

CARVER LAKE ESTATES

Know All Persons By These Presents that Ambrose F. Ledo, a single man, owner of the following described property situated in the City of Maplewood, Ramsey County, Minnesota:

The Easterly 140.00 feet of the Southwest Quarter of the Northeast Quarter of Section 24, Township 28 North, Range 22 West.
That part of the East half of the Northeast Quarter of Section 24, Township 28 North, Range 22 West, described as follows:

Beginning at the Southeast corner of said East half of the Northeast Quarter; thence North 1°10'52" West, bearing assumed, along the east line of said east half of the Northeast Quarter, a distance of 1874.38 feet; thence South 48°19'08" West, a distance of 650.00 feet; thence South 88°18'30" West, a distance of 413.00 feet, to the west line of the east 907.25 feet of said East half of the Northeast Quarter; thence South 1°10'52" East, along said west line of the east 907.25 feet, a distance of 422.52 feet; thence North 52°26'00" West, a distance of 376.77 feet; thence northwesterly along a tangential curve, concave to the southwest, having a radius of 287.96 feet, a central angle of 23°55'48", and an arc length of 120.27 feet to the west line of said East half of the Northeast Quarter; thence South 1°08'09" East, along said west line of the East half of the Northeast Quarter to the south line of said Northeast Quarter; thence North 88°49'01" East, along said south line of the Northeast Quarter to the point of beginning.

Has caused the same to be surveyed, platted and known as CARVER LAKE ESTATES and does hereby dedicate to the public for public use forever the Avenues and utility and drainage easements as shown on the plat.

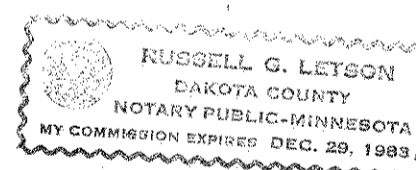
Has hereunto set his hand this 11th day of March, 1983.

Signed:

Ambrose F. Ledo
Ambrose F. Ledo

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 11th day of March, 1983, by Ambrose F. Ledo, a single man.



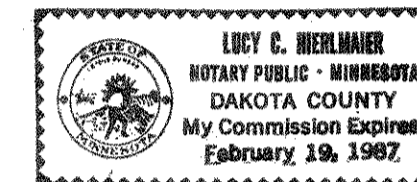
Russell G. Letson
Notary Public, Dakota County, Minnesota
My Commission Expires December 29, 1983

I, Gary R. Harris, hereby certify that I have surveyed and platted the property described in the dedication of this plat as CARVER LAKE ESTATES; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands, easements or public highways other than as shown thereon.

Gary R. Harris
Gary R. Harris, Land Surveyor
Minnesota Registration No. 10943

STATE OF MINNESOTA)
COUNTY OF DAKOTA)

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 10th day of March, 1983.



Lucy C. Hielmaier
Lucy C. Hielmaier
Notary Public, Dakota County, Minnesota
My Commission Expires February 19, 1987

Approved and accepted by the City Council of the City of Maplewood, Minnesota, this 28th day of February, 1983.

John Greason, Mayor
Lucille E. Rauscher, Clerk

No delinquent taxes and transfer entered, this 22nd day of March, 1983.

Lou McKenna, Director
Department of Property Taxation

By mg Rumsore, Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 7th day of April, 1983 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

F. R. Kvidera
F. R. Kvidera
Acting Ramsey County Surveyor

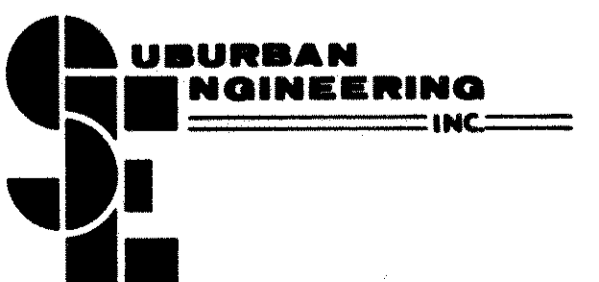
County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of CARVER LAKE ESTATES was filed in this office this 8th day of APRIL, 1983, at 3:30 o'clock, P.M., and was filed in Book 95 of Plats, Pages 32 and 33, as Document No. 2174422.

