

MAPLELEAF ESTATES

KNOW ALL MEN BY THESE PRESENTS: That Mapleleaf Estates, Inc., a Minnesota Corporation, owner of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota:

Lots 4, 5, and 6, Block 1 and Lots 1 thru 14, Inclusive, Block 3, PETERS ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota; and
Vacated Cypress Street, Vacated Brooks Avenue, Vacated Conner Avenue and Vacated Meadow Lane, all according to Document No. 2119112 AND 2898273;

AND

The North twenty-four rods of the East half of the East half of the Southeast quarter of the Northwest quarter; and that part of the East half of the East half of the Northeast quarter of the Northwest quarter described as: Beginning at the Southwest corner thereof; thence East to the Southeast corner thereof; thence North along the East line thereof four rods; thence Southwesterly to the place of beginning, all in Section 9, Township 29, Range 22, subject to easements of record including agreement in 41 misc. 574;

AND

The East Half of the East Half of the Southeast Quarter of the Northwest Quarter of Section 9, Township 29, Range 22, except the north 24 rods thereof, also except the south 290.4 feet of the east 240 feet of said Southeast Quarter of the Northwest Quarter, and also except the south 135 feet of said East Half of the Southeast Quarter of the Northwest Quarter, lying West of the east 240 feet thereof.

The south 56 rods of the West Half of the East Half of the Southeast Quarter of the Northwest Quarter of Section 9, Township 29, Range 22, except the south 135 feet thereof;

AND

Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 9, Township 29 North, Range 22 West, Ramsey County, Minnesota, except that part lying westerly of the following described line:

Beginning at a point on the south line of said Southwest Quarter of the Southeast Quarter of the Northwest Quarter distant 395.88 feet easterly of the southwest corner thereof (said south line has an assumed bearing of North 89 degrees 27 minutes 06 seconds East); thence North 00 degrees 12 minutes 55 seconds West 189.70 feet; thence North 25 degrees 25 minutes 15 seconds East 168.56 feet; thence North 46 degrees 08 minutes 07 seconds East 157.80 feet; thence North 00 degrees 12 minutes 55 seconds West 208.87 feet to a point on the north line of said Southwest Quarter of the Southeast Quarter of the Northwest Quarter distant 583.63 feet easterly of the northwest corner thereof and there terminating.

Has caused the same to be surveyed and platted as MAPLELEAF ESTATES and does 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 Mapleleaf Estates, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 30th day of October, 1995

Signed: Mapleleaf Estates, Inc.

Dennis D. Gonyea
Dennis D. Gonyea, President

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 30th day of October, 1995 by Dennis D. Gonyea, President of Mapleleaf Estates, Inc., a Minnesota Corporation, on behalf of the corporation.

Leann L. Anderson
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2000

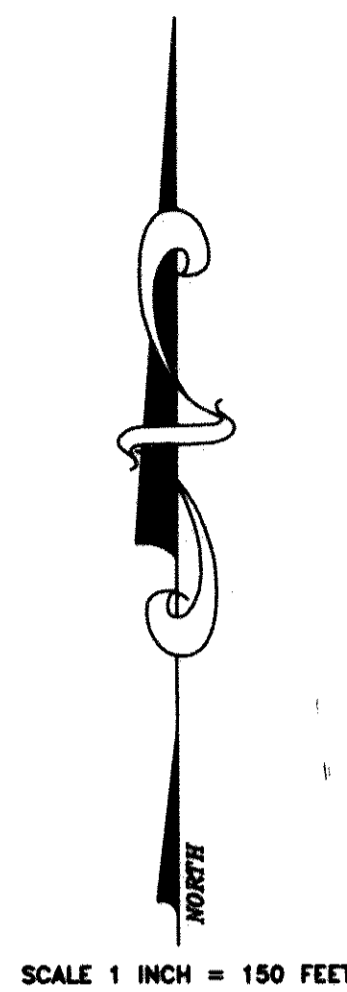
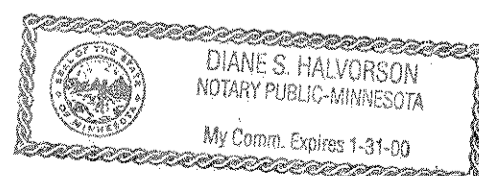
I hereby certify that I have surveyed and platted the property described on this plat as MAPLELEAF ESTATES; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the 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.

