

# VENTURE 3RD ADDITION

Know All Persons By These Presents that Larson Enterprises, a Minnesota general partnership, fee owner and Mutual Service Life Insurance Company, a Minnesota corporation, mortgagee of the following described property, situated in the City of Roseville, County of Ramsey, State of Minnesota:

That part of Lot 1, Block 2, VENTURE ADDITION, according to the recorded plat thereof, described as follows:

Commencing at the Southwest corner of said Lot; thence on an assumed bearing of North 0 degrees 00 minutes 04 seconds East, along the West line of said Lot, 406.09 feet to the actual point of beginning; thence South 89 degrees 59 minutes 56 seconds East, 230.00 feet; thence North 00 degrees 00 minutes 04 seconds East, 128.00 feet; thence North 32 degrees 24 minutes 04 seconds East to the Northeastly line of said Lot; thence North 57 degrees 35 minutes 56 seconds West, along the Northeastly line of said Lot, 83.55 feet; thence continue along said Northeastly line on a tangential curve to the right for a distance of 174.76 feet, radius of said curve is 321.97 feet; thence South 87 degrees 23 minutes 56 seconds West, to the West line of said Lot; thence Southerly, along said West line, to the actual point of beginning.

And that Thomas R. Lohmann and Susan M. Lohmann, husband and wife, fee owners and Metropolitan Life Insurance Company, a New York corporation, mortgagee of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

That part of Lot 1, Block 2, VENTURE ADDITION, according to the recorded plat thereof, described as follows:

Commencing at the Southwest corner of said Lot; thence on an assumed bearing of North 0 degrees 00 minutes 04 seconds East, along the West line of said Lot, 406.09 feet to the actual point of beginning; thence South 89 degrees 59 minutes 56 seconds East, 233 feet; thence South 00 degrees 00 minutes 04 seconds West, 80 feet; thence on a tangential curve to the left, having a radius of 99.50 feet, a delta angle of 54 degrees 42 minutes 45 seconds, 95.01 feet; thence South 47 degrees 03 minutes 20 seconds West, 304.04 feet; thence North 42 degrees 56 minutes 40 seconds West, 77.00 feet to the West line of said Lot; thence Northerly, along said West line to the actual point of beginning.

And that Fine Associates, a Minnesota general partnership, fee owner and Midwest Savings Association, F.A., a federal association, mortgagee of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

That part of Lot 1, Block 2, VENTURE ADDITION, according to the plat thereof, described as follows:

Commencing at the Southwest corner of Section 3, Township 29, Range 23; thence run Northerly on an azimuth of 358 degrees 41 minutes 56 seconds (azimuth oriented to Minnesota State Plane Coordinate System,) along the West line of said Section 3 for 120.5 feet; thence on an azimuth of 92 degrees 48 minutes 26 seconds, 250 feet; thence on an azimuth of 02 degrees 05 minutes 56 seconds, 77 feet to the point of beginning; thence on an azimuth of 92 degrees 05 minutes 56 seconds, 341.32 feet to a point on the Northeastly line of said Lot 1; thence on an azimuth of 317 degrees 05 minutes 51 seconds, along the Northeastly line of said Lot 1, 46.66 feet; thence on an azimuth of 02 degrees 05 minutes 57 seconds, along said Northeastly line, 121.81 feet; thence run Northwesterly, along said Northeastly lot line, on a tangential curve, having a radius of 441.97 feet, and a delta angle of 61 degrees 00 minutes 00 seconds, 470.54 feet; thence on an azimuth of 301 degrees 05 minutes 56 seconds, along said Northeastly line, 101.21 feet; thence run Northwesterly, along said Northeastly lot line, on a tangential curve having a radius of 321.97 feet and a delta angle of 31 degrees 05 minutes 55 seconds, 174.76 feet; thence on an azimuth of 268 degrees 41 minutes 56 seconds, 65.44 feet; thence on an azimuth of 178 degrees 41 minutes 56 seconds, 646.98 feet; thence on an azimuth of 135 degrees 45 minutes 12 seconds, 87.84 feet; thence on an azimuth of 92 degrees 48 minutes 26 seconds, 94.32 feet to the point of beginning, except the following two described tracts of land:

That part of Lot 1, Block 2, VENTURE ADDITION, according to the recorded plat thereof, described as follows:

