

MAPLEWOOD RETAIL ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Ryan Construction Company of Minnesota, Inc., a Minnesota corporation, fee owner of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota:

That part of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter and the Southeast Quarter of the Southeast Quarter of the Northwest Quarter all in Section 11, Township 29, Range 22, Ramsey County, Minnesota, described as follows:

Beginning at the southeast corner of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter; thence North 00 degrees 24 minutes 32 seconds West, assumed bearing, along the east line of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter a distance of 656.56 feet to the northeast corner of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter; thence South 89 degrees 25 minutes 32 seconds West, along the north line of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter, a distance of 655.14 feet to the northwest corner of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter; thence South 00 degrees 29 minutes 52 seconds East, along the west line of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter, a distance of 12.50 feet; thence South 89 degrees 25 minutes 32 seconds West, parallel with the north line of said Southwest Quarter of the Southeast Quarter of the Northwest Quarter, a distance of 576.20 feet to the center line of White Bear Avenue; thence South 02 degrees 07 minutes 01 second West, along said center line, a distance of 129.77 feet; thence southerly along a tangential curve concave to the west having a central angle of 02 degrees 24 minutes 53 seconds and a radius of 2864.79 feet for an arc distance of 120.74 feet to the north line of the South One-fifth of the North One-half of said Southwest Quarter of the Southeast Quarter of the Northwest Quarter; thence North 89 degrees 25 minutes 40 seconds East, along said north line, a distance of 33.13 feet to the east line of White Bear Avenue; thence southerly along said east line along a non-tangential curve concave to the west having a central angle of 01 degree 18 minutes 17 seconds and a radius of 2897.79 feet for an arc distance of 65.98 feet to the south line of said South One-fifth of the North One-half of said Southwest Quarter of the Southeast Quarter of the Northwest Quarter, the chord of said curve bears South 05 degrees 07 minutes 32 seconds West; thence South 89 degrees 25 minutes 40 seconds West, along said south line, a distance of 33.21 feet to the center line of White Bear Avenue; thence southerly along said center line, along a non-tangential curve concave to the west having a central angle of 02 degrees 39 minutes 02 seconds and a radius of 2864.79 feet for an arc distance of 132.53 feet to the north line of the South One-eighth of the North Eight-tenths of said Southwest Quarter of the Southeast Quarter of the Northwest Quarter, the chord of said curve bears South 07 degrees 10 minutes 36 seconds West; thence South 89 degrees 25 minutes 41 seconds West, along said north line, a distance of 40.03 feet to the west line of said Southwest Quarter of the Southeast Quarter of the Northwest Quarter; thence South 00 degrees 35 minutes 12 seconds East, along said west line, a distance of 65.65 feet to the south line of said South One-eighth of the North Eight-tenths of said Southwest Quarter of the Southeast Quarter of the Northwest Quarter; thence North 89 degrees 25 minutes 42 seconds East, along said south line, a distance of 79.56 feet to the east line of the Highway Easement as described for Parcel 81 in Document Number 1538089; thence southerly, along said east line, along a non-tangential curve concave to the west having a central angle of 01 degree 58 minutes 24 seconds and a radius of 2914.79 feet for an arc distance of 100.39 feet to the north line of the South One-quarter of the South One-fifth of said Southwest Quarter of the Southeast Quarter of the Northwest Quarter, the chord of said curve bears South 10 degrees 38 minutes 26 seconds West; thence South 89 degrees 25 minutes 44 seconds West, along said north line, a distance of 60.02 feet to said west line of said Southwest Quarter of the Southeast Quarter of the Northwest Quarter; thence South 00 degrees 35 minutes 12 seconds East, along said west line, a distance of 32.82 feet to the south line of said Southwest Quarter of the Southeast Quarter of the Northwest Quarter; thence North 89 degrees 25 minutes 44 seconds East, along said south line of said Southwest Quarter of the Southeast Quarter of the Northwest Quarter and the south line of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter, a distance of 1308.25 feet to the point of beginning;

