

THUNDER BAY ESTATES

KNOW ALL PERSONS BY THESE PRESENTS that Frank M. Frattalone and Cheryl L. Frattalone, husband and wife, owners, and Linda Lou Johnson and Sandra Jean Nielsen, successor personal representatives of the Estate of M. Alice Londin, deceased, mortgagee, and The Roseville Bank, a Minnesota Corporation, mortgagee of the following described property situated in the City of Little Canada, Ramsey County, Minnesota:

That part of Lots 7 and 8, Auditor's Subdivision No. 43, Ramsey County, Minnesota, lying south of the northerly line of the Northern States Power Company easement described in Document Numbers 1693472 and 1692472, and north of the south 802.60 feet of said Lots 7 and 8, as measured along the west and east lines of said Lots 7 and 8, Auditor's Subdivision No. 43,

And

All that part of Outlot A, Holzschuh Addition, Ramsey County, Minnesota, which lies west of the southerly extension of the east line of Block 1, said Holzschuh Addition,

And

All that part of the following described tracts of land:

That part of Outlot A, Holzschuh Addition, Ramsey County, Minnesota, which lies east of the southerly extension of the east line of Block 1, said Holzschuh Addition; and Lots 3, 4, 5 and 6, Auditor's Subdivision No. 43, Ramsey County, Minnesota,

which lie within the following described lines:

Commencing at the intersection of the east line of said Lot 6, Auditor's Subdivision No. 43 and the northerly line of the Northern States Power Company easement described in Document No. 1693472; thence South 00 degrees 47 minutes 28 seconds East, assumed bearing, along the east line of said Lot 6 a distance of 891.31 feet to the point of beginning of the lines to be described; thence continuing South 00 degrees 47 minutes 28 seconds East along said east line a distance of 250.00 feet; thence South 89 degrees 34 minutes 16 seconds West a distance of 116.66 feet; thence North 00 degrees 40 minutes 45 seconds West a distance of 100.79 feet; thence South 89 degrees 34 minutes 16 seconds West a distance of 50.00 feet; thence South 00 degrees 40 minutes 45 seconds East a distance of 100.79 feet; thence South 89 degrees 34 minutes 16 seconds West a distance of 116.65 feet to the southerly extension of the east line of Block 1, Holzschuh Addition; thence North 00 degrees 34 minutes 02 seconds West along said southerly extension a distance of 250.00 feet to a line which bears South 89 degrees 34 minutes 16 seconds West from the point of beginning; thence North 89 degrees 34 minutes 16 seconds East along said line a distance of 50.12 feet to the west line of said Lot 3, Auditor's Subdivision No. 43; thence South 00 degrees 42 minutes 43 seconds East along said west line of Lot 3 a distance of 89.38 feet to a point on said west line of Lot 3 distant 1500.00 feet south, as measured along said west line of Lot 3, from the northwest corner of said Lot 3; thence East parallel with the north line of Lots 3 and 4, Auditor's Subdivision No. 43 a distance of 66.00 feet; thence South 00 degrees 40 minutes 45 seconds East a distance of 9.34 feet; thence North 89 degrees 34 minutes 16 seconds East a distance of 50.00 feet; thence North 00 degrees 40 minutes 45 seconds West a distance of 99.21 feet to a line which bears South 89 degrees 34 minutes 16 seconds West from the point of beginning; thence North 89 degrees 34 minutes 16 seconds East along said line a distance of 116.17 feet to the point of beginning;

And

The south 271.09 feet of the following described tract of land:

All that part of Lots three (3) and four (4), Auditor's Subdivision No. 43, Ramsey County, Minnesota described as follows: Beginning at a point on the North line of Section five (5), Township twenty-nine (29), Range twenty-two (22) West, one thousand seven hundred twenty-four and twenty-five hundredths (1724.25) feet West of the Northeast (NE) corner of said Section five (5); thence continuing West along the North line of said Section five (5), ninety-five and twenty-five hundredths (95.25) feet to the Northwest (NW) corner of Lot three (3), Auditor's Subdivision No. 43, thence South along the West line of said Lot three (3), Fifteen hundred (1500) feet, thence East parallel to the North line of said Section five (5), ninety-five and twenty-five hundredths (95.25) feet, thence North fifteen hundred (1500) feet to the point of beginning, except the North thirty-three (33) feet thereof taken for County Road D.

