

# THE TOWNHOMES OF LAKE OWASSO

KNOW ALL MEN BY THESE PRESENTS: That Harstad Hills, Inc., a Minnesota Corporation, owner and Builders Development & Finance, Inc., 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 17, GARDEN LOTS, as recorded in Book U of Town Plats, page 49, described as beginning at a point on the South line of said Lot distant 340 feet East from the Southwest corner of said lot; thence East along said South line 447.46 feet; thence North, deflecting to the left 90 degrees 00 minutes, a distance of 376.00 feet; thence East, deflecting to the right 90 degrees 00 minutes, a distance of 553.00 feet to the East line of said lot; thence Northerly along said East line to a point thereon distant 371.72 feet South from the Northeast corner of said lot; thence West, deflecting to the left 84 degrees 30 minutes, a distance of 215 feet; thence North, deflecting to the right 90 degrees 15 minutes, a distance of 178 feet; thence Northeasterly 211.97 feet to a point on said East line of Lot 17 distance 93.72 feet South from the Northeast corner of said lot; thence Northerly along said East line to said Northeast corner; thence Southwesterly along the Northwesterly line of said lot to a point on said Northwesterly line distant 510 feet Northeasterly from the Southwest corner of said lot; thence South to the point of beginning;

and  
That part of Lot 17, GARDEN LOTS, lying East and South of the following described line: beginning at a point on the South line of said lot distant 787.46 feet East from the Southwest corner of said lot; thence North, at right angles to said South line, 376.00 feet; thence East, deflecting to the right 90 degrees 00 minutes a distance of 553.00 feet to the East line of said lot and there terminating.

Have caused the same to be surveyed and platted as THE TOWNHOMES OF LAKE OWASSO and do hereby dedicate to the public for public use forever the thoroughfares, cul-de-sac, and the drainage and utility easements as shown on this plat.

In witness whereof said Harstad Hills, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 11<sup>th</sup> day of July, 1995.

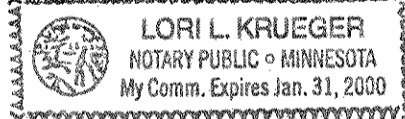
Signed: Martin N. Harstad, Inc.  
Martin N. Harstad, President

In witness whereof said Builders Development & Finance, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 11<sup>th</sup> day of July, 1995.

Signed: William Keenan  
William Keenan, President

STATE OF MINNESOTA  
COUNTY OF RAMSEY

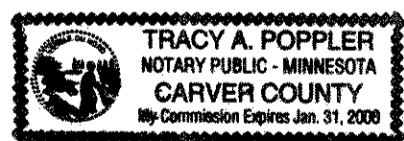
The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of July, 1995, by Martin N. Harstad, President of Harstad Hills, Inc., a Minnesota Corporation, on behalf of the corporation.

  
LORI L. KRUEGER  
NOTARY PUBLIC - MINNESOTA  
My Comm. Expires Jan. 31, 2000

Lori L. Krueger  
Notary Public, RAMSEY County, Minnesota  
My Commission Expires 1/31/2000

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of JULY, 1995, by William Keenan, President of Builders Development & Finance, Inc., a Minnesota Corporation, on behalf of the corporation.

  
TRACY A. POPPLER  
NOTARY PUBLIC - MINNESOTA  
CARVER COUNTY  
My Commission Expires Jan. 31, 2000

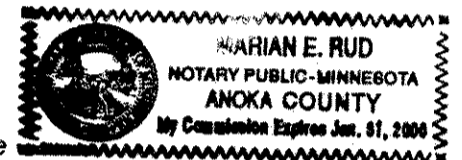
Tracy A. Poppler  
Notary Public, RAMSEY County, Minnesota  
My Commission Expires 1/31/2000

I hereby certify that I have surveyed and platted the property described on this plat as THE TOWNHOMES OF LAKE OWASSO; 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 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.

Ronald P. Alwin  
Ronald P. Alwin, Land Surveyor  
Minnesota License No. 17765

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 10<sup>th</sup> day of July, 1995, by Ronald P. Alwin, a Licensed Land Surveyor.