And

The north 30.00 feet of Lots 1 through 15, inclusive, Block 1, DEARBORN PARK, together with that part of vacated Gervais Avenue, formerly Eighth Avenue, adjacent to and north of said Lots 1 through 15, inclusive, according to the recorded plat thereof, and situate in Ramsey County, Minnesota;

And

Lots 1 through 14, inclusive, CASTLE ACRES, according to the recorded plat thereof, Ramsey County, Minnesota, together with that part of the south half of Gervais Avenue, formerly Eighth Avenue, as dedicated in the plat of DEARBORN PARK, lying easterly of a line and its extension run parallel with and distant 25 feet easterly of the following described line:

From a point on the west line of Section 11, Township 29 North, Range 22 West, distant 718.7 feet south of the West quarter corner thereof, run easterly at an angle of 90 degrees 30 minutes with said west section line (measured from north to east) for 1496 feet; thence deflect to the left at an angle of 90 degrees 00 minute for 78 feet to the point of beginning of line to be described; thence deflect to the left at an angle of 90 degrees 00 minute for 148.5 feet; thence deflect to the right on a curve having a radius of 100 feet (delta angle 103 degrees 47 minutes) for 181.1 feet; thence on tangent to said curve for 600 feet and there terminating.

and which also lies westerly of the northerly extension across said Avenue of the west line of Block 1, DEARBORN PARK, as vacated by Document No. 1085396.

And

All that part of the 2 following described tracts:

Tract 1. Lot 15 except the east 125 feet;

Tract 2. Lot 16 except the east 125 feet;

which lies northeasterly of the following described line:

Beginning at a point on the north line of said Lot 15, distant 290 feet west of the northeast corner of the said Lot; thence running southeasterly to a point on the east line of the second above described tract, distant 50 feet south of the northeast corner thereof and there terminating; all in CASTLE ACRES, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

And

The East 125 feet of Lots 15 and 16, CASTLE ACRES, subject to that portion, if any, acquired by the State of Minnesota for highway purposes, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as MAPLEWOOD RETAIL ADDITION and does hereby dedicate to the public for public use forever the thoroughfares and drainage and utility easements as shown on this plat.

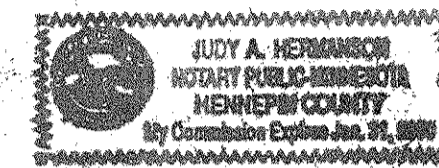
In witness whereof said Ryan Construction Company of Minnesota, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 3 day of February, 1995.

Signed: Ryan Construction Company of Minnesota, Inc.

W.J. McHale its VP

STATE OF Minnesota
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 3 day of February, 1995 by W.J. McHale, Vice-President of Ryan Construction Company of Minnesota, Inc., a Minnesota corporation, on behalf of the corporation.



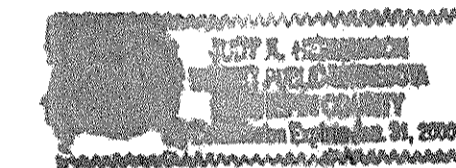
MAN
Notary Public, _____ County, Minnesota
My Commission Expires 1-31-2000

I hereby certify that I have surveyed and platted the property described on this plat as MAPLEWOOD RETAIL 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 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 as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

Martin J. Weber
Martin J. Weber, Land Surveyor
Minnesota License No. 12043.

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 3rd day of February, 1995 by Martin J. Weber, a Licensed Land Surveyor.



MAN
Notary Public, _____ County, Minnesota
My Commission Expires _____

City of Maplewood

We do hereby certify that on the 9 day of January, 1995, 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.

Jan Gustafson Mayor
Michael McLean Manager

Taxes payable in the year 1995 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 10th day of Feb, 1995.