Have caused the same to be surveyed, platted and known as THUNDER BAY ESTATES and do hereby dedicate to the public for public use forever the road, the avenue, and the drainage and utility easements as shown on the plat.

In witness said Frank M. Frattalone and Cheryl L. Frattalone, husband and wife, have hereunto set their hands this 3rd day of December, 1985.

Frank M. Frattalone
Frank M. Frattalone

Cheryl L. Frattalone
Cheryl L. Frattalone

In witness said Linda Lou Johnson and Sandra Jean Nielsen, successor personal representatives of the Estate of M. Alice Londin, deceased, have hereunto set their hands this 3rd day of December, 1985.

Linda Lou Johnson
Linda Lou Johnson

Sandra Jean Nielsen
Sandra Jean Nielsen

The Roseville Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 3rd day of December, 1985.

Donovan J. Fisher its President

Roy Udelhofen its Vice Pres

STATE OF MINNESOTA)
COUNTY OF Ramsey

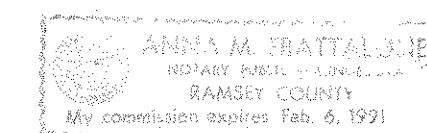
The foregoing instrument was acknowledged before me this 3rd day of December, 1985, by Frank M. Frattalone and Cheryl L. Frattalone, husband and wife.



Anna M. Frattalone
Notary Public, Ramsey County, Minnesota
My Commission Expires 2-6-91

STATE OF MINNESOTA)
COUNTY OF Ramsey

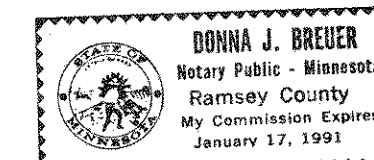
The foregoing instrument was acknowledged before me this 3rd day of December, 1985, By Linda Lou Johnson and Sandra Jean Nielsen, successor personal representatives of the Estate of M. Alice Londin, deceased.



Anna M. Frattalone
Notary Public, Ramsey County, Minnesota
My Commission Expires 2-6-91

STATE OF MINNESOTA)
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 3rd day of December, 1985, by Donovan J. Fisher, President and Roy Udelhofen, Sr. Vice President, of The Roseville Bank, a Minnesota Corporation, on behalf of the corporation.



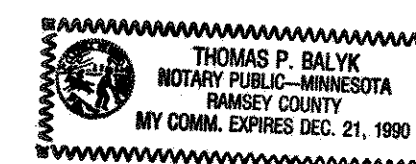
Donna J. Brewer
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-17-91

I, J. Gary Ryan, hereby certify that I have surveyed and platted the property described in the dedication of this plat as THUNDER BAY 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.

J. Gary Ryan
Gary Ryan, Land Surveyor
Minnesota Registration No. 11529

STATE OF MINNESOTA)
COUNTY OF Ramsey

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 29th day of NOVEMBER, 1985.



Thomas P. Balys
Notary Public, Ramsey County, Minnesota
My Commission Expires DECEMBER 21, 1990

Approved and accepted by the City Council of the City of Little Canada, Minnesota, this 4th day of December, 1985.

Michael D. Fahy
Mayor

Joyce A. Adkins
Clerk

Taxes for the year 1985 on land described herein paid, no delinquent taxes and transfer entered, this 30th day of December, 1985.

Law McKenna Director
Department of Property Taxation

By A. J. Sajt Deputy

Pursuant to Chapter 7, Minnesota Laws 1976, this plat has been reviewed and approved this 24th day of December, 1985, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool
Acting Ramsey County Surveyor.

County Recorder, County of Ramsey, State of Minnesota

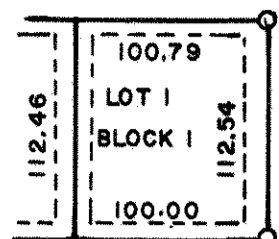
I hereby certify that this plat of THUNDER BAY ESTATES was filed in this office this 26th day of DECEMBER, 1985, at 11:45 o'clock A.M. and was filed in Book 99 of Plats, Pages 10 & 11, as Document No. 2294410.

