

**OWNER:**  
Kenneth W. Bacchus Inc.  
1701 Arcade St.  
St Paul, Minn. 55109  
771-8828

## **DESCRIPTION**

All that part of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 35,  
T30NR22W Described as follows:

The East 130 feet of the West 379.5 feet of said Sw t.,  
except the North 33 feet and the South 36 feet thereof,  
The East 130 feet of the West 562.5 feet of the North

The East 130 feet of the West 569.5 feet of the North 620 feet of said SW 1/4, except the North 33 feet thereof.

The East 60 feet of the West 439.5 feet of said SW 1/4,  
And that part of said SW 1/4 lying East and South of the  
following described lines: Beginning at a point on the

following described lines: beginning at a point on the East line and 166.25 feet North of the South line said SW 1/4 (said East line has an assumed bearing of N 0° 02' W);

thence Westerly on a line parallel to the South line of  
said SW 1/4 a distance of 400.00 feet; thence N 10° 00' 00" E

said SW & a distance of 400.00 feet, thence N 10° 00' 00" - a distance of 110.00 feet; thence N 44° 59' 39" E 140.01 feet; thence N 80° 00' 00" W a distance of 180 feet; thence

S 85° 00' 00" W a distance of 70 feet; thence Southerly to a point on a line 35 feet North of and parallel to the

South line of said SW  $\frac{1}{4}$ , said point being 726<sup>83</sup><sub>76</sub> feet  
West of the East line of said SW  $\frac{1}{4}$ ; thence Easterly along

a line 35 feet Northerly and parallel to the South line of said SW ¼ a distance of 726.26 feet, more or less, to a point on the Easterly line of said SW ¼ and there terminating.

### Topography & Elevations:

Topography taken from map made in 1963 by C. O. Georgi  
and updated with Storm Water revisions:

All elevations are City of White Bear & U.S.G.S. datum  
B.M. = 943.71 = Top of C.I. Monument at SW 1/4 corner  
of SW 1/4 of said Section 35.

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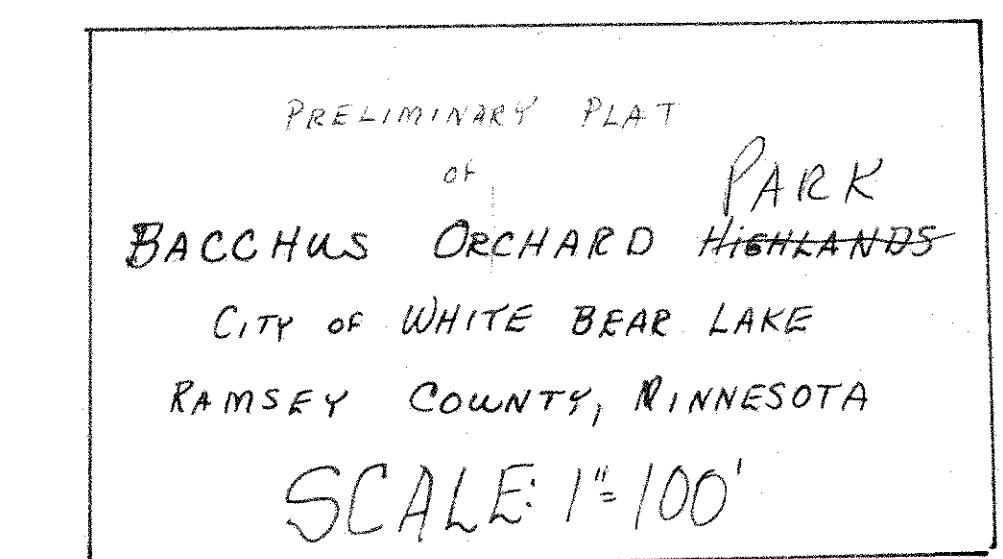
Minimum width - interior = 80 feet at setback line  
- Corner = 95 feet.  
Minimum Area = 10,500 Sq. Ft.

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Utilities:  
Utilities from public records and to accuracy of same  
Propose 10' utility easements along front of all lots  
as shown.

Sewer easements of record shown  
Drainage of surface water to low area on East and North via drainage easements and catch basins as needed.  
Top of earth dike along East side and North side of proposed plat will be at elevation 942 and slope downward toward low area. ~~+~~ ~~+~~ ~~+~~ Dike ~~+~~

DEDICATIONS: 45'-6" Proposed Rd Grade  
60' Road (Van Dyke Ave.)  
60' Road & Cul-De-Sac (Orchard Circle)  
10' Utility Easements (as shown)  
Drainage Easements (as needed)  
10' & 20' Sewer Easements of record (as shown)



12-13-78 Submitted

GEORGI-SCHMIDT & ASSOC. INC.

**Land Surveyors**  
3092 N. Lexington Ave. 483-4408  
ROSEVILLE MINNESOTA 55113

I hereby Certify that this preliminary plat was prepared by me, and that I am a Registered Land Surveyor in the State of Minnesota. Donald J. Schmidt #10459.