

TOWNHOMES OF WILLOW CREEK

KNOW ALL MEN BY THESE PRESENTS: That Bruggeman Construction Co., a Minnesota corporation, fee owner, and Marilyn R. Tramm and Donna M. Tramm, husband and wife, mortgagees of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

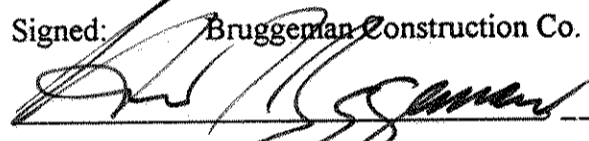
Outlots A and B, MARDON HOMES ADDITION according to the recorded plat thereof; Also that part of vacated Dunlap Avenue as dedicated in said MARDON HOMES ADDITION, lying between the westerly extension of the north line of Outlot B, said MARDON HOMES ADDITION and the westerly extension of the south line of said Outlot B, and that part of the West half of said vacated Dunlap Avenue lying between the westerly extension of the south line of said Outlot B and the easterly extension of the south line of Outlot A, said MARDON HOMES ADDITION.

And that Bruggeman Construction Co., a Minnesota corporation, fee owner, and John E. Schmidt, widower, mortgagee of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

The South 711.09 feet of the west 10 acres of the Southwest Quarter of the Northeast Quarter of Section 3, Township 30, Range 23.

Have caused the same to be surveyed and platted as TOWNHOMES OF WILLOW CREEK and do hereby dedicate to the public for public use forever the thoroughfares and the utility and drainage easements as shown on this plat.

In witness whereof said Bruggeman Construction Co., a Minnesota corporation, has caused these presents to be signed by its proper officer this 22 day of JANUARY, 1996

Signed: Bruggeman Construction Co.


In witness whereof said Marilyn R. Tramm and Donna M. Tramm, husband and wife, have hereunto set their hands this 22 day of JANUARY, 1996

Marilyn R. Tramm Donna M. Tramm
Marilyn R. Tramm Donna M. Tramm

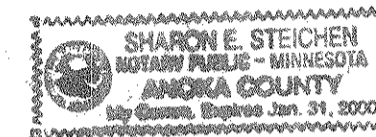
In witness whereof said John E. Schmidt, widower, has hereunto set his hand this 22 day of JANUARY, 1996

John E. Schmidt
John E. Schmidt

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 22 day of Jan., 1996, by Homer F. Bruggeman, President of Bruggeman Construction Co., a Minnesota corporation, on behalf of the corporation.

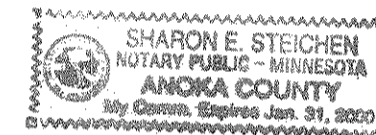
Sharon E. Steichen
Notary Public, _____ County, Minnesota
My Commission Expires _____



STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 22 day of Jan., 1996 by Marilyn R. Tramm and Donna M. Tramm, husband and wife.

Sharon E. Steichen
Notary Public, _____ County, Minnesota
My Commission Expires _____



STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 22 day of Jan., 1996 by John E. Schmidt, widower.

Sharon E. Steichen
Notary Public, _____ County, Minnesota
My Commission Expires _____



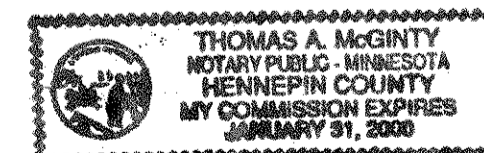
I hereby certify that I have surveyed and platted the property described on this plat as TOWNHOMES OF WILLOW CREEK; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed 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.

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

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 16th day of January, 1996, by Paul A. Johnson, a Licensed Land Surveyor.

Thomas A. McGinty
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2000



City of Shoreview

We do hereby certify that on the 20th day of November, 1995, the City Council of the City of Shoreview, 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.

James Chalmer, Mayor
Tony C. Schwan, Clerk

Taxes payable in the year 1996 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 2nd day of February, 1996

Lou McKenna, Director
Department of Property Taxation

By Jennifer Adran, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 5th day of February, 1996 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

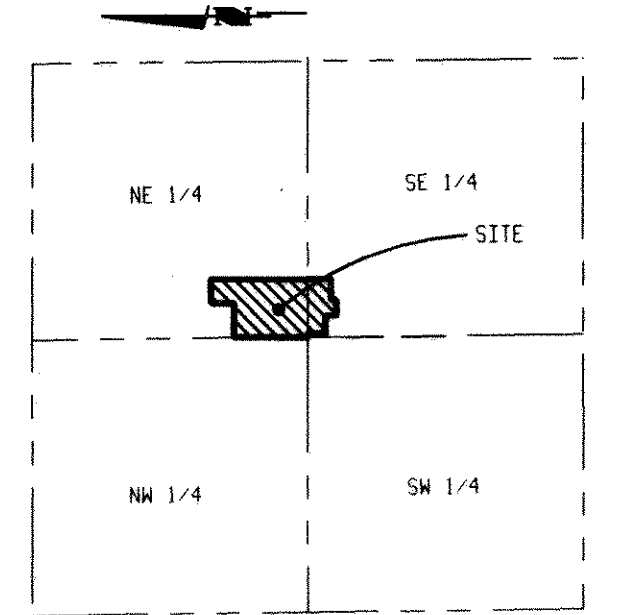
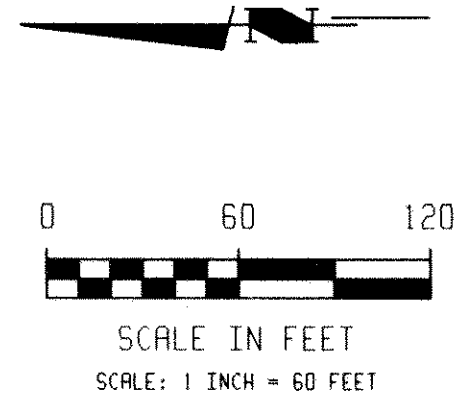
County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of TOWNHOMES OF WILLOW CREEK was filed in the office of the County Recorder for public record on this 2nd day of APRIL, 1996, at 12:30 o'clock P.M. and was duly filed in Book 112 of Plats, Pages 1 and 2, as Document Number 2919464.

