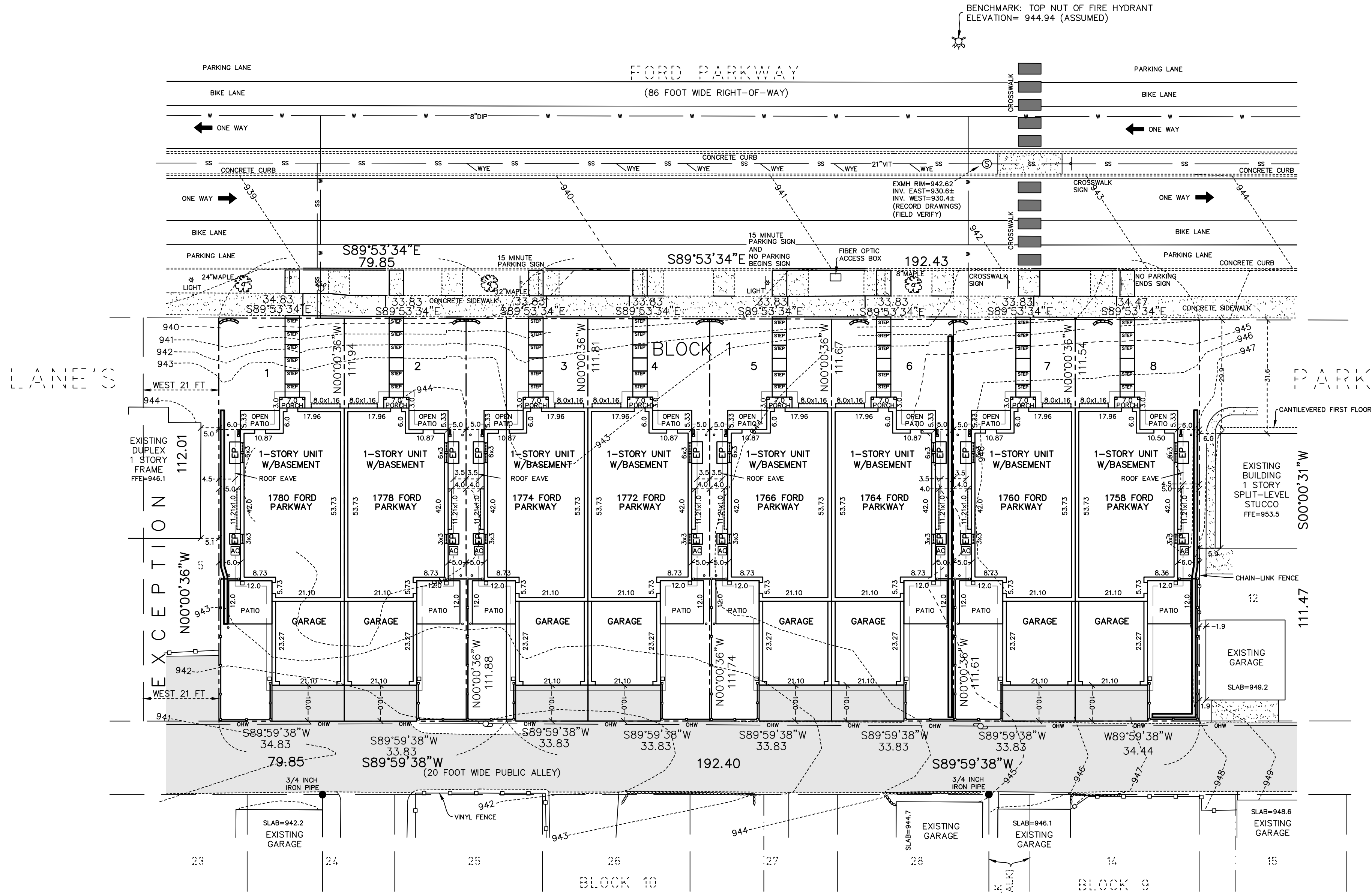


# PRELIMINARY PLAT HILLTOP TWIN HOMES

**Current Legal Description:**  
(Certificate of Title No. 631290)  
West 7 feet of Lot 3; Block 10, Lane's Highland Park  
Lot 4, Block 10, Lane's Highland Park  
Lot 5 Block 10, Lane's Highland Park, except the West 21 feet thereof;  
Ramsey County, Minnesota

**Current Legal Description:**  
(Certificate of Title No. 655956)  
Lot 13, Block 9, Lane's Highland Park and that part of the East half of adjoining Wheeler Walk, formerly Frederika Walk, vacated lying between the extensions across said walk of the North and South lines of said Lot 13.  
Lots 1 and 2 and that part of Lot 3, lying East of the West 7 feet thereof, Block 10, Lane's Highland Park and that part of the West half of adjoining Wheeler Walk, formerly Frederika Walk, vacated lying between the extensions across said walk of the North and South lines of said Lot 1.  
Ramsey County, Minnesota



