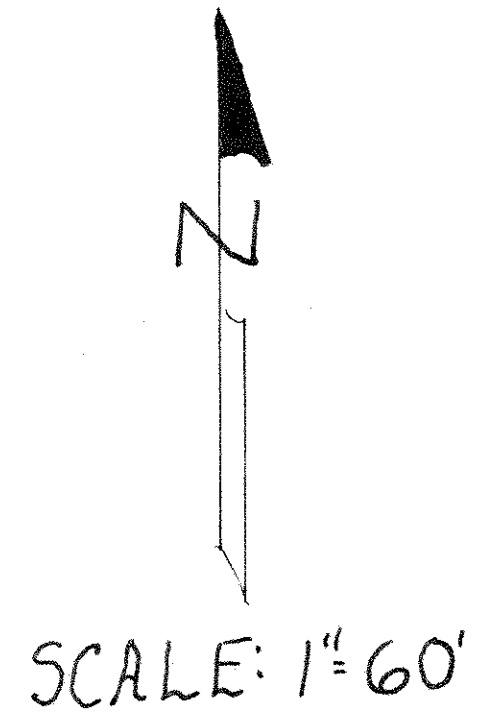
Except the West 163.0 feet, the Southwest quarter of the Northeast quarter of the Southwest quarter of Section 17, Township 29, Range 22, together with the North 30 feet of the West 163 feet thereof, and together with that part of vacated Ripley Avenue adjoining thereto.

Maplewood, Ramsey County, Minnesota

- Lot requirements -
- Width - 60 feet (75 feet at setback line)
 - 40 feet on cul-de-sac
 - 100 foot on corner lot
 - 10,000 square foot per lot (min)
 - 30 foot setback -

All 16 lots shown hereon meet min. requirements except Lot 6 adjoining West 163 feet thereof. This lot is 95 feet wide and made necessary by the footage to the North and the location of the road to DeSoto.

APPROVAL REQUESTED FOR THIS SKETCH PLAN SO THAT WE CAN PROCEED TO PRELIMINARY PLAT STAGE. ACCESS IS NEEDED TO DE SOTO SINCE THIS PROPERTY WAS LAND LOCKED BY THE APPROVAL OF AND PLATTING OF OAKS ADDITION ON THE NORTH.



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