



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

DESCRIPTION:
 All that part of the SW 1/4 of the NE 1/4 of Section 35, T30NR22W Described as follows:
 The East 130 feet of the West 379.5 feet of said SW 1/4, except the North 33 feet and the South 36 feet thereof,
 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 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 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 1/4, said point being 726.26 feet West of the East line of said SW 1/4; thence easterly along a line 35 feet northerly and parallel to the South line of said SW 1/4 a distance of 726.26 feet, more or less, to a point on the easterly line of said SW 1/4 and there terminating.

City of White Bear Lake approval requested to plat lots as shown hereon:
 Block 1 - 15 Lots
 Block 2 - 7 Lots
 Block 3 - 12 Lots
 Total 34
 All Lots are Min of 10,500 sq. ft. in excess of sq. footage requirements

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.

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

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.

DEDICATIONS:
 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)

PRELIMINARY PLAT
 of
 PARK
 BACCHUS ORCHARD HIGHLANDS
 CITY OF WHITE BEAR LAKE
 RAMSEY COUNTY, MINNESOTA
 SCALE: 1"=100'
 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 P. Schmidt #10459