Commencing at the Southwest corner of said Lot; thence on an assumed bearing of North 0 degrees 00 minutes 04 seconds East, along the West line of said Lot, 406.09 feet to the actual point of beginning; thence South 89 degrees 59 minutes 56 seconds East, 230.00 feet; thence North 00 degrees 00 minutes 04 seconds East, 128.00 feet; thence North 32 degrees 24 minutes 04 seconds East to the Northeastly line of said Lot; thence North 57 degrees 35 minutes 56 seconds West, along the Northeastly line of said Lot, 83.55 feet; thence continue along said Northeastly line on a tangential curve to the right for a distance of 174.76 feet, radius of said curve is 321.97 feet; thence South 87 degrees 23 minutes 56 seconds West, to the West line of said Lot; thence Southerly, along said West line, to the actual point of beginning. ALSO EXCEPT

That part of Lot 1, Block 2, VENTURE ADDITION, according to the recorded plat thereof, described as follows:

Commencing at the Southwest corner of said Lot; thence on an assumed bearing of North 00 degrees 00 minutes 04 seconds East, along the West line of said Lot, 406.09 feet to the actual point of beginning; thence South 89 degrees 59 minutes 56 seconds East, 233 feet; thence South 00 degrees 00 minutes 04 seconds West, 80 feet; thence on a tangential curve to the left, having a radius of 99.50 feet, a delta angle of 54 degrees 42 minutes 45 seconds, 95.01 feet; thence South 47 degrees 03 minutes 20 seconds West, 304.04 feet; thence North 42 degrees 56 minutes 40 seconds West, 77.00 feet to the West line of said Lot; thence Northerly, along said West line to the actual point of beginning.

And that FAI Liquidating Limited Partnership, a Minnesota limited partnership, fee owner and Midwest Savings Association, F.A., a federal association, mortgagee of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

Lot 2, Block 2, VENTURE ADDITION, according to the recorded plat thereof.

Have caused the same to be surveyed, platted and known as VENTURE 3RD ADDITION,

In witness whereof, said Larson Enterprises, a Minnesota general partnership, has caused these presents to be signed by its proper general partner this 20th day of December, 1989.

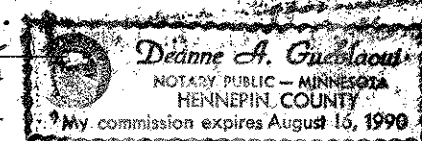
Signed: Larson Enterprises

Kenneth Larson  
A General Partner

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 20th day of December, 1989, by Kenneth Larson, a general partner of Larson Enterprises, a Minnesota general partnership, on behalf of the partnership.

Deanne A. Guddalacci  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 8-16-90



In witness whereof, said Mutual Service Life Insurance Company, a Minnesota corporation, has caused these presents to be signed by its proper officer this 27th day of December, 1989.

Signed: Mutual Service Life Insurance Company

Jeff S. Hagen Its Portfolio Manager

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 27th day of December 19 89, by Jeff S. Hagen, Portfolio Manager of Mutual Service Life Insurance Company, a Minnesota corporation, on behalf of the corporation.

Stuart Schneider  
Notary Public, Scott County, Minnesota  
My Commission Expires January 11, 1993



In witness whereof, said Thomas R. Lohmann and Susan M. Lohmann, husband and wife, have hereunto set their hands this 20th day of December, 1989.

Signed:

Thomas R. Lohmann  
Thomas R. Lohmann  
Susan M. Lohmann  
Susan M. Lohmann

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 20th day of December 19 89, by Thomas R. Lohmann and by Susan M. Lohmann, husband and wife.

Kathryn L. Doughty  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 8-8-91



In witness whereof, said Metropolitan Life Insurance Company, a New York corporation, has caused these presents to be signed by its proper officer this 21 day of December, 19 89.

Signed: Metropolitan Life Insurance Company

Robert J. Terry Its Manager - Special Projects

STATE OF MINNESOTA  
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 21st day of December 19 89, by Robert J. Terry, Manager - Special Projects of Metropolitan Life Insurance Company, a New York corporation, on behalf of the corporation.

Dorothy A. Flowers  
Notary Public, Cook County, Minnesota IL  
My Commission Expires 12-14-92



In witness whereof, said Fine Associates, a Minnesota general partnership, has caused these presents to be signed by its proper general partner this 14th day of DECEMBER, 1989.

