

Know All Persons By These Presents that Norman R. Newman and Diane B. Newman, husband and wife, owners of the following described property situated in the City of Little Canada, Ramsey County, Minnesota:

# THUNDER BAY ESTATES 2nd ADDITION

All that part 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,

lying North of the South 271.09 feet thereof; and lying South of the North 740.00 feet thereof, as measured at right angles from the North line of said Section five (5).

And

that Morris G. Jespersen and Beverly A. Jespersen, husband and wife, owners, and Donald J. Valento and Janet R. Valento, husband and wife, owners, and Frank M. Frattalone and Cheryl L. Frattalone, husband and wife, owners, and the City of Little Canada, Minnesota, a Municipal Corporation, owner, of the following described property situated in the City of Little Canada, Ramsey County, Minnesota:

Outlot A, Morris G. Jespersen's Estates; that part of Lot 10, Block 1, Morris G. Jespersen's Estates which lies north of the easterly extension of the south line of Lot 8, Block 1, Morris G. Jespersen's Estates; the South 70.00 feet of the North 810.00 feet of Lots 5 and 6, Auditor's Subdivision No. 43; Outlot A, Thunder Bay Estates; the South 250.00 feet of Lots 3 and 4, Auditor's Subdivision No. 43, as measured along the West line of said Lot 3 and the East line of said Lot 4.

And

that Norman R. Newman and Diane B. Newman, husband and wife, owners, and Frank M. Frattalone and Cheryl L. Frattalone, husband and wife, owners, and Morris G. Jespersen and Beverly A. Jespersen, husband and wife, owners, and Donald J. Valento and Janet R. Valento, husband and wife, owners, and TCF Banking and Savings, F.A., a Federal Association, mortgagee, of the following described property situated in the City of Little Canada, Ramsey County, Minnesota:

The following described tracts of land:

That part of Outlot A, Holzschuh Addition which lies east of the east line of Block 1, Holzschuh Addition and its southerly extension; Lots 3 and 4, Auditor's Subdivision No. 43, except the north 1500.00 feet, and except the south 250.00 feet as measured along the west line of said Lot 3 and the east line of said Lot 4; Lots 5 and 6, Auditor's Subdivision No. 43, except the north 810.00 feet;

excepting from said tracts of land that part which lies within the following described lines:

Commencing at the intersection of the east line of Lot 6, Auditor's Subdivision No. 43 and the northerly line of the Northern States Power Company easement as 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 116.16 feet; thence South 00 degrees 40 minutes 45 seconds East a distance of 99.21 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; all lying within Thunder Bay Estates.

Have caused the same to be surveyed, platted and known as THUNDER BAY ESTATES 2ND ADDITION and do hereby dedicate to the public for public use forever the lane, walkway and the drainage and utility easements as shown on the plat.

In witness whereof said Frank M. Frattalone and Cheryl L. Frattalone, husband and wife, have hereunto set their hands this 24 day of December, 1987.

Signed:

Frank M. Frattalone  
Frank M. Frattalone

Cheryl L. Frattalone  
Cheryl L. Frattalone

In witness whereof said Donald J. Valento and Janet R. Valento, husband and wife, have hereunto set their hands this 24 day of December, 1987.

Signed:

Donald J. Valento  
Donald J. Valento

Janet R. Valento  
Janet R. Valento

In witness whereof said Morris G. Jespersen and Beverly A. Jespersen, husband and wife, have hereunto set their hands this 24 day of December, 1987.

Signed:

Morris G. Jespersen  
Morris G. Jespersen

Beverly A. Jespersen  
Beverly A. Jespersen

In witness whereof said Norman R. Newman and Diane B. Newman, husband and wife, have hereunto set their hands this 24 day of December, 1987.

Signed:

Norman R. Newman  
Norman R. Newman

Diane B. Newman  
Diane B. Newman

In witness whereof said City of Little Canada, Minnesota, a Municipal Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 24 day of December, 1987.

