

RAMSEY HILL TOWNHOMES

KNOW ALL MEN BY THESE PRESENTS: That Maui Pacific, Inc., a Minnesota corporation, owner, and First Construction Credit, Inc., a Minnesota corporation, mortgagee, of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 23 and 24, Whitacre, Brisbane & Mullen's Subdivision of Lots 1 & 2 of Leech's Addition to Outlots to the Town of Saint Paul;

That part of the North half of the alley, vacated, lying between the Southerly extensions across said alley of the West line of Lot 24 and the East line of Lot 23, Whitacre, Brisbane & Mullen's Subdivision of Lots 1 & 2 of Leech's Addition to Outlots to the Town of Saint Paul;

And

Lots 20, 21, and 22, said Whitacre, Brisbane & Mullen's Subdivision of Lots 1 & 2 of Leech's Addition of Outlots to the Town of Saint Paul, including the North one-half of the vacated alley adjoining said Lots;

And

Also that part of Lots 19 and 30, said Whitacre, Brisbane & Mullen's Subdivision of Lots 1 & 2 of Leech's Addition of Outlots to the Town of Saint Paul, including that part of the vacated alley adjoining said lots, described as commencing at the Northeast corner of Lot 18, Whitacre, Brisbane & Mullen's Subdivision of Lots 1 & 2 of Leech's Addition of Outlots to the Town of Saint Paul; thence South along the East line of said Lot 18 a distance of 47.00 feet; thence West parallel with the North line of said Lot 18 a distance of 27.40 feet; thence Southwesterly parallel with the Northwesterly line of Grand Avenue (formerly Oakland Avenue and formerly Pleasant Avenue) a distance of 63.00 feet; thence South parallel with the West line of said Lot 19 a distance of 16.00 feet to the actual point of beginning of the land to be described; thence Southeasterly a distance of 59.63 feet to a point on the Northwesterly line of Grand Avenue (formerly Oakland Avenue and formerly Pleasant Avenue) distant 51.00 feet Northeastly of its intersection with the West line of said Lot 30; thence Southwesterly along the Northwesterly line of Grand Avenue a distance of 30.00 feet; thence Northwesterly a distance of 27.04 feet to a point on the North line of said Lot 30 distant 7.00 feet East of the Northwest corner of said Lot 30; thence West along the North line of said Lot 30 a distance of 7.00 feet to the Northwest corner of said Lot 30; thence North along the West line of said Lot 19 and its Southerly extension a distance of 42.13 feet to an intersection with a line drawn West parallel with the North line of said Lot 19 from the actual point of beginning; thence East parallel with the North line of said Lot 19 a distance of 15.64 feet to the actual point of beginning.

Have caused the same to be surveyed and platted as RAMSEY HILL TOWNHOMES.

In witness whereof said Maui Pacific, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 29th day of December, 1997.

Signed: Maui Pacific, Inc.

Dennis A. Gupta
Dennis A. Gupta, President

In witness whereof said First Construction Credit, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 29th day of December, 1997.

Signed: First Construction Credit, Inc.

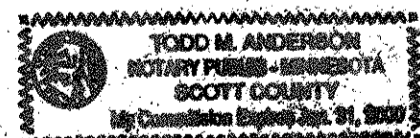
Kevin Guetter
Kevin Guetter, its Vice President

STATE OF MINNESOTA

COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 29th day of December, 1997 by Dennis A. Gupta, President of Maui Pacific, Inc., a Minnesota corporation, on behalf of the corporation.

Todd Anderson
Notary Public, _____ County, Minnesota
My Commission Expires _____

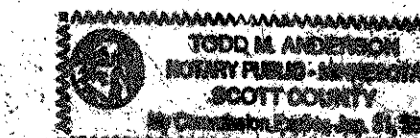


STATE OF MINNESOTA

COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 29th day of December, 1997 by Kevin Guetter, Vice President of First Construction Credit, Inc., a Minnesota corporation, on behalf of the corporation.