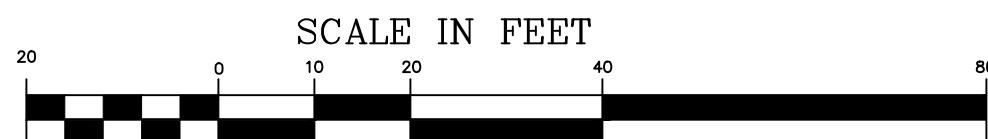
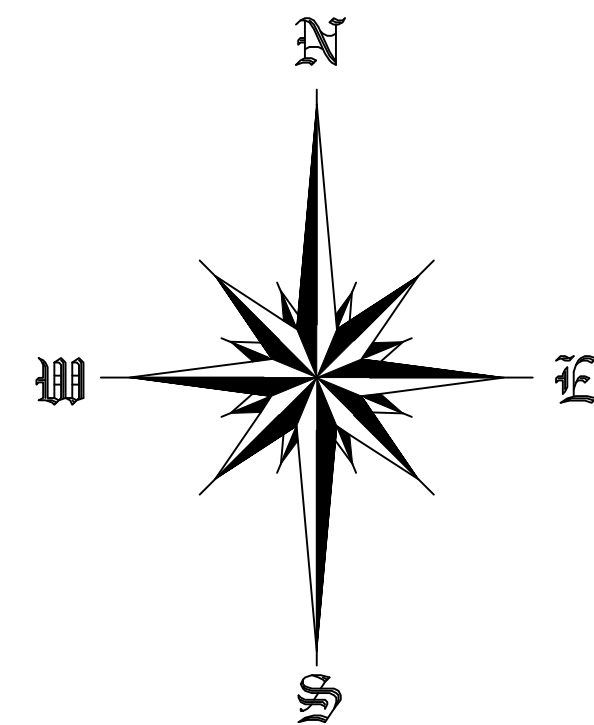
## LEGEND

- DENOTES 12 INCH COMMON SPIKE SET WITH WASHER STAMPED RLS 60424 OR AS NOTED
- DENOTES IRON MONUMENT FOUND SIZE, TYPE, & RLS AS NOTED.
- × 943.22 DENOTES EXISTING SPOT ELEVATION
- 944--- DENOTES EXISTING CONTOUR
- DENOTES STREET SIGN
- DENOTES WATER SERVICE SHUT-OFF
- FO--- DENOTES UNDERGROUND FIBER OPTIC LINES
- G--- DENOTES UNDERGROUND GAS LINE
- W--- DENOTES WATER MAIN OR SERVICE
- SS--- DENOTES SANITARY SEWER OR SERVICE
- STM--- DENOTES STORM SEWER
- DENOTES CHAIN-LINK FENCE
- DENOTES WOOD FENCE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊠ DENOTES GAS METER
- ⊡ DENOTES ELECTRIC METER
- ⊢ DENOTES UTILITY POLE
- OHW--- DENOTES OVERHEAD UTILITY WIRES

- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE

BASIS OF BEARINGS: RAMSEY COUNTY COORDINATES NAD-83 (1986 ADJUSTMENT)

PROPERTY IS ZONED H2  
TOTAL LOT AREA: 30,428 SQ. FT. OR 0.70 ACRES  
MINIMUM FRONT SETBACK: 10 FT



SCALE: 1 INCH = 20 FEET

1758 & 1780 FORD PKWY, ST PAUL MN

|                                                                                                                                                                              |                           |                                |                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Client:<br>Mr. Tom Distad<br>1991 Ford Parkway<br>St. Paul MN 55116                                                                                                          | Design by<br>RP           | Original date<br>10-27-2025    | I hereby certify that this survey, plan, 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.<br><br><i>Ryan M. Peterson</i><br>Ryan M. Peterson<br>Date: 10-27-2025 Minnesota Reg. No. 60424 |
|                                                                                                                                                                              | Drawn by<br>RP            | Revisions                      |                                                                                                                                                                                                                                                                                            |
| LAKE & LAND SURVEYING, INC.<br>SURVEYING/CIVIL ENGINEERING<br>1200 CENTRE POINT, SUITE 375<br>ST. PAUL, MN. 55120<br>PHONE (651) 776-6211<br>E-MAIL: LAKEANDLAND@OUTLOOK.COM | Survey book No.           | Page title<br>PRELIMINARY PLAT | Sheet number 2 of 3                                                                                                                                                                                                                                                                        |
|                                                                                                                                                                              | S.A.P. number<br>2025.073 |                                |                                                                                                                                                                                                                                                                                            |