Rodney H. Halvorson
Rodney H. Halvorson, Land Surveyor
Minnesota License No. 10947

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 18th day of October, 1995 by Rodney H. Halvorson, a Licensed Land Surveyor.

Diane S. Halvorson
Notary Public, Anoka County, Minnesota
My Commission Expires 01-31-00



SCALE 1 INCH = 150 FEET

- DENOTES RAMSEY COUNTY CAST IRON MONUMENT FOUND
- DENOTES 1/2 INCH DIA. X 14 INCHES IN LENGTH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 10947
- DENOTES 1/2 INCH DIA. IRON PIPE FOUND

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

THE DISTANCES SHOWN ALONG LOT LINES ARE THE DISTANCES OF THE LOT LINES AND NOT THE DISTANCE OF OR TO EASEMENT LINES, UNLESS OTHERWISE SHOWN.

City of Maplewood

We do hereby certify that on the 23rd day of October, 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.

Gary Bastian
Gary Bastian, Mayor

Michael McGuire
Michael McGuire, City 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 20th day of October, 1995.

Lou McKenna, Director
Department of Property Taxation

By Diana K. Greger Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 30th day of OCTOBER, 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 MAPLELEAF ESTATES was filed in the office of the County Recorder for public record on this 16 day of NOVEMBER, 1995, at 4:08 o'clock P.M. and was duly filed in Book 111 of Plats, Pages 33, 34 and 35 as Document Number 2898274.