Lou McKenna Director
Department of Property Taxation

By J. Bynark, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 10th day of February, 1995 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of MAPLEWOOD RETAIL ADDITION was filed in the office of the County Recorder for public record on this 9th day of March, 1995 at 11:00 o'clock A.M., and was duly filed in Book 110 of Plats, Pages 42, 43 and 44, as Document Number 2858540.

Lou McKenna, County Recorder

By _____, Deputy

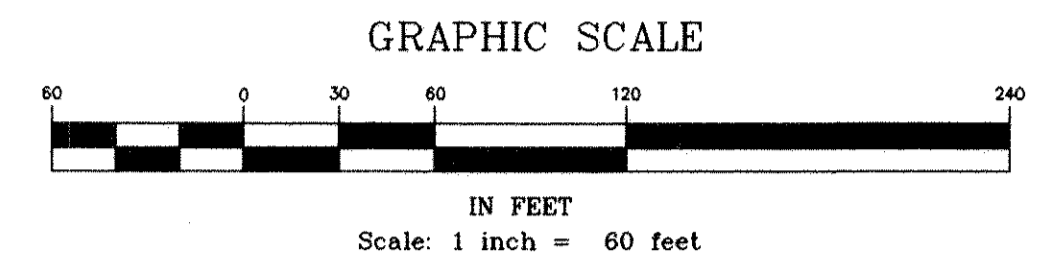
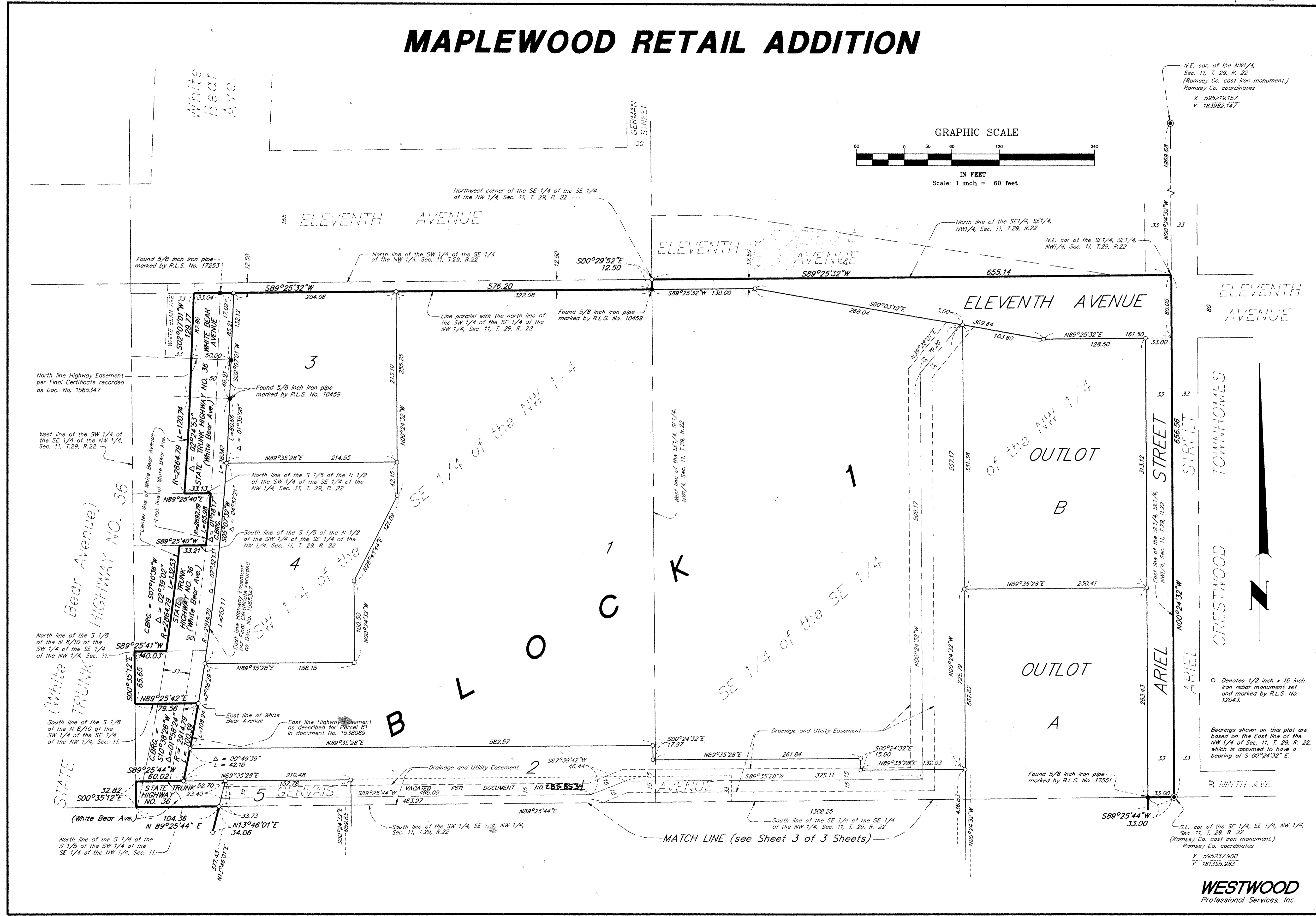
Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of MAPLEWOOD RETAIL ADDITION was filed in the office of the Registrar of Titles for public record on this 9th day of March, 1995 at 3:00 o'clock A.M. and was duly filed in Book 40 of Plats, Pages 28, 29 and 30, as Document Number 1085403.

