

WESTWOOD VILLAGE TOWNHOUSES PLAT 3

VILLAGE OF ROSEVILLE
RAMSEY COUNTY, MINNESOTA

SCALE 1" = 60'

I hereby certify that I have surveyed the property described on this plat as Westwood Village Townhouses Plat 3, that this plat is a correct representation of said survey and all distances are correctly shown, that the monuments are correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat and that there are no wet lands, public highways or easements on or across said plat other than as shown thereon.

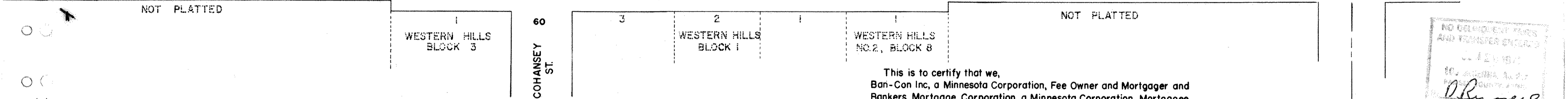
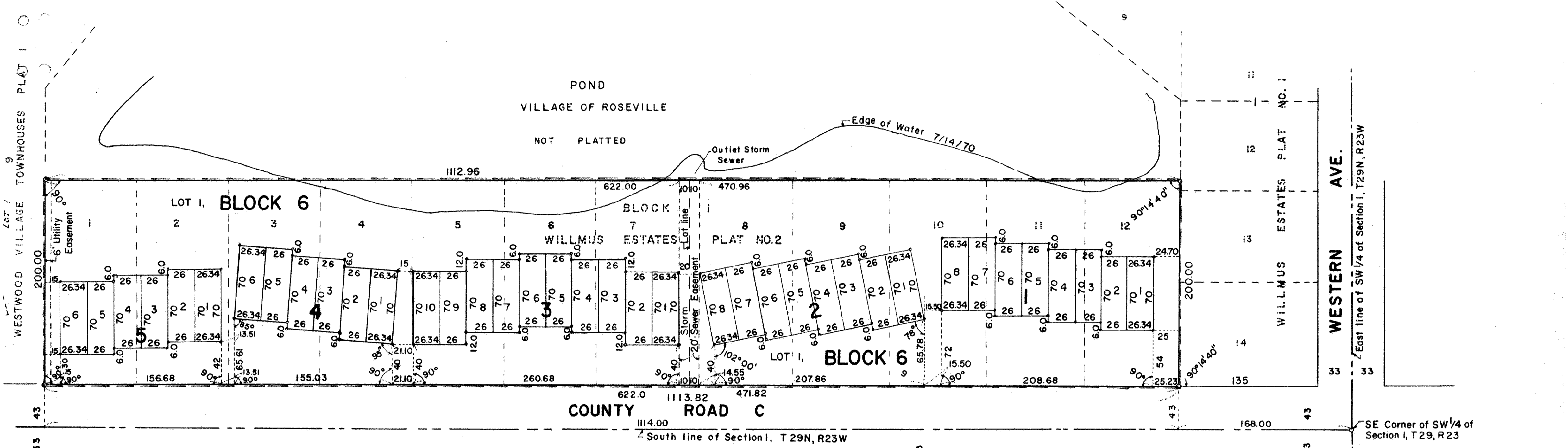
State of Minnesota } s.s.
County of Ramsey }
On this 15th day of June A.D. 1971 before me the undersigned personally appeared Charles O. Georgi to me known to be the person described in and who executed the foregoing instrument and acknowledge that he executed the same as his free act and deed.

Charles O. Georgi
Registered Land Surveyor
Minnesota No. 3960

M. C. Pfeifer
Notary Public, Ramsey County, Minn.
My Commission expires October 15, 1972

CHARLES O. GEORGI
REGISTERED LAND SURVEYOR
REvised by others 5/71
Layouts

o Denotes Iron Monument
Angles at all lot corners are 90°
for blocks 1 thru 5
All distances on plat are to hundredths
of a foot; thus 26 denotes 26.00 feet.



Accepted and approved by the Village Council of Village of Roseville on this 7th day of June 1971.
Donald Mall Mayor
Burd M. Hayward Attest, Clerk
Accepted and approved this 30th day of June A.D. 1971.
Paul H. Hestley
John P. Ryan
Frank A. Cook
Plat Commission
John J. Conner Commissioner of Public Works

State of Minnesota } s.s.
County of Ramsey }
On this 15th day of June A.D. 1971 before me appeared *Hans T. Hagen, Jr.* and *Loren M. Schramm* who each being duly sworn did say that they are respectively the president and secretary-treasurer of Bankers Mortgage Corporation, a Minnesota Corporation, the corporation named in the foregoing instrument and the seal affixed to same instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said *Hans T. Hagen, Jr.* and said *Loren M. Schramm* acknowledged said instrument to be the free act and deed of said corporation.

State of Minnesota } s.s.
County of Ramsey }
On this 15th day of June A.D. 1971 before me appeared *Hans T. Hagen, Jr.* and *Loren M. Schramm* who each being duly sworn did say that they are respectively the president and secretary-treasurer of the Ban-Con, Inc, a Minnesota Corporation, the corporation named in the foregoing instrument and seal affixed to same instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said *Hans T. Hagen, Jr.* and said *Loren M. Schramm* acknowledged said instrument to be the free act and deed of said corporation.

This is to certify that we, Ban-Con Inc, a Minnesota Corporation, Fee Owner and Mortgager and Bankers Mortgage Corporation, a Minnesota Corporation, Mortgage Owners of:

Lots 1 thru 12, Block 1, Willmus Estates Plat No. 2, have caused the same to be surveyed and platted and hereafter known as Westwood Village Townhouses Plat 3, as shown by this plat, and subject to a blanket easement for utility and drainage purposes, overhead utilities are not included over Lot 1, Block 6, as shown on annexed plat; Dedication of Common Areas with Open Space Easements and Covenants; Ban-Con Inc, in recording this plat of Westwood Village Townhouses Plat 3, has designated a certain area of land described as Lot 1, Block 6, Westwood Village Townhouses Plat 3 as intended for the use by the homeowners in Westwood Village Townhouses Plat 3, for recreation and other related activities.

The above described area is not dedicated hereby for use by the general public, but is dedicated to the common use and enjoyment of the homeowners in Westwood Village Townhouses Plat 3 as more fully provided in Article IV, Declaration of Covenants and Restriction applicable to Westwood Village Townhouses Plat 3 dated 15th day of June 1971, which Declaration of Covenants and Restrictions is subject however to Open Space Easement and Covenants dated the 15th day of June 1971, covering this area described as Lot 1, Block 6, Westwood Village Townhouses Plat 3, both of which Declaration of Covenants and Restrictions and Open Space Easement and Covenants are recorded with this plat. Said Article IV and said Open Space Easement and Covenants are made part of this plat. The sewer easements shown hereon are dedicated to the public and for public use forever. In witness whereof said Ban-Con Inc, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 15th day of June A.D. 1971; also in witness whereof said Bankers Mortgage Corporation has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 15th day of June A.D. 1971

In Presence of:
Donald T. Hestley
Douglas Strong
Edward T. Hestley
Douglas Strong

Ban-Con Inc. *John J. Conner* Seal Pres.
Loren M. Schramm Sec-Treas.
Bankers Mortgage Corporation *John J. Conner* Seal Pres.
Loren M. Schramm Sec-Treas.

