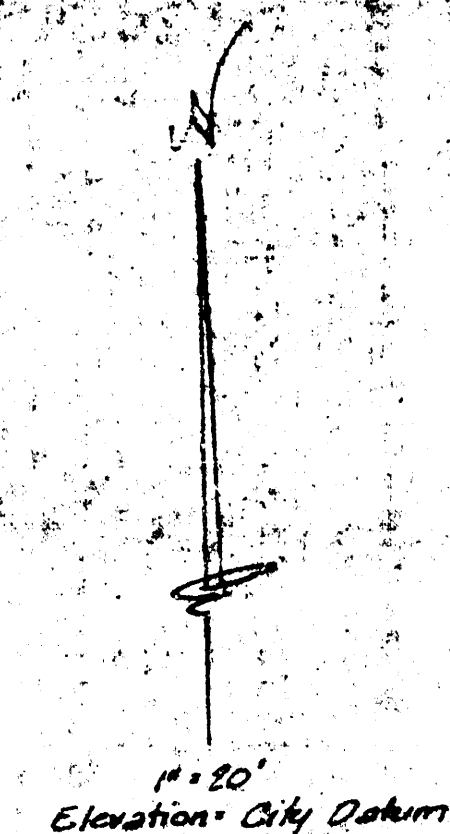
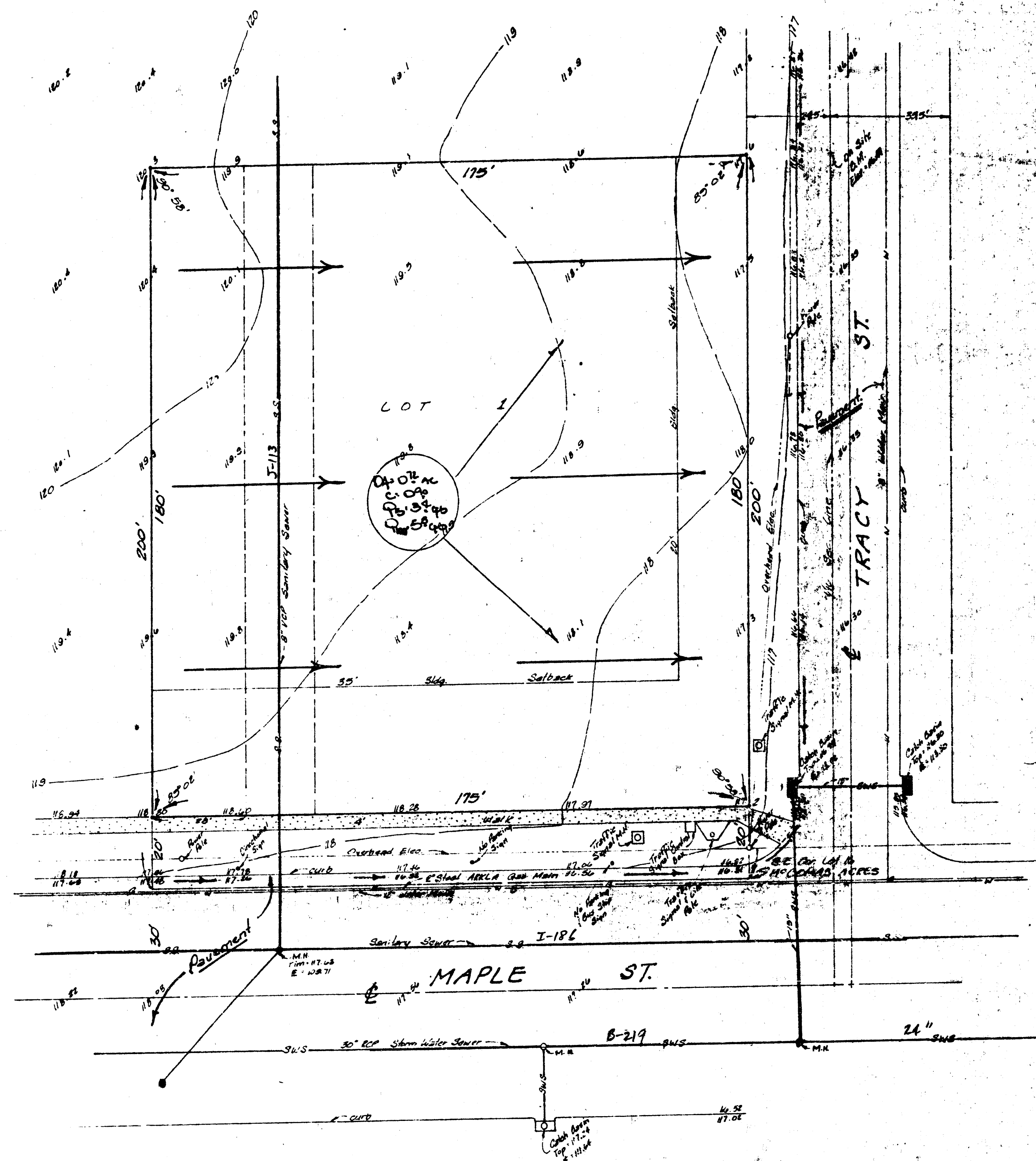




BENCH MARK: "B" at N. end of N.W. Cor. return
to Douglas Ave. & Anna St.
Elevation: 118.21 City Datum

SKETCH PLAT
PPCO. ADDITION #3

A REPLAT OF THE EAST 175 FEET OF THE SOUTH
200 FEET OF LOT 16, McCOMAS ACRES

OWNER: PHILLIPS 66 COMPANY

DRAINAGE PLAN

NOTE: THE LOT WILL BE GRADED TO DRAIN TO TRACY ST. AS INDICATED. DRAINAGE RUNOFF WILL BE CONVEYED TO THE STREET THROUGH DRAINAGE. TRACY DRAINAGE SOUTH TO STORM SEWERS INDICATED.

Approved: 8/14/86
VRH

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
1000 10th St. N.W. Minneapolis, MN 55401