

COHANSEY PARK TOWNHOMES

KNOW ALL MEN BY THESE PRESENTS: That River Town Homes, LLC., a Minnesota Limited Liability Company, fee owner, and Eastern Heights Bank, a Minnesota banking corporation, and the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a public body corporate and politic, mortgagees of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of Lot 1, Block 4, Edwin M. Ware's Cumberland Addition Plat 1, lying South of the North 27.00 feet of said Lot 1, according to the recorded plat thereof, and situate in Ramsey County, Minnesota;

And

Lots 1, 2, 3 and 4, Block 3 and Lots 2, 3, 4 and 5, except the East 120 feet of said Lot 5, Block 4, all in Edwin M. Ware's Cumberland Addition Plat 1, according to the recorded plat thereof, and situate in Ramsey County, Minnesota;

And

That part of vacated Cohansey Street as dedicated in Edwin M. Ware's Cumberland Addition Plat 1 according to the recorded plat thereof, Ramsey County, Minnesota, lying southerly of a line 100.00 feet southerly of and parallel with the north line of Section 24, Township 29 North, Range 23 West, and northerly of a circle having a radius of 55.00 feet and centered on a point on the center line of said Cohansey Street distant 358.32 feet northerly of the center line of Idaho Avenue, as dedicated in said Edwin M. Ware's Cumberland Addition Plat 1.

Have caused the same to be surveyed and platted as COHANSEY PARK TOWNHOMES and do hereby dedicate to the public for public use forever the thoroughfare, cul-de-sacs and drainage and utility easements as shown on this plat.

In witness whereof said River Town Homes, LLC., a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 28th day of APRIL, 1998.

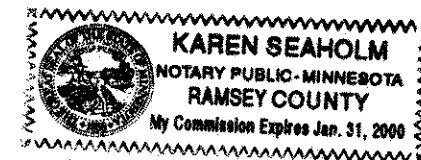
Signed: River Town Homes, LLC.

Gerald E. Frisch
Gerald E. Frisch, President - Managing Member

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 28th day of APRIL, 1998, by Gerald E. Frisch, President - Managing Member of River Town Homes, LLC., a Minnesota Limited Liability Company, on behalf of the company.

Karen E. Seaholm
Notary Public, Ramsey County, Minnesota
My Commission Expires 1/31/00



In witness whereof said Eastern Heights Bank, a Minnesota banking corporation, has caused these presents to be signed by its proper officers this 29th day of April, 1998.

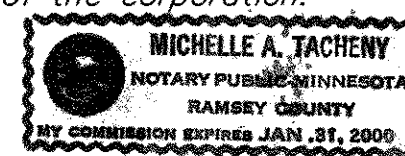
Signed: Eastern Heights Bank

T.D. Hansen vice President Gary M. Senn Vice President

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 29th day of APRIL, 1998, by T.D. HANSEN, Vice President and by GARY M SENN, Vice President of Eastern Heights Bank, a Minnesota banking corporation, on behalf of the corporation.

Michelle A. Tachewy
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2000



In witness whereof said Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a public body corporate and politic, has caused these presents to be signed by its proper officers this 29th day of APRIL, 1998.

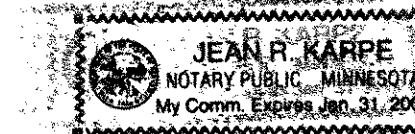
Signed: Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.

Daniel Bostrom Chairperson Kathy Lantry Treasurer

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 29th day of APRIL, 1998, by DANIEL B. BOSTROM, CHAIRPERSON and by KATHY LANTRY, TREASURER of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a public body corporate and politic on behalf of the public body.

Jean R. Karpe
Notary Public, Washington County, Minnesota
My Commission Expires Jan 31, 2000



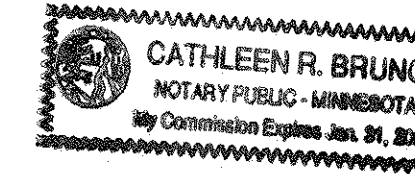
I hereby certify that I have surveyed and platted the property described on this plat as COHANSEY PARK TOWNHOMES; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designed 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.

John A. Rengo
John A. Rengo Land Surveyor
Minnesota License No. 25344

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 13 day of April, 1998, by John A. Rengo, a Licensed Land Surveyor.

Cathleen R. Bruno
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2000.



City of Saint Paul

I do hereby certify that on the 22 day of April, 1998, the City Council of the City of Saint Paul, 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.

Friedrich K. Osurn
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 29th day of APRIL, 1998.

Dorothy McCune, Director
Department of Property Taxation

By E. Brown, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 29th day of April, 1998, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool, Land Surveyor
Ramsey County Surveyor

County Recorder
County of Ramsey, State of Minnesota

I hereby certify that this plat of COHANSEY PARK TOWNHOMES was filed in the office of the County Recorder for public record on this 30th day of APRIL, 1998, at 10:34 o'clock A. M. and was duly filed in Book 114 of Plats, Pages 12 and 13, as Document Number 3055170.

Deputy County Recorder



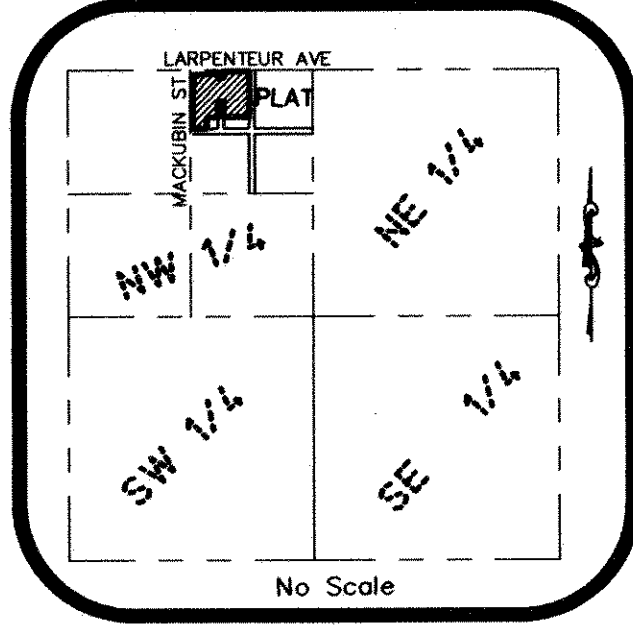
