

PRELIMINARY PLAT

~for~ Lee Homes

CREEKVIEW 2ND ADDITION

PROPERTY ADDRESS:

3757 & 3777 EDGERTON STREET
VADNAIS HEIGHTS, MN

Section 29, Twp 30 N., Rng 22 W.

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES UTILITY POLE
- ⊕ DENOTES TELEPHONE BOX
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES GATE VALVE
- ⊕ DENOTES FIRE HYDRANT
- ⊕ DENOTES WATER SHUTOFF
- ⊕ DENOTES EXISTING CONTOUR
- GW— DENOTES GUY WIRE
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC
- DENOTES UNDERGROUND TELEPHONE
- DENOTES UNDERGROUND GAS
- DENOTES WATERMAIN
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- X— DENOTES EXISTING FENCE
- x1011.2 DENOTES EXISTING ELEVATION.
- DENOTES CONCRETE
- DENOTES BITUMINOUS

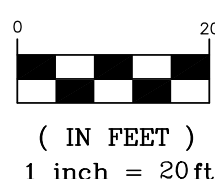
DEVELOPER:

Jerry Carlson
8 Willow Road
North Oaks, MN 55127
(651) 407-0065

AREA CALCULATIONS

TOTAL = 106,749± Sq. Ft. OR 2.45 Ac.
Lot 1 = 59,561± Sq. Ft.
Lot 2 = 24,124± Sq. Ft.
Lot 3 = 23,053± Sq. Ft.

NORTH



NOTE: CREEK VIEW CIRCLE TO BE VACATED PRIOR TO RECORDING
"CREEKVIEW 2ND ADDITION". EASEMENTS PER "CREEKVIEW" NOT SHOWN
HEREON, TO BE VACATED.

GENERAL NOTES:

- BEARING SYSTEM IS BASED ON NAD83 (1986 ADJ)- (VIA REAL TIME GPS MEASUREMENTS UTILIZING MNDOT VRS NETWORK)
- FIELD WORK COMPLETED 06/30/2015.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location prior to excavation. Gopher State One Call was contacted as part of this survey per ticket #1518113529 & 151813555. It is the surveyors belief not all utilities onsite and adjacent to site were marked out by said Gopher State One Call ticket referenced.

BENCHMARK

Ramsey County Station Name 9160, NGVD 1929, Elevation is 914.13.
(Southwest Quadrant of the Intersection Kohler Road and Edgerton Street)

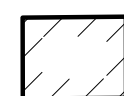
ZONING (VERIFY WITH CITY)

ZONED R-1
MIN. LOT AREA 10,200 S. F.
MIN. LOT DEPTH 120 FT.
MIN. LOT WIDTH 85FT (105 FT. COR. LOT)
SETBACKS: FT
FRONT 30
SIDE 10
SIDE(CORNER) 20
REAR 25
BLDG HEIGHT 35

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

J. P. Schneider
JOSHUA P. SCHNEIDER Date: 12/19/19 Reg. No. 44655

ACRE LAND SURVEYING
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763-238-6278 js.acrelandsurveying@gmail.com



McCUNE ADDITION