Todd Anderson
Notary Public, _____ County, Minnesota
My Commission Expires _____



I hereby certify that I have surveyed and platted the property described on this plat as RAMSEY HILL TOWNHOMES; 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.

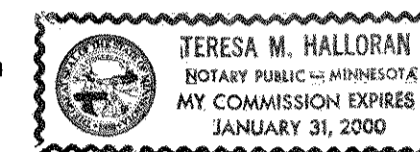
Paul J. McGinley
Paul J. McGinley, Land Surveyor
Minnesota License No. 16099

STATE OF MINNESOTA

COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 22nd day of December, 1997 by Paul J. McGinley, a Licensed Land Surveyor.

Teresa M. Halloran
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2000



City of Saint Paul

I do hereby certify that on the 7th day of January, 1998, the City Council of the City of Saint Paul, Minnesota, approved this plat. All monuments have been set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.

Frederick K. Owsen, Clerk

Taxes payable in the year 1998 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 6th day of February, 1998.

Dorothy McClung, Director
Department of Property Taxation

By Abdur Khan, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 6th day of February, 1998 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 RAMSEY HILL TOWNHOMES was filed in the office of the County Recorder for public record on this 19th day of FEBRUARY, 1998, at 9:51 o'clock A.M. and was duly filed in Book 42 of Plats, Pages 4 and 5, as Document Number 3041099.

Deputy County Recorder

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of RAMSEY HILL TOWNHOMES was filed in the office of the Registrar of Titles for public record on this 19th day of FEBRUARY, 1998, at 1:00 o'clock P.M. and was duly filed in Book 42 of Plats, Pages 13 and 14, as Document Number 1178817.

Deputy Registrar of Titles



RAMSEY HILL TOWNHOMES

DAYTON & IRVINE'S ADDITION TO SAINT PAUL

NW COR SE 1/4 SEC. 1, T. 28, R. 23
(ST. PAUL CITY SURVEYOR MONUMENT)
X=569,214.665
Y=154,896.059
RAMSEY COUNTY COORDINATES

NORTH LINE OF SE 1/4 SEC. 1.