Signed: City of Little Canada, Minnesota  
Michael Fahey its Mayor

Joseph Chlebeck its City Clerk

In witness whereof said TCF Banking and Savings, F.A., a Federal Association, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 23 day of December, 1987.

Signed: TCF Banking and Savings, F.A.  
J. Clark its Vice-President

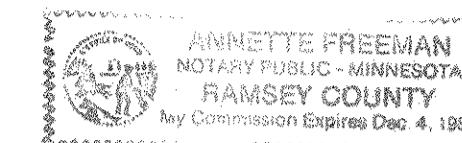
Barbara B. Shaw its Assistant Vice-President

STATE OF MINNESOTA)  
COUNTY OF Ramsey)  
The foregoing instrument was acknowledged before me this 24 day of December, 1987, by Frank M. Frattalone and by Cheryl L. Frattalone, husband and wife.



Annette Freeman  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 12-4-88

STATE OF MINNESOTA)  
COUNTY OF Ramsey)  
The foregoing instrument was acknowledged before me this 24 day of December, 1987, by Donald J. Valento and by Janet R. Valento, husband and wife.



Annette Freeman  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 12-4-88

STATE OF MINNESOTA)  
COUNTY OF Ramsey)  
The foregoing instrument was acknowledged before me this 24 day of December, 1987, by Morris G. Jespersen and by Beverly A. Jespersen, husband and wife.



Annette Freeman  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 12-4-88

STATE OF MINNESOTA)  
COUNTY OF Ramsey)  
The foregoing instrument was acknowledged before me this 24 day of December, 1987, by Norman R. Newman and by Diane B. Newman, husband and wife.



Annette Freeman  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 12-4-88

STATE OF MINNESOTA)  
COUNTY OF Ramsey)  
The foregoing instrument was acknowledged before me this 24 day of December, 1987, by Michael Fahey, Mayor and by Joseph Chlebeck City Clerk of the City of Little Canada, Minnesota, a Municipal Corporation, on behalf of the corporation.



Annette Freeman  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 12-4-88

STATE OF MINNESOTA)  
COUNTY OF Ramsey)  
The foregoing instrument was acknowledged before me this 23 day of December, 1987, by J. Clark, Vice-President and by Barbara B. Shaw Assistant Vice-President of TCF Banking and Savings, F.A., a Federal Association, on behalf of the association.



Brenda Hansen  
Notary Public, Hennepin County, Minnesota  
My Commission Expires May 27, 1992

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 2ND ADDITION; 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  
J. 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 24th day of DECEMBER, 1987.



Annette Freeman  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 12-4-88

Approved and accepted by the City Council of the City of Little Canada, Minnesota, this 24th day of December, 1987.

Michael Fahey Mayor  
Joseph Chlebeck Clerk

Taxes for the year 1988 on land described herein paid, no delinquent taxes and transfer entered, this \_\_\_\_\_ day of \_\_\_\_\_, 1988.  
Lou McLaughlin Director By \_\_\_\_\_ Deputy  
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws, 1976, this plat has been reviewed and approved, this 28th day of December, 1987, 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 2ND ADDITION was filed in this office this 9th day of February, 1988, at 2:54 o'clock P.M. and was filed in Book 102 of Plats, Pages 38 and 39, as Document No. 7242676.