John C. McLaughlin County Recorder

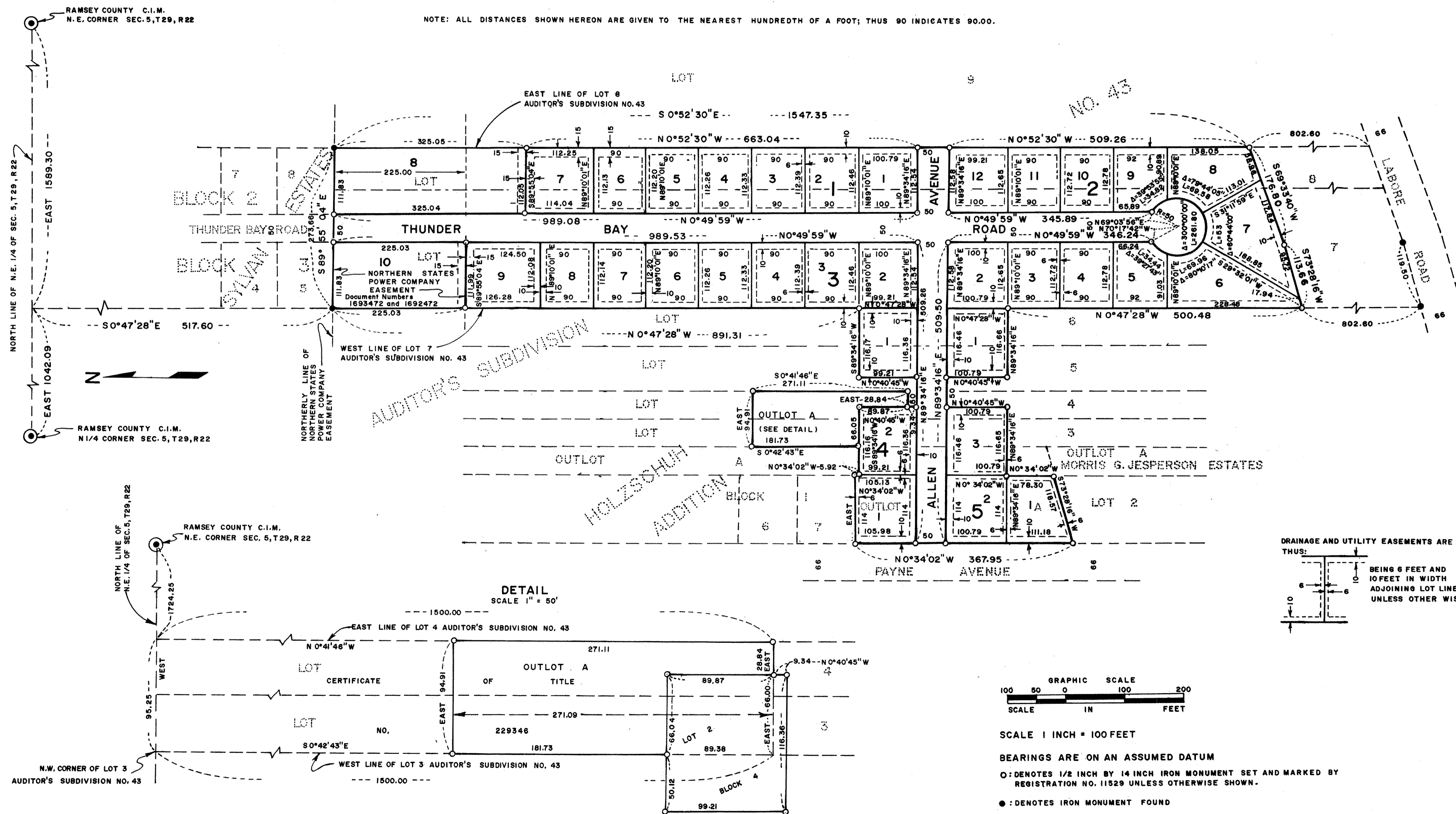
By _____ Deputy

THUNDER BAY ESTATES

DIMENSIONS SHOWN WITHIN LOTS ARE FOR LOT LINE DIMENSIONS AND NOT EASEMENT DIMENSIONS



NOTE: ALL DISTANCES SHOWN HEREON ARE GIVEN TO THE NEAREST HUNDREDTH OF A FOOT; THUS 90 INDICATES 90.00.



