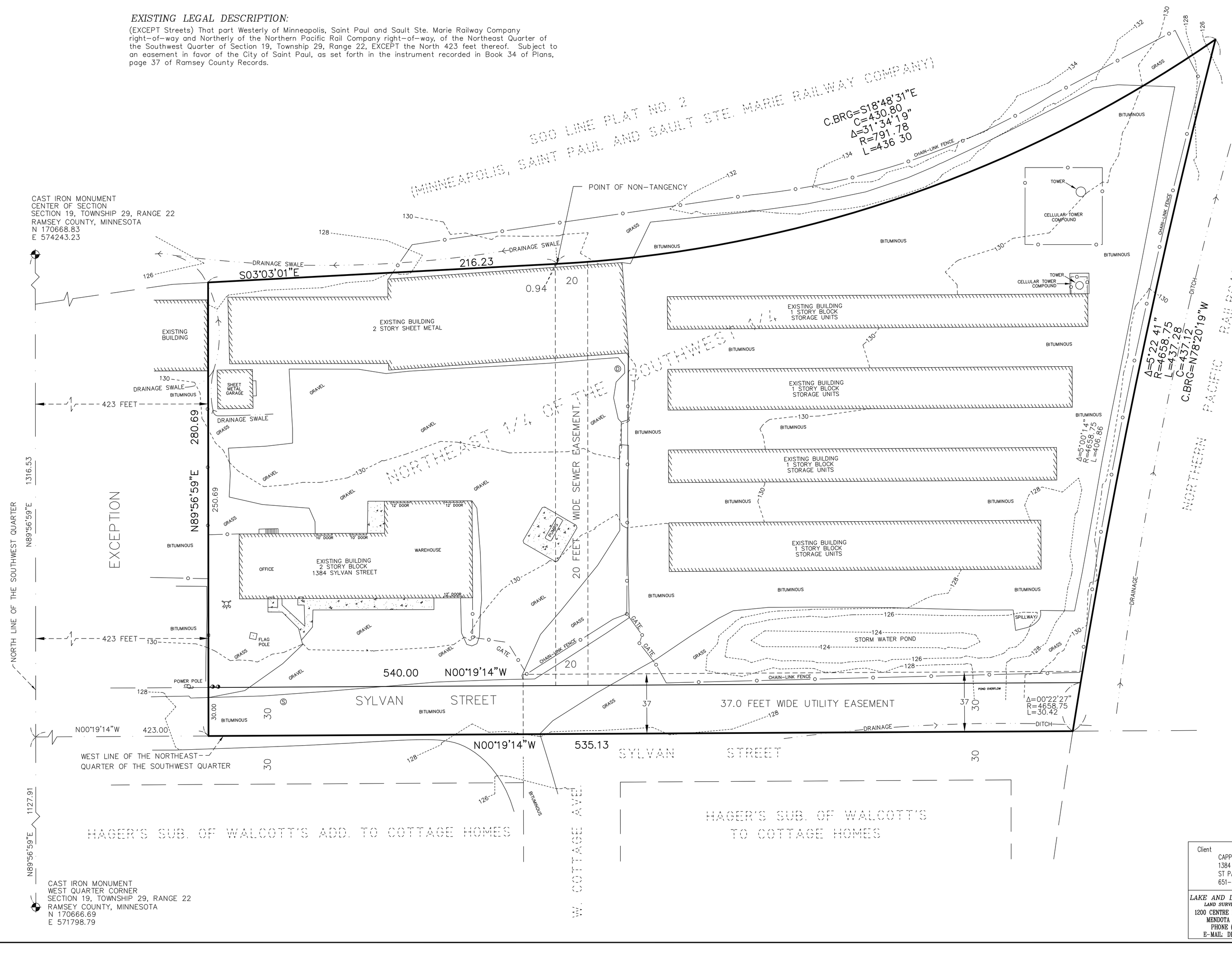
PRELIMINARY PLAT: CAPPIE ADDITION

EXISTING LEGAL DESCRIPTION:

(EXCEPT Streets) That part Westerly of Minneapolis, Saint Paul and Sault Ste. Marie Railway Company right-of-way and Northerly of the Northern Pacific Rail Company right-of-way, of the Northeast Quarter of the Southwest Quarter of Section 19, Township 29, Range 22, EXCEPT the North 423 feet thereof. Subject to an easement in favor of the City of Saint Paul, as set forth in the instrument recorded in Book 34 of Plans, page 37 of Ramsey County Records.



LEGEND

- DENOTES 12 INCH COMMON SPIKE CAPPED RLS 16464
- DENOTES IRON MONUMENT FOUND, SIZE, TYPE AND RLS NO. AS NOTED
- DENOTES IRON MONUMENT FOUND, RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES EXISTING HYDRANT.
- DENOTES PROPOSED HYDRANT.
- DENOTES EXISTING SANITARY MANHOLE.
- DENOTES PROPOSED SANITARY MANHOLE.
- DENOTES EXISTING STORM (DRAINAGE) MANHOLE.
- DENOTES PROPOSED STORM (DRAINAGE) MANHOLE.
- DENOTES EXISTING GATE VALVE.
- DENOTES PROPOSED GATE VALVE.
- DENOTES EXISTING CATCH BASIN.
- DENOTES PROPOSED CATCH BASIN.
- DENOTES EXISTING TELEPHONE UTILITY BOX.
- DENOTES EXISTING LIGHT POLE.
- DENOTES EXISTING UTILITY POLE.
- AC DENOTES EXISTING AIR CONDITIONING BOX.
- EL DENOTES EXISTING ELECTRICAL BOX.
- —T— DENOTES EXISTING UNDERGROUND TELECOMMUNICATION LINE.
- —W— DENOTES EXISTING WATER MAIN.
- —SS— DENOTES EXISTING SANITARY SEWER.
- —STM— DENOTES EXISTING STORM SEWER.
- —UG— DENOTES UNDERGROUND GAS LINE.
- —UE— DENOTES UNDERGROUND ELECTRIC.
- —OHW— DENOTES OVERHEAD UTILITIES
- XXX DENOTES EXISTING GRADE
- x 696.65 DENOTES EXISTING ELEVATION

SCALE IN FEET

30 0 15 30 60 120

SCALE: 1 INCH = 30 FEET

Client CAPPIE'S TRUCKING, INC. 1384 SYLVAN STREET ST PAUL, MN 55117 651-488-4796	Design by JF	Original date 10-4-12	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Registered Surveyor under the laws of the State of Minnesota. Jonathan L. Faraci Date 10-4-12 Minnesota Reg. No. 16464
	Drawn by JF	Revisions 11-15-12 12-6-12	Page title EXISTING CONDITIONS
LAKE AND LAND SURVEYING, INC. *LAND SURVEYING/CIVIL ENGINEERING* 1200 CENTRE POINTE CURVE, STE 275 MENDOTA HEIGHTS, MN 55120 PHONE (651) 776-6211 E-MAIL: DEVENGPA@QWEST.NET	Survey book No.		Sheet number 1 of 3
	S.A.P.number 2012.062		