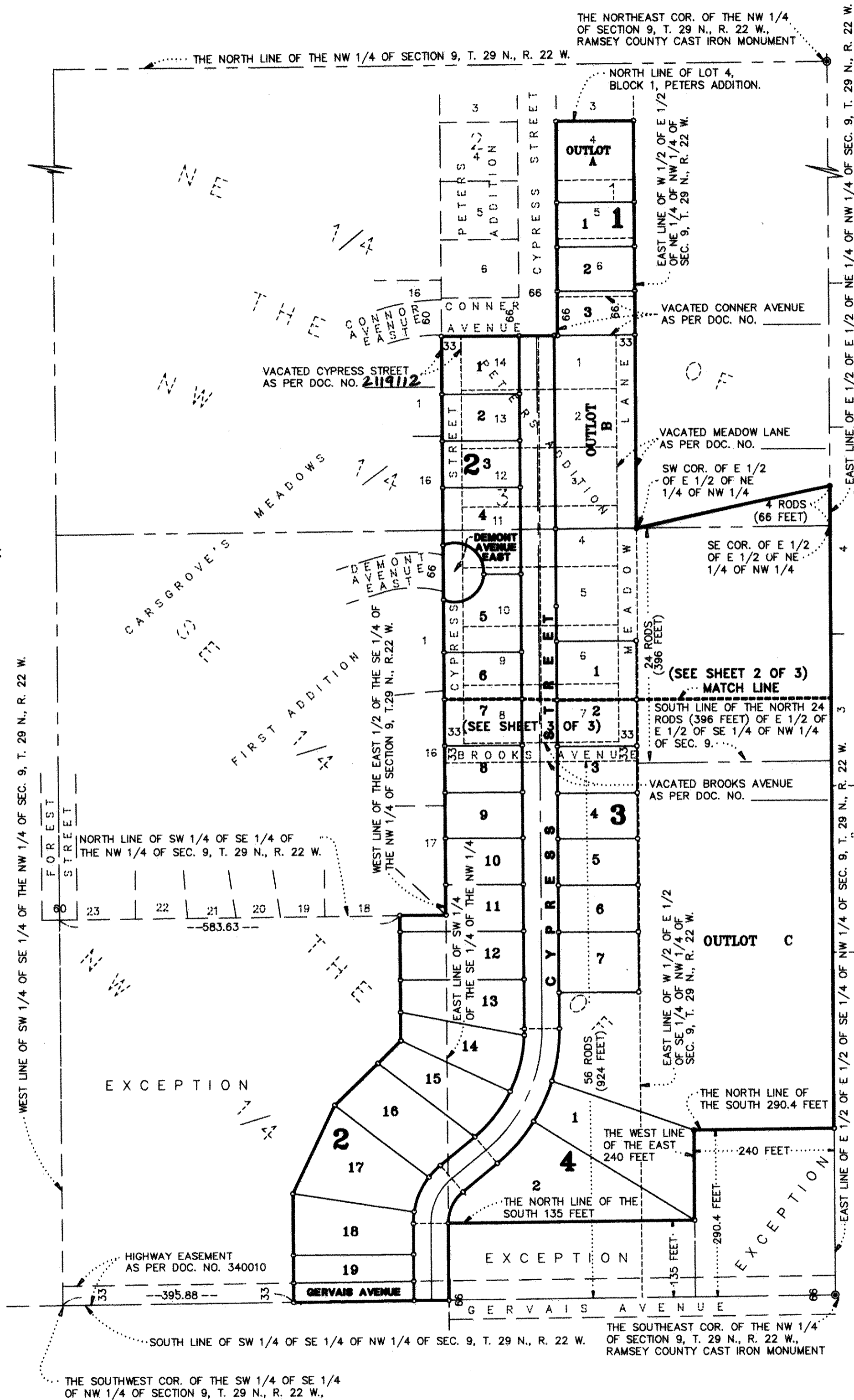
Lou McKenna, County Recorder

By _____, Deputy

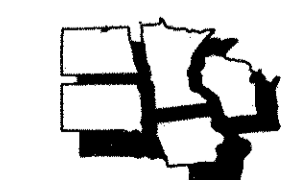
Registrar of Titles, County of Ramsey, State of Minnesota
I hereby certify that this plat of MAPLELEAF ESTATES was filed in the office of the Registrar of Titles for public record on this 16 day of NOVEMBER, 1995, at 4:15 o'clock P.M. and was duly filed in Book 41 of Plats, Pages 7, 8 and 9 as Document Number 1106210.

Lou McKenna, Registrar of Titles

By _____, Deputy



THE NORTH LINE OF THE NW 1/4 OF SECTION 9, T. 29 N., R. 22 W.
THE SOUTH LINE OF SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC. 9, T. 29 N., R. 22 W.



MIDWEST
Land Surveyors & Civil Engineers, Inc.