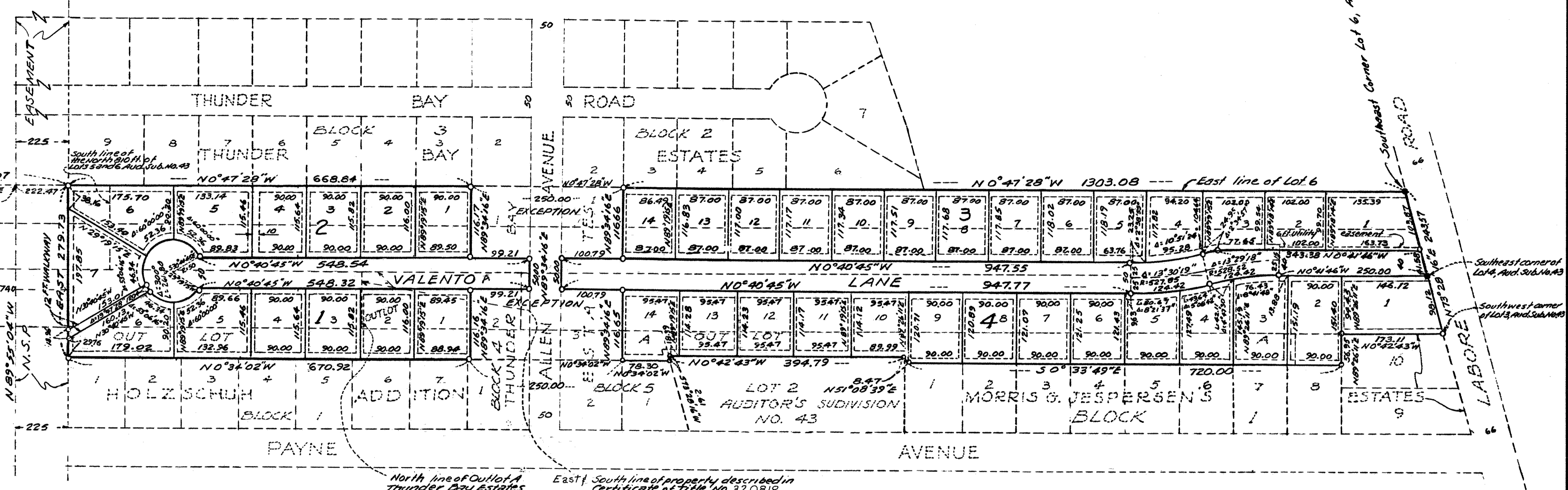
By \_\_\_\_\_ Deputy  
John C. McLaughlin, County Recorder

# THUNDER BAY ESTATES 2nd ADDITION

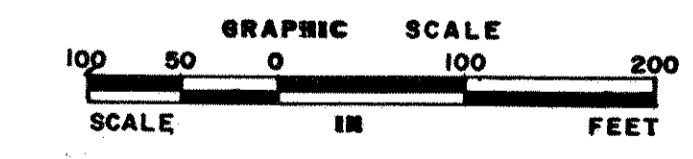
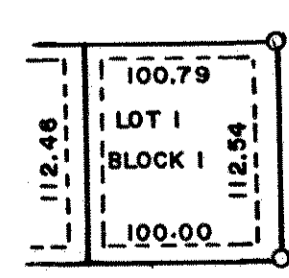
Ramsey County C.T.M.  
Northeast corner of  
Sec. 5, T. 29, R. 22

NORTH LINE OF THE NE 1/4 OF SEC. 5, T. 29, R. 22  
EAST 1589.30  
Northeast corner of Lot 6, Aud. Sub. No. 43  
1724.25  
EAST 811.80  
Northwest corner of Lot 9, Aud. Sub. No. 43

Southwest corner of Lot 6, Auditor's Subdivision No. 43



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

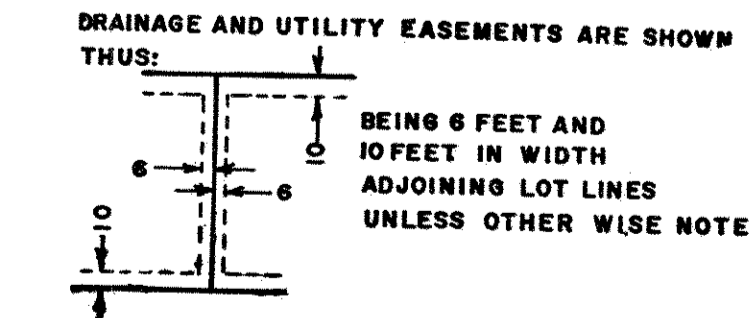


SCALE 1 INCH = 100 FEET

BEARINGS ARE ON AN ASSUMED DATUM

○ : DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY REGISTRATION NO. 11529 UNLESS OTHERWISE SHOWN.

● : DENOTES IRON MONUMENT FOUND



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