

# PHALEN LAKE ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Good Value Homes, Inc., a Minnesota Corporation, owner and Builders Development & Finance, Inc., a Minnesota Corporation, mortgagee of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota:

That portion of the North 30 acres of the Northeast Quarter of the Southeast Quarter of Section 16, Township 29 North, Range 22 West, 4th Principal Meridian, Ramsey County, Minnesota; lying between two lines parallel with and distant respectively 60.00 feet and 190.00 feet northerly, measured at right angles from the north line of Blocks 1 and 2, W.H. Fisher's Addition to Gladstone Minn., and lying East of the West 180 feet of said North 30 acres of the Northeast Quarter of the Southeast Quarter; excepting therefrom the Easterly 33 feet thereof.

Have caused the same to be surveyed and platted as PHALEN LAKE ADDITION and do hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said Good Value Homes, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 28 day of JUNE, 1994.

Signed: Good Value Homes, Inc.

Betty R. Hardle  
Betty R. Hardle, Chief Executive Officer

John R. Peterson  
John R. Peterson, President

In witness whereof said Builders Development & Finance, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

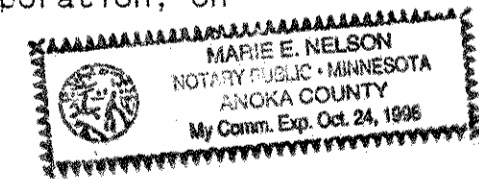
Signed: Builders Development & Finance, Inc.

Tim N. Golie  
Tim N. Golie, Assistant Vice President

State of Minnesota  
County of ANOKA

The foregoing instrument was acknowledged before me this 28 day of JUNE, 1994 by Betty R. Hardle, Chief Executive Officer and by John R. Peterson, Vice President of Good Value Homes, Inc., a Minnesota Corporation, on behalf of the corporation.

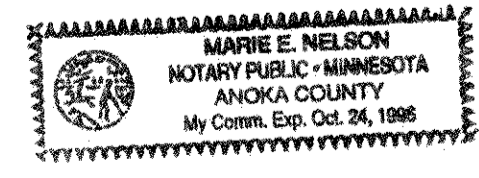
Marie E. Nelson  
Notary Public, ANOKA County, Minnesota  
My Commission Expires Oct. 24, 1996



State of Minnesota  
County of ANOKA

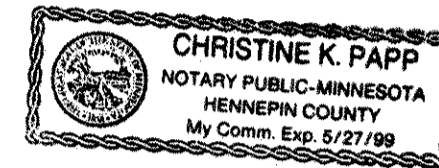
The foregoing instrument was acknowledged before me this 13 day of JULY, 1994 by Tim N. Golie, Assistant Vice President of Builders Development & Finance, Inc., a Minnesota Corporation, on behalf of the corporation.

Marie E. Nelson  
Notary Public, ANOKA County, Minnesota  
My Commission Expires Oct. 24, 1996



I hereby certify that I have surveyed and platted the property described on this plat as PHALEN LAKE ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat; and there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

Marvin G. Lovlein  
Marvin G. Lovlein, Land Surveyor  
Minnesota License Number 17259



State of Minnesota  
County of Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 24th day of JUNE, 1994 by Marvin G. Lovlein, a licensed Land Surveyor.

Christine K. Papp  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 5-27-99

City of Maplewood

We do hereby certify that on the 10th day of October, 1994, the City Council of the City of Maplewood, Minnesota, approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.

Michael A. Nelson, Mayor Michael A. Nelson, City Manager

Taxes payable in the year 1994 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 13 day of October, 1994.

Lou McKenna, Director  
Department of Property Taxation  
By J. Valente, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 13th day of OCTOBER, 1994 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool  
David D. Claypool, R.L.S.  
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

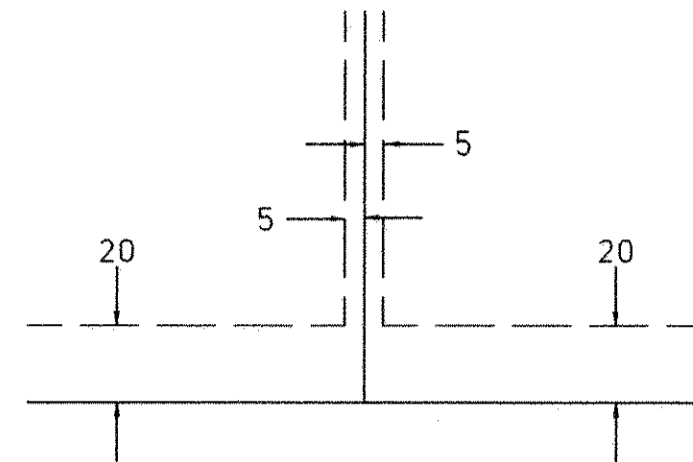
I hereby certify that this plat of PHALEN LAKE ADDITION was filed in the office of the County Recorder for public record on this 14th day of OCTOBER, 1994, at 11:09 o'clock A.M. and was duly filed in Book 110 of Plats, Pages 9 and 10, as Document Number 2835013.