MAPLELEAF ESTATES

THE NORTHEAST COR. OF THE NW 1/4
OF SECTION 9, T. 29 N., R. 22 W.
RAMSEY COUNTY CIM

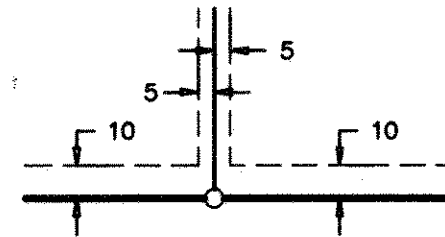


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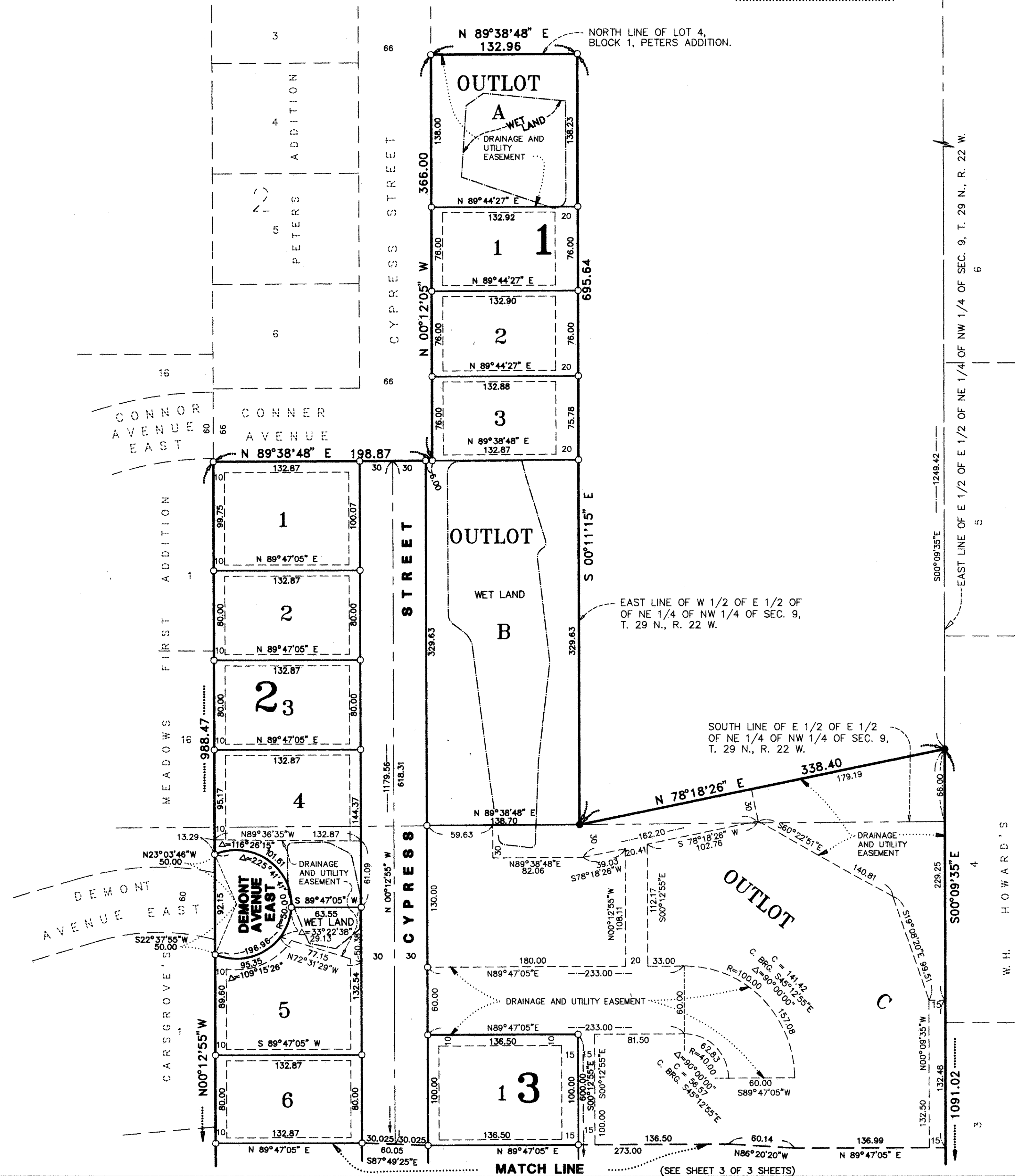
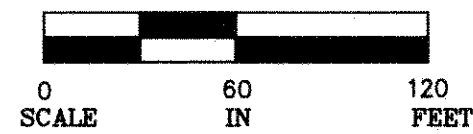
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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



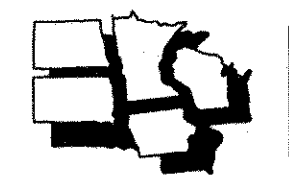
BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, UNLESS OTHERWISE INDICATED, AND 10 FEET IN WIDTH AND ADJOINING REAR LOT LINES AND RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

SCALE: 1 INCH = 60 FEET

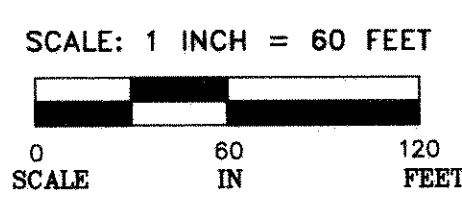


MIDWEST
Land Surveyors & Civil Engineers, Inc.

MAPLELEAF ESTATES



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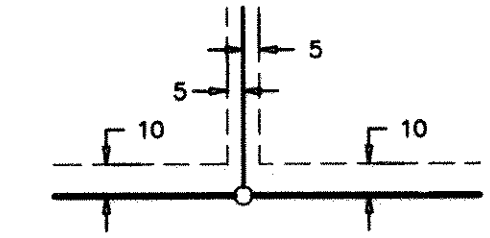


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CARSGROVE'S MEADOWS
FIRST ADDITION