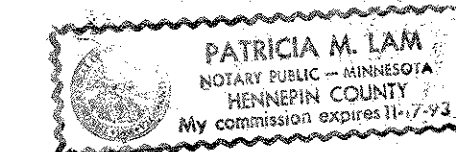
Signed: Fine Associates

Robert T. Knepper  
A General Partner

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 14 day of December 19 89, by Robert T. Knepper, a general partner of Fine Associates, a Minnesota general partnership, on behalf of the partnership.

Patricia M. Lam  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 11-19-93



In witness whereof, said Midwest Savings Association, F.A., a federal association, has caused these presents to be signed by its proper officers this 18th day of December, 1989.

Signed: Midwest Savings Association, F.A.

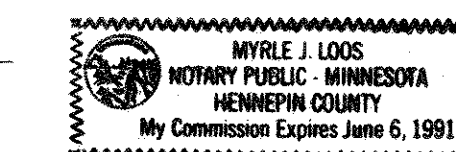
Christopher A. Hansen Its Vice President  
Linda D. Schroeder Its Assistant Vice President

STATE OF MINNESOTA  
COUNTY OF Hennepin

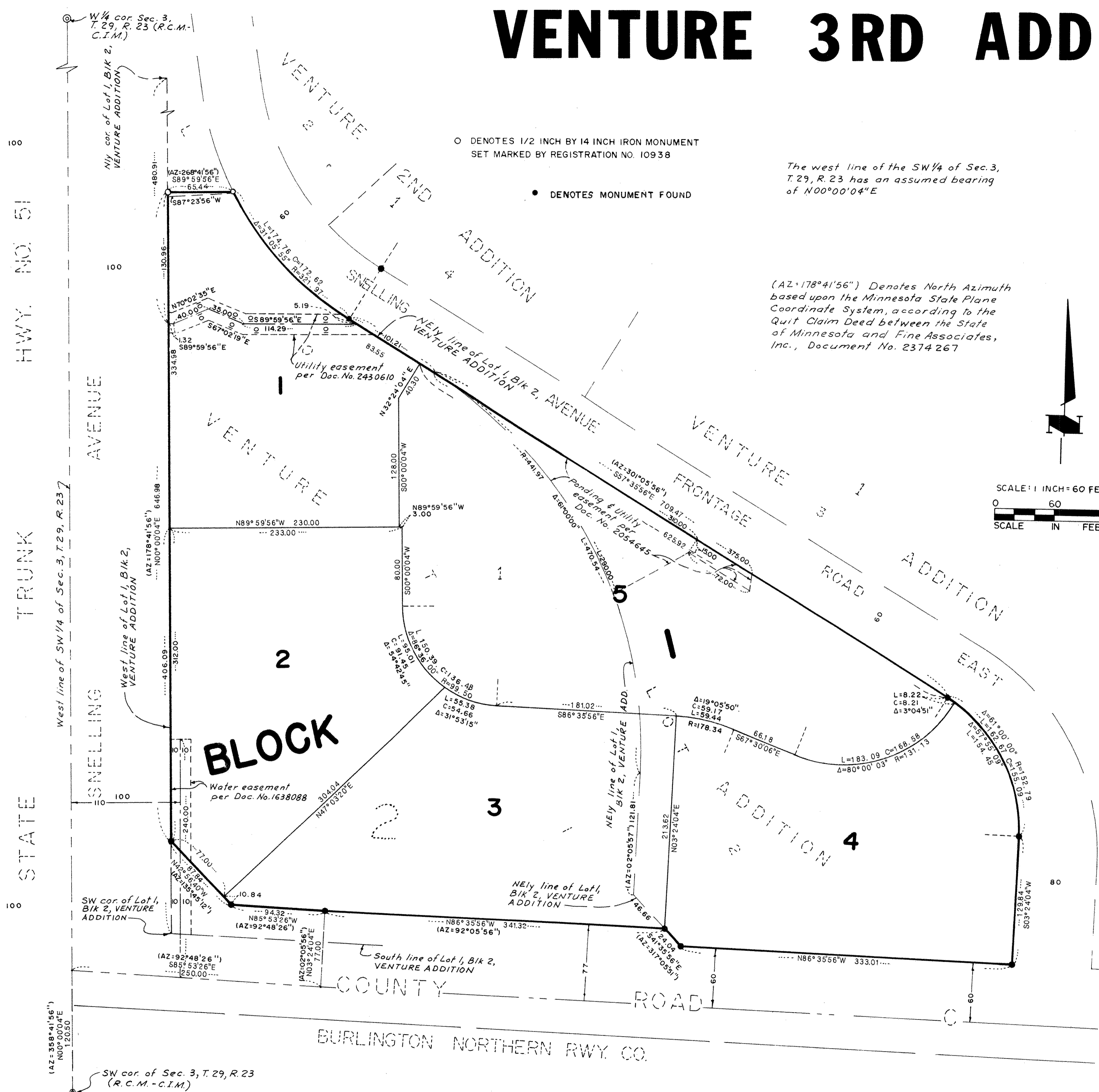
The foregoing instrument was acknowledged before me this 18th day of December 19 89, by Christopher A. Hansen, Vice President