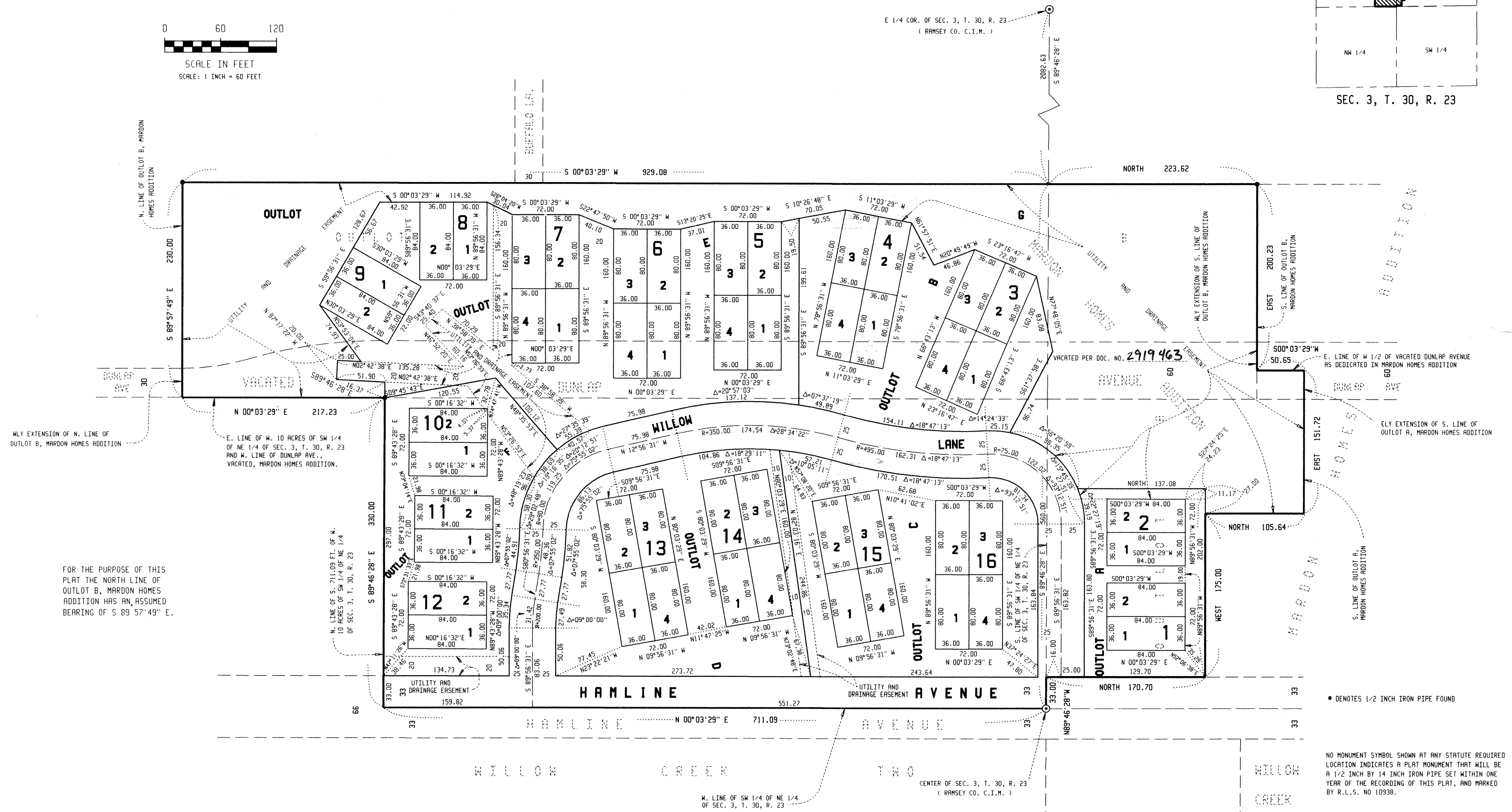
Lou McKenna, County Recorder

By _____, Deputy

TOWNHOMES OF WILLOW CREEK



SEC. 3, T. 30, R. 23



WLY EXTENSION OF N. LINE OF OUTLOT B, MARDON HOMES ADDITION

E. LINE OF W. 10 ACRES OF SW 1/4 OF NE 1/4 OF SEC. 3, T. 30, R. 23 AND W. LINE OF DUNLAP AVE., VACATED, MARDON HOMES ADDITION.

FOR THE PURPOSE OF THIS PLAT THE NORTH LINE OF OUTLOT B, MARDON HOMES ADDITION HAS AN ASSUMED BEARING OF S 89° 57' 49" E.

N. LINE OF S. 711.09 FT. OF W. 10 ACRES OF SW 1/4 OF NE 1/4 OF SEC. 3, T. 30, R. 23

• DENOTES 1/2 INCH IRON PIPE FOUND

NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE A 1/2 INCH BY 14 INCH IRON PIPE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT, AND MARKED BY R.L.S. NO 10938.

McCOMBS FRANK ROOS ASSOCIATES, INC.
ENGINEERS AND SURVEYORS