AUDITOR'S SUBDIVISION

HOLZSCHUH ADDITION

NO. 43

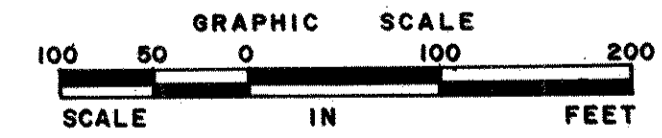
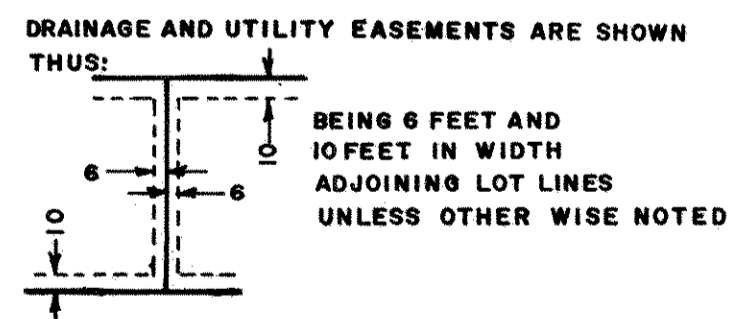
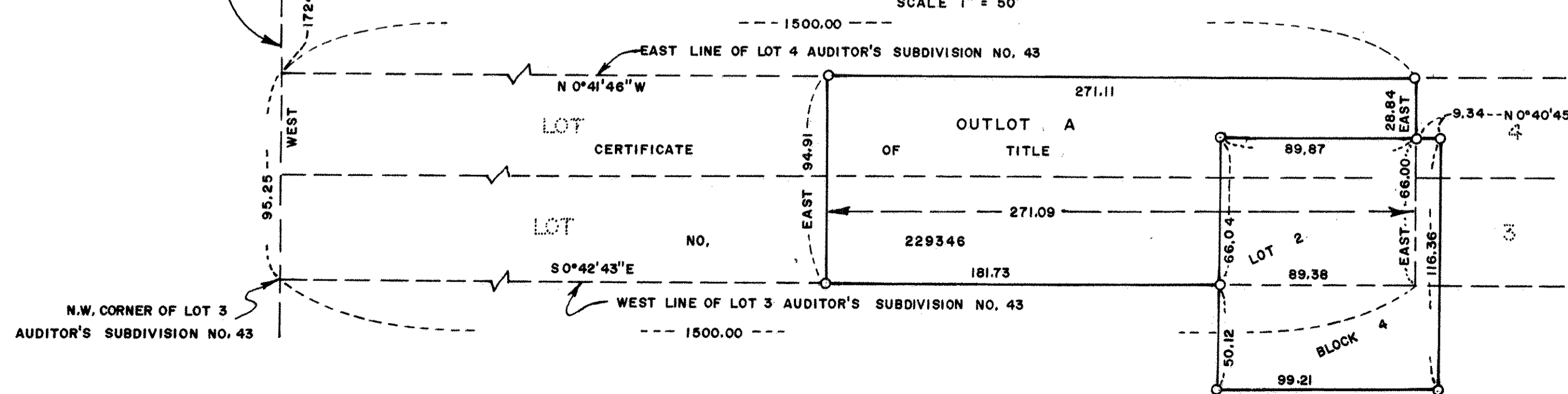
RAMSEY COUNTY C.I.M. N.E. CORNER SEC. 5, T29, R22

RAMSEY COUNTY C.I.M. N1/4 CORNER SEC. 5, T29, R22

RAMSEY COUNTY C.I.M. N.E. CORNER SEC. 5, T29, R22

N.W. CORNER OF LOT 3 AUDITOR'S SUBDIVISION NO. 43

DETAIL SCALE 1" = 50'



SCALE 1 INCH = 100 FEET

BEARINGS ARE ON AN ASSUMED DATUM
O: DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY REGISTRATION NO. 11529 UNLESS OTHERWISE SHOWN.
●: DENOTES IRON MONUMENT FOUND