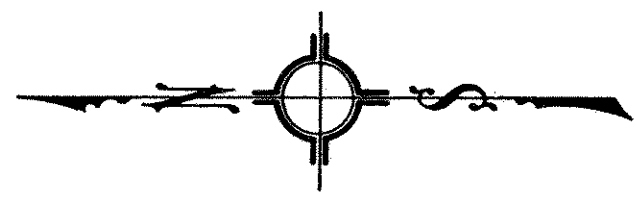
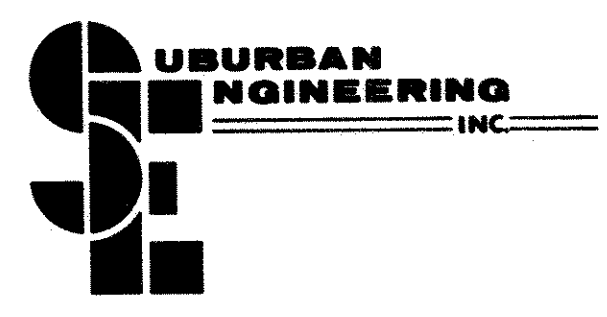
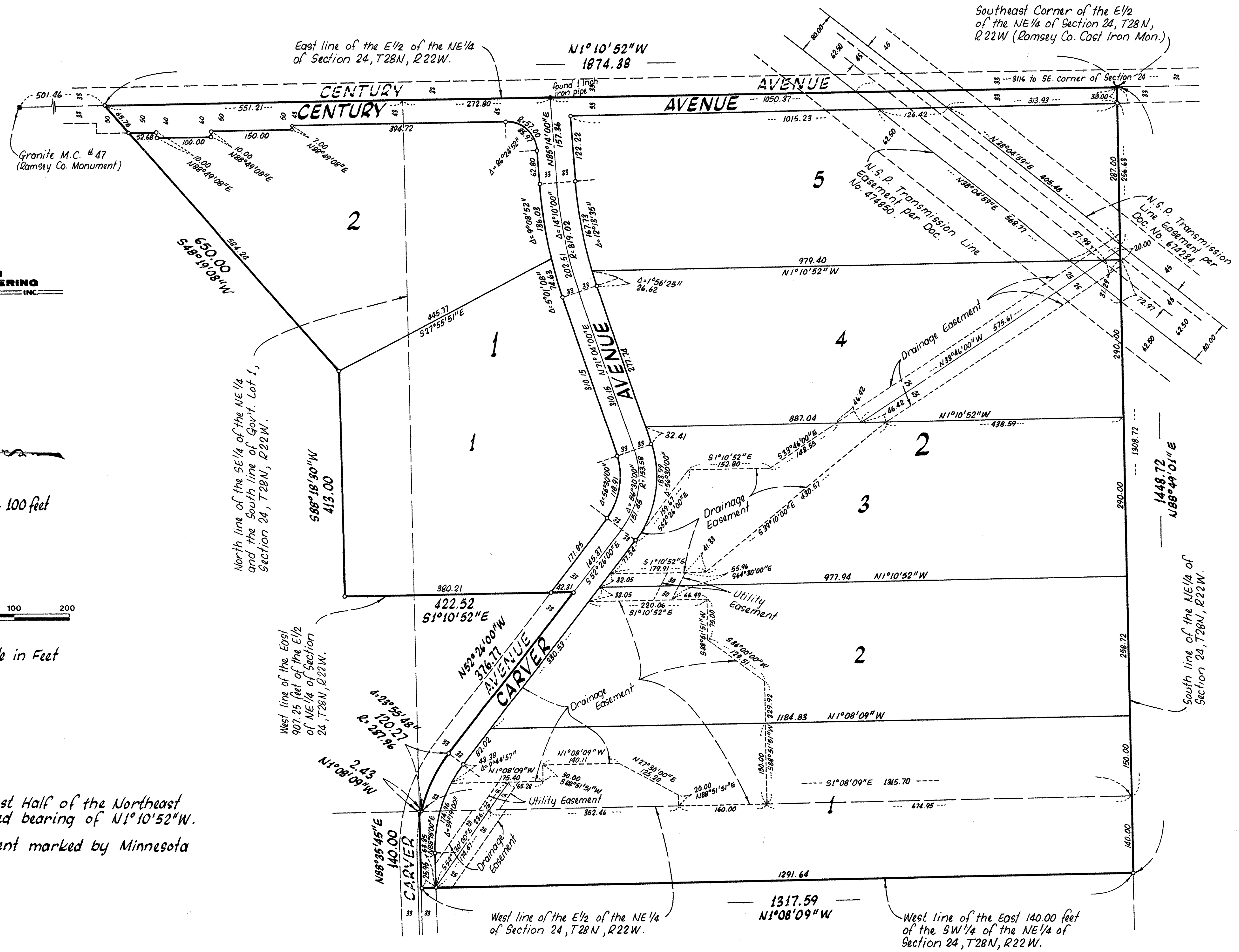
TORRENS BOOK 33 OF PLATS, PAGES 41 AND 42, AS DOCUMENT NO. 735327.

Eugene H. Gibbons, County Recorder

By _____, Deputy



CARVER LAKE ESTATES



Scale: 1 inch = 100 feet



Graphic Scale in Feet

The East line of the East Half of the Northeast Quarter has an assumed bearing of $N1^{\circ}10'52''W$.

o Denotes iron monument marked by Minnesota Registration No. 10943.

West line of the E/2 of the NE/4 of Section 24, T28N, R22W.

West line of the East 140.00 feet of the SW/4 of the NE/4 of Section 24, T28N, R22W.