66

RAMSEY STREET

66

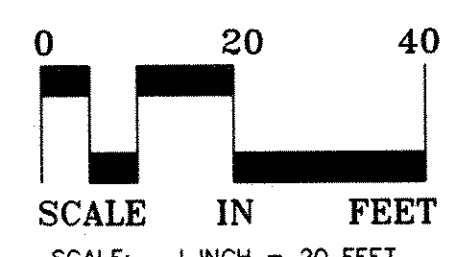
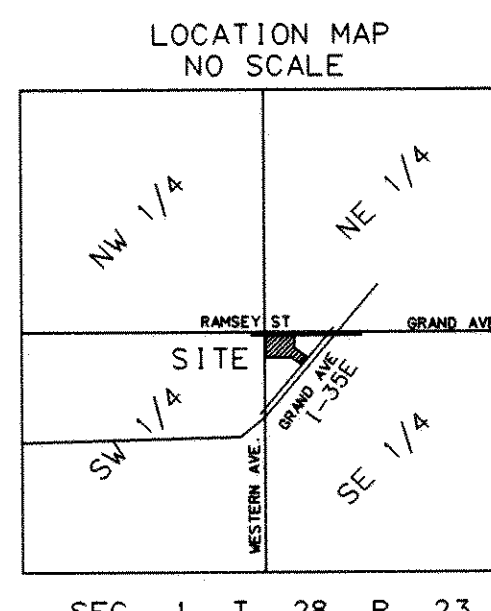
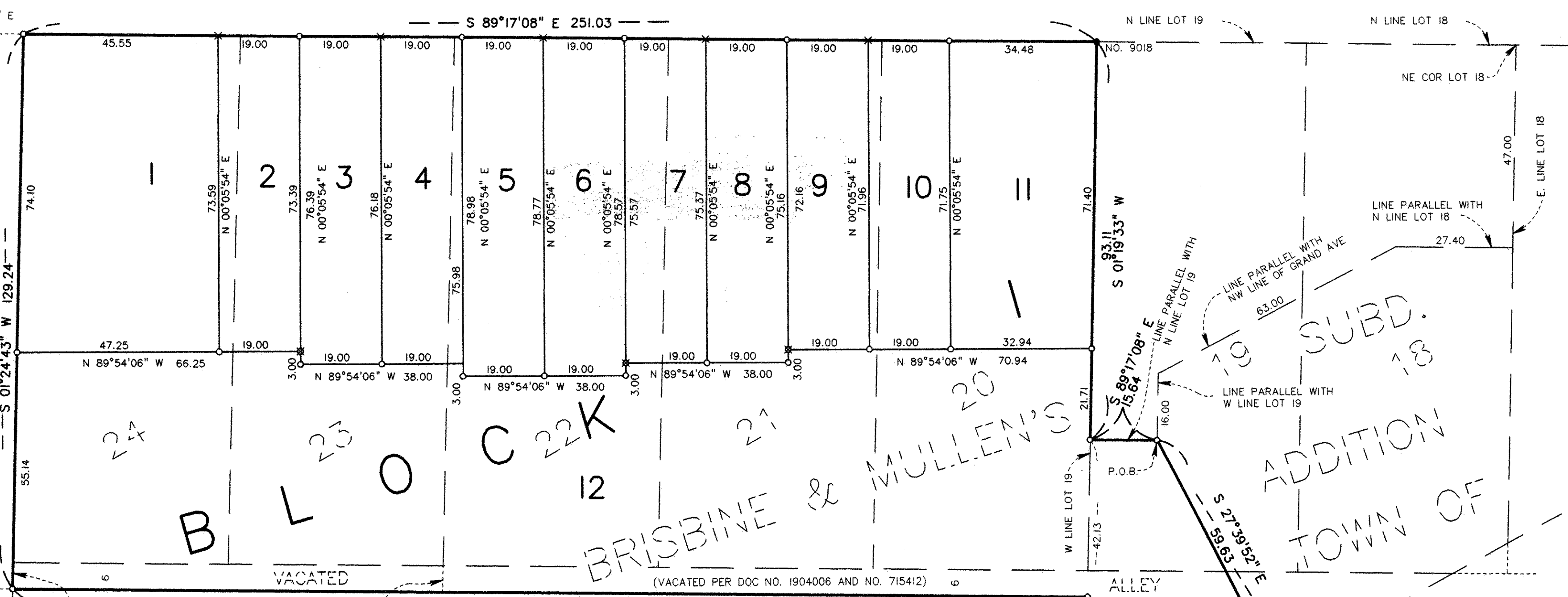
TERRACE PARK ADDITION TO
THE CITY OF ST. PAUL

WESTERN AVENUE

33

33

SW COR SE 1/4
SEC. 1, T. 28, R. 23
FOUND PK
X=569,242.550
Y=152,262.613
RAMSEY COUNTY COORDINATES



- DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET, MARKED RLS 16099
- ✕ DENOTES 1/2 INCH X 7 INCH IRON PIPE MONUMENT SET, MARKED RLS 16099
- X DENOTES CHISLED "X"
- DENOTES IRON PIPE MONUMENT FOUND, MARKED AS SHOWN.
- N.T.S. DENOTES DIMENSION NOT TO SCALE

THE WEST LINE OF SE 1/4 OF SEC. 1, T. 28, R. 23 IS ASSUMED TO HAVE A BEARING OF S00°09'03"W

WHITACRE OF LOTS 1 & 2 OF LEECH'S OF OUTLOTS TO THE SAINT PAUL

BRISBINE & MULLEN'S

ADDITION TOWN OF

GRAND AVE. (F.K.A. OAKLAND AVE.) (F.K.A. PLEASANT AVE.)