Lou McKenna, County Recorder

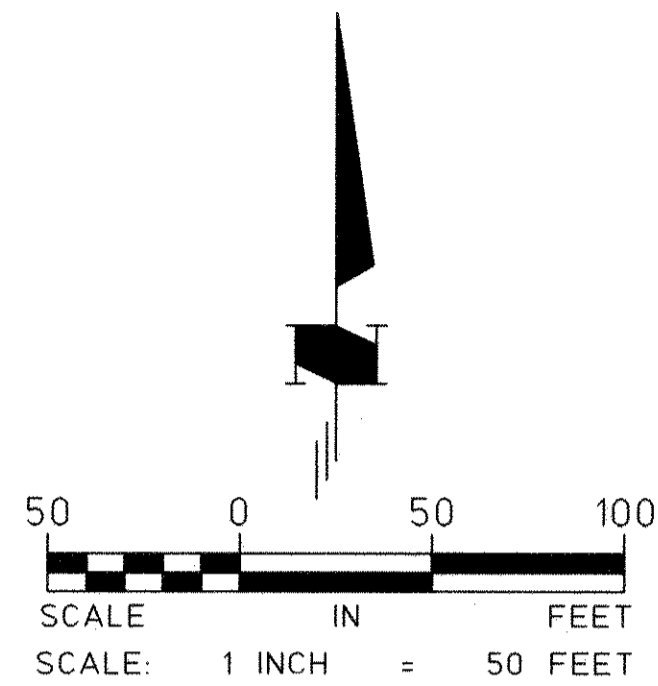
By \_\_\_\_\_, Deputy

# PHALEN LAKE ADDITION

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 20 feet in width, unless otherwise shown, and adjoining street lines, as shown on this plat.



**BEARING NOTE:**  
FOR PURPOSES OF THIS PLAT, THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 29, RANGE 22, IS ASSUMED TO BEAR S 00°09'54"W.

NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET, AND WHICH SHALL BE IN PLACE ON OR BEFORE THE 1ST DAY OF APRIL, 1995.

RAMSEY COUNTY CAST IRON MONUMENT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 29, RANGE 22, RAMSEY COUNTY, MINNESOTA. RAMSEY COUNTY COORDINATES Y(NORTHING) = 176073.703 X(EASTING) = 587342.486

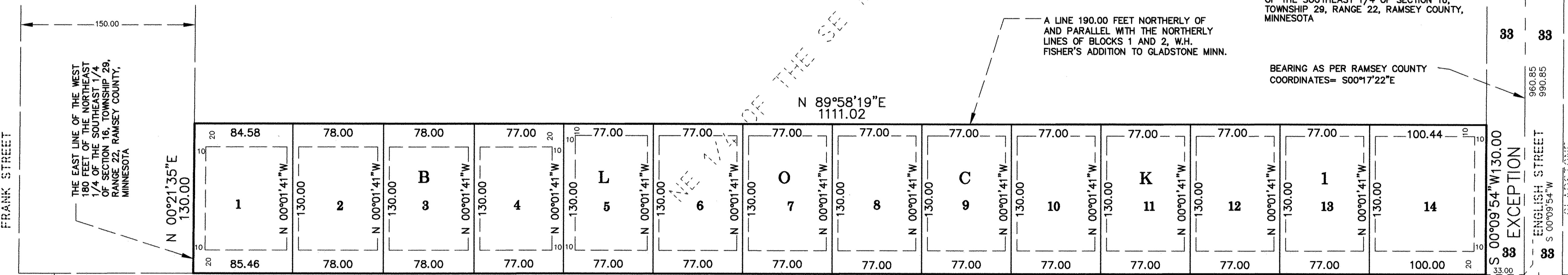
NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 29, RANGE 22, RAMSEY COUNTY, MINNESOTA

EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 29, RANGE 22, RAMSEY COUNTY, MINNESOTA

BEARING AS PER RAMSEY COUNTY COORDINATES = S00°17'22"E

A LINE 190.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINES OF BLOCKS 1 AND 2, W.H. FISHER'S ADDITION TO GLADSTONE MINN.

N 89°58'19"E  
1111.02



SOUTH LINE OF THE NORTH 30.00 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 29, RANGE 22, RAMSEY COUNTY, MINNESOTA

A LINE 60.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINES OF BLOCKS 1 AND 2, W.H. FISHER'S ADDITION TO GLADSTONE MINN.

W.H. FISHER'S ADDITION TO GLADSTONE MINN.

RAMSEY COUNTY CAST IRON MONUMENT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 29, RANGE 22, RAMSEY COUNTY, MINNESOTA. RAMSEY COUNTY COORDINATES Y(NORTHING) = 173434.791 X(EASTING) = 587355.823