and by Linda D. Schroeder, Assistant Vice President of Midwest Savings Association, F.A., a federal association, on behalf of the association.

Myrtle J. Loos  
Notary Public, Hennepin County, Minnesota  
My Commission Expires June 6, 1991



# VENTURE 3RD ADDITION



○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT  
SET MARKED BY REGISTRATION NO. 10938

● DENOTES MONUMENT FOUND

The west line of the SW 1/4 of Sec. 3,  
T. 29, R. 23 has an assumed bearing  
of N00°00'04"E

(AZ=178°41'56") Denotes North Azimuth  
based upon the Minnesota State Plane  
Coordinate System, according to the  
Quit Claim Deed between the State  
of Minnesota and Fine Associates,  
Inc., Document No. 2374267

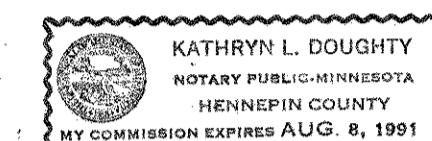
In witness whereof, said FAI Liquidating Limited Partnership, a Minnesota  
limited partnership, has caused these presents to be signed by its proper  
general partner this 27<sup>th</sup> day of December, 1989.

Signed: FAI Liquidating Limited Partnership  
Sylvester Price  
General Partner

STATE OF MINNESOTA  
COUNTY OF Hennepin

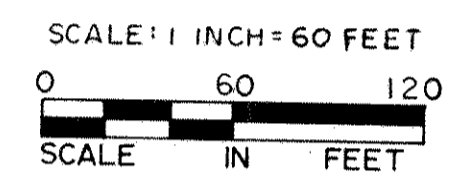
The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of December  
1989, by Sylvester Price, a general partner of  
FAI Liquidating Limited Partnership, a Minnesota limited partnership, on behalf  
of the partnership.

Kathryn L. Doughty  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 8-8-91



I, Paul A. Johnson, hereby certify that I have surveyed and platted the  
property described in the dedication of this plat as VENTURE 3RD 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 wetlands, easements or public highways other than  
as shown thereon.

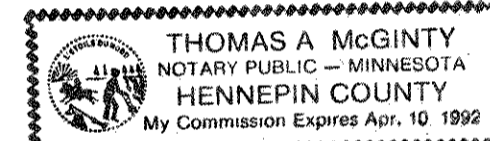
Paul A. Johnson  
Paul A. Johnson, Land Surveyor  
Minnesota Reg. No. 10938



STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The Surveyor's Certificate was subscribed and sworn to before me, a Notary  
Public, this 14<sup>th</sup> day of December, 1989.

Thomas A. McGinty  
Notary Public, Hennepin County, Minnesota  
My Commission Expires April 10, 1992



Approved and accepted by the City Council of the City of Roseville, Minnesota,  
this 14<sup>th</sup> day of December, 1989.

Edward J. [Signature], Mayor  
Henry [Signature], Clerk

Taxes for the year 1989 on land described herein paid, no delinquent taxes  
and transfer entered, this 28<sup>th</sup> day of December, 1989.

Lou McKenna, Director  
Department of Property Taxation  
By H. Bymark, Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and  
approved, this 28<sup>th</sup> day of December, 1989, and the conditions of  
Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool  
David D. Claypool  
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of VENTURE 3RD ADDITION was filed in this  
office this 29 day of DECEMBER, 1989, at 10:22 o'clock A.M. and  
was filed in Book 105 of Plats, Pages 32 and 33, as Document  
Number 2524648.

Lou McKenna, County Recorder  
By \_\_\_\_\_, Deputy