  
MARIAN E. RUD  
NOTARY PUBLIC - MINNESOTA  
ANOKA COUNTY  
My Commission Expires Jan. 31, 2000

Marian E. Rud  
Notary Public, Anoka County, Minnesota  
My Commission Expires Jan. 31, 2000

We do hereby certify that on the 8<sup>th</sup> day of May, 1995, the City Council of the City of Roseville, 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.

Vernon A. Johnson Mayor  
Steve P. Johnson Clerk

Taxes payable in the year 1995 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 19<sup>th</sup> day of October, 1995.

Lou McKenna Director  
Department of Property Taxation  
By Abden Khan Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 20<sup>th</sup> day of OCTOBER, 1995 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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

County Recorder  
County of Ramsey, State of Minnesota

I hereby certify that this plat of THE TOWNHOMES OF LAKE OWASSO was filed in the office of the County Recorder for public record on this 30<sup>th</sup> day of OCTOBER, 1995, at 2:28 o'clock P.M. and was duly filed in Book 110 446 of Plats, Pages 27 and 28 as Document Number 2895077.

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

Registrar of Titles  
County of Ramsey, State of Minnesota

I hereby certify that this plat of THE TOWNHOMES OF LAKE OWASSO was filed in the office of the Registrar of Titles for public record on this 30<sup>th</sup> day of OCTOBER, 1995, at 1:00 o'clock P.M. and was duly filed in Book 110 446 of Plats, Pages 3 and 4 as Document Number 110 446.

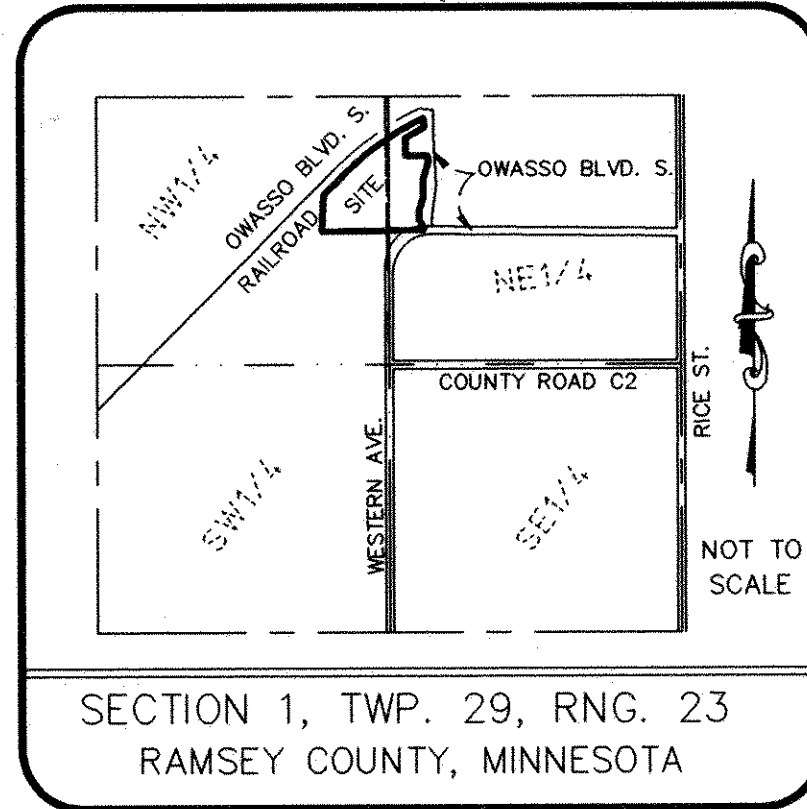
Lou McKenna  
Registrar of Titles  
By \_\_\_\_\_ Deputy

**E. G. RUD & SONS, INC.**  
Land Surveyors



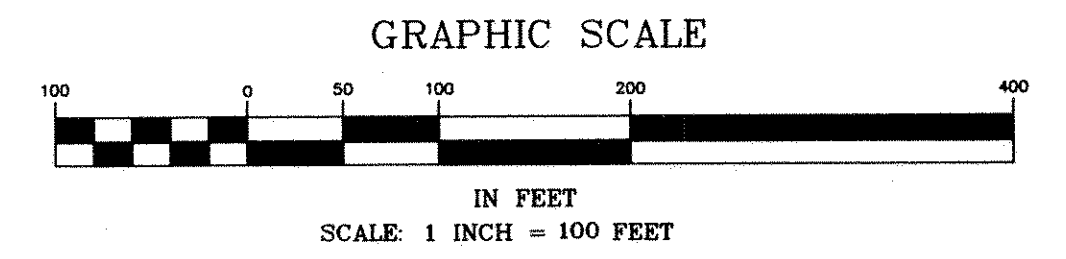
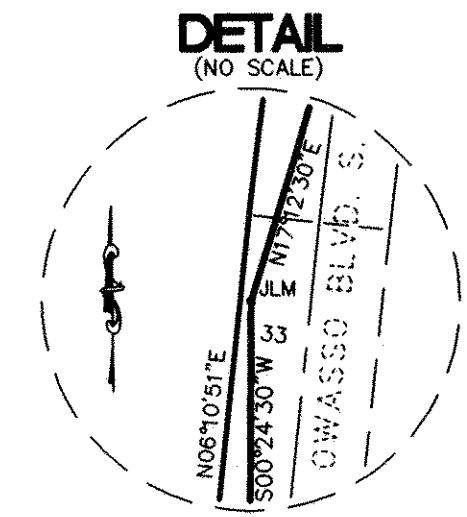
# THE TOWNHOMES OF LAKE OWASSO

## VICINITY MAP

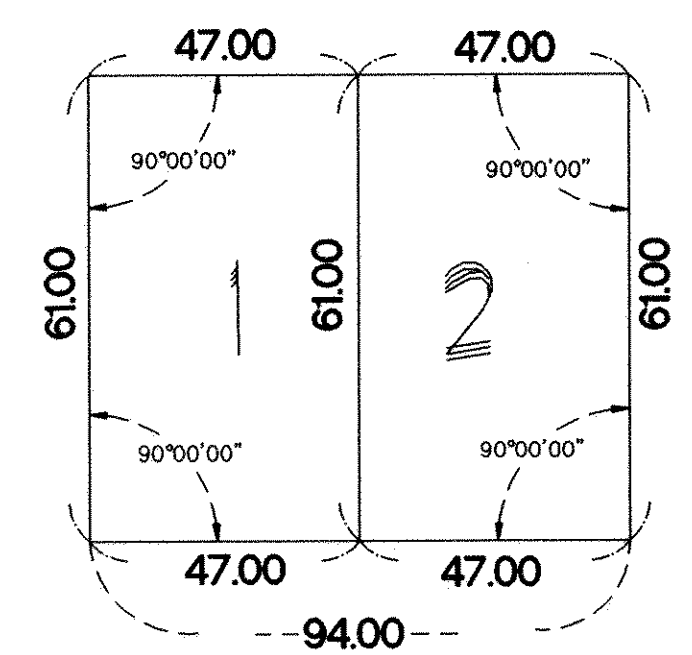


RAMSEY COUNTY WITNESS CORNER  
SEC. 1, T.29, R.23, RAMSEY COUNTY  
CAST IRON MONUMENT.

WETLAND DELINEATION  
BY MARSHAL BRAMAN,  
SCHOELL AND MADSON, INC.  
DATED JULY, 1994.



## TYPICAL LOT DIMENSIONS



J.L.M. DENOTES FOUND JUDICIAL LANDMARK  
PERSUANT TO DISTRICT COURT, SECOND  
JUDICIAL DISTRICT, STATE OF MINNESOTA,  
COUNTY OF RAMSEY, CASE NO. 12188.  
MONUMENT IS A CAST IRON 4 INCH DIAMETER  
TOP INSCRIBED "JUDICIAL LANDMARK".

THE ORIENTATION OF THIS BEARING SYSTEM IS  
BASED UPON RAMSEY COUNTY COORDINATES, NORTH  
AMERICAN DATUM OF 1983.

NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED  
LOCATION INDICATES A PLAT MONUMENT THAT WILL BE A 1/2  
INCH BY 18 INCH IRON PIPE SET WITHIN ONE YEAR OF THE  
RECORDING OF THIS PLAT, AND MARKED BY R.L.S. No. 17765.

**E. G. RUD & SONS, INC.**  
Land Surveyors



CENTER OF SEC. 1,  
T.29, R.23, RAMSEY COUNTY  
CAST IRON MONUMENT