Lou McKenna, Registrar of Titles

By _____, Deputy

MAPLEWOOD RETAIL ADDITION



N.E. cor. of the NW 1/4, Sec. 11, T. 29, R. 22 (Ramsey Co. cast iron monument.)
Ramsey Co. coordinates
X 595219.157
Y 183982.147

CRESTWOOD TOWNHOMES

ARIEL STREET

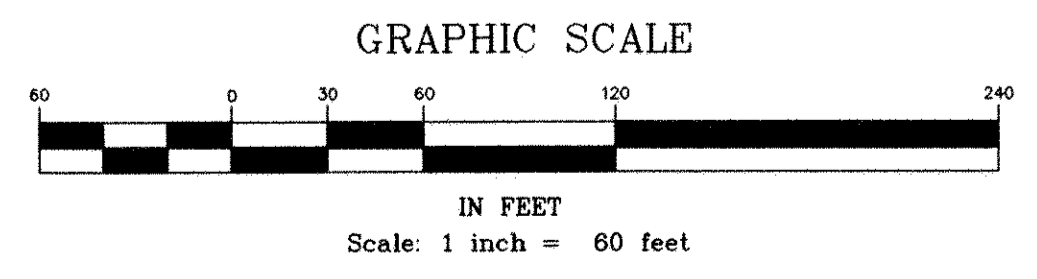
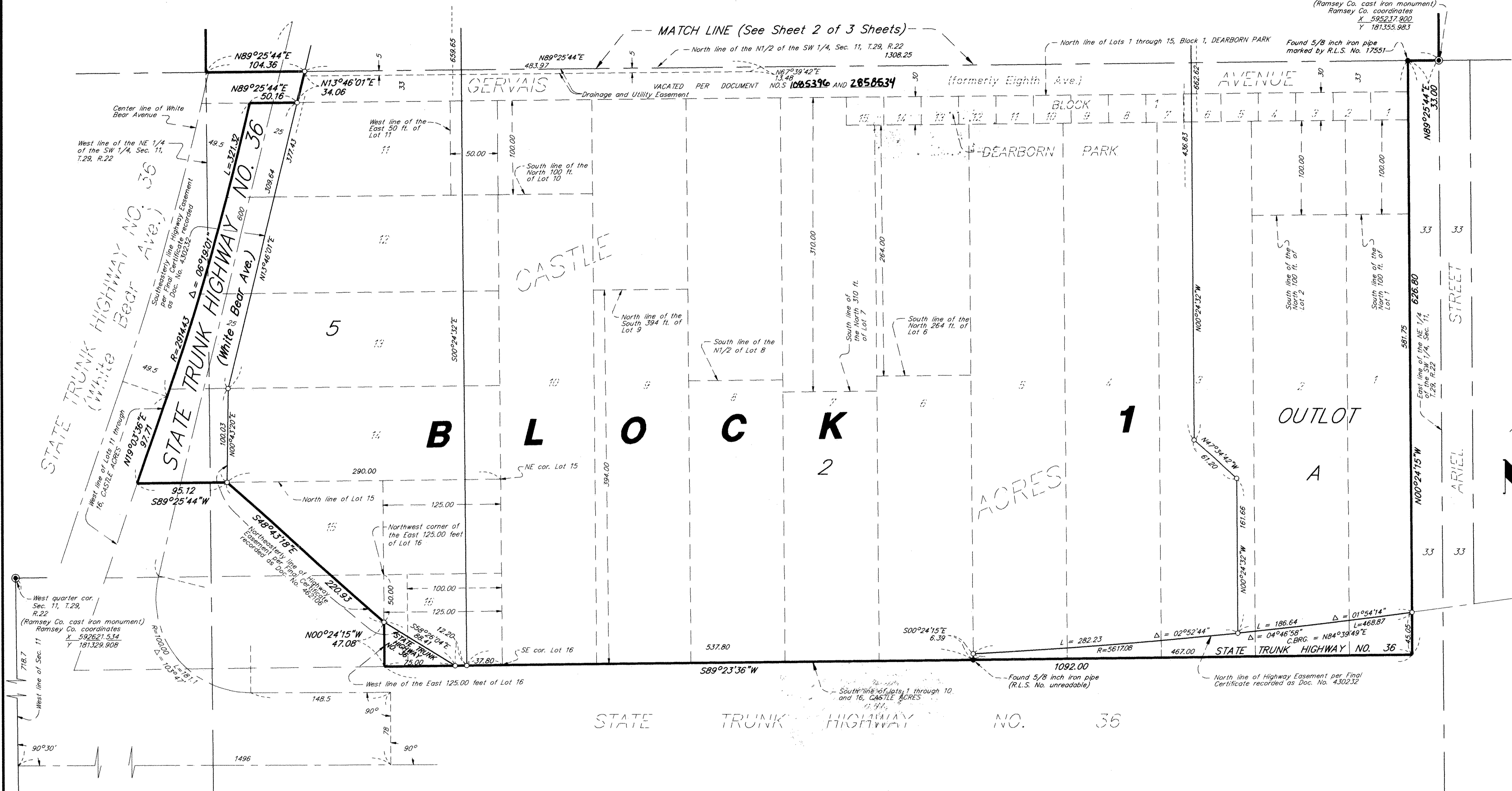
NINTH AVE.

S.E. cor. of the SE 1/4, SE 1/4, NW 1/4, Sec. 11, T. 29, R. 22 (Ramsey Co. cast iron monument.)
Ramsey Co. coordinates
X 595237.900
Y 181355.983

WESTWOOD
Professional Services, Inc.

MAPLEWOOD RETAIL ADDITION

S.E. cor of the SE1/4, SE1/4, NW1/4,
 Sec. 11, T. 29, R. 22
 (Ramsey Co. cast iron monument)
 Ramsey Co. coordinates
 X = 595237.900
 Y = 181355.983



○ Denotes 1/2 inch x 16 inch iron rebar monument set and marked by R.L.S. No. 12043.

Bearings shown on this plat are based on the East line of the NW 1/4 of Sec. 11, T. 29, R. 22, which is assumed to have a bearing of S 00°24'32" E.