FOREST STREET

23

22

21

20

19

18

583.63

EXCEPTION

658.88

GERVAIS AVENUE

395.88

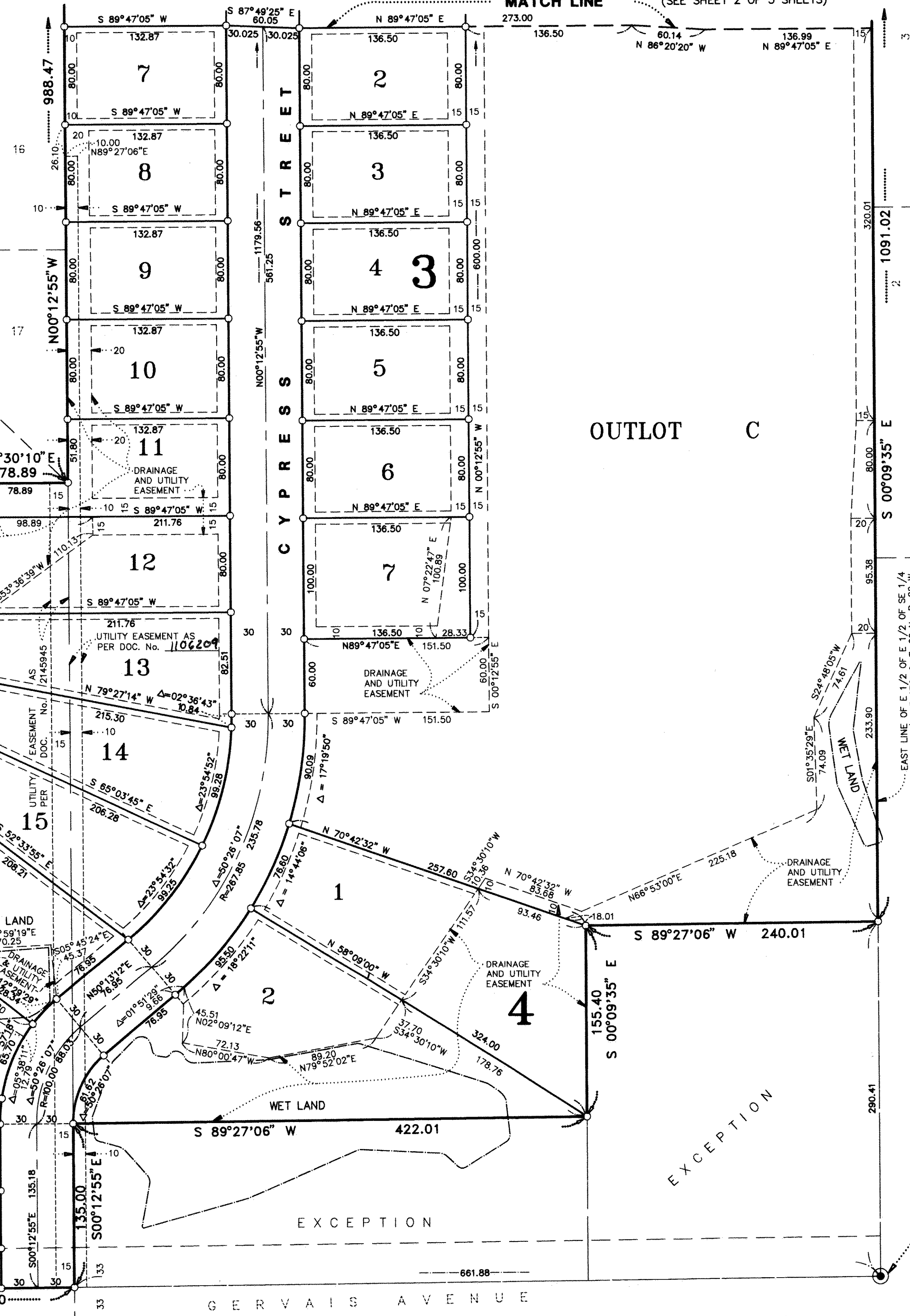
GERVAIS AVENUE

S 89°27'06" W 266.00

SOUTH LINE OF SW 1/4 OF SE 1/4 OF THE NW 1/4 OF SEC. 9, T. 29 N., R. 22 W.

COPY

MATCH LINE (SEE SHEET 2 OF 3 SHEETS)



OUTLOT C

H O W A R D S ' S
L O T S
G A R D E N

EAST LINE OF E 1/2 OF SE 1/4 OF NW 1/4 OF SEC. 9, T. 29 N., R. 22 W.

THE SOUTHEAST COR. OF THE NW 1/4 OF SECTION 9, T. 29 N., R. 22 W. RAMSEY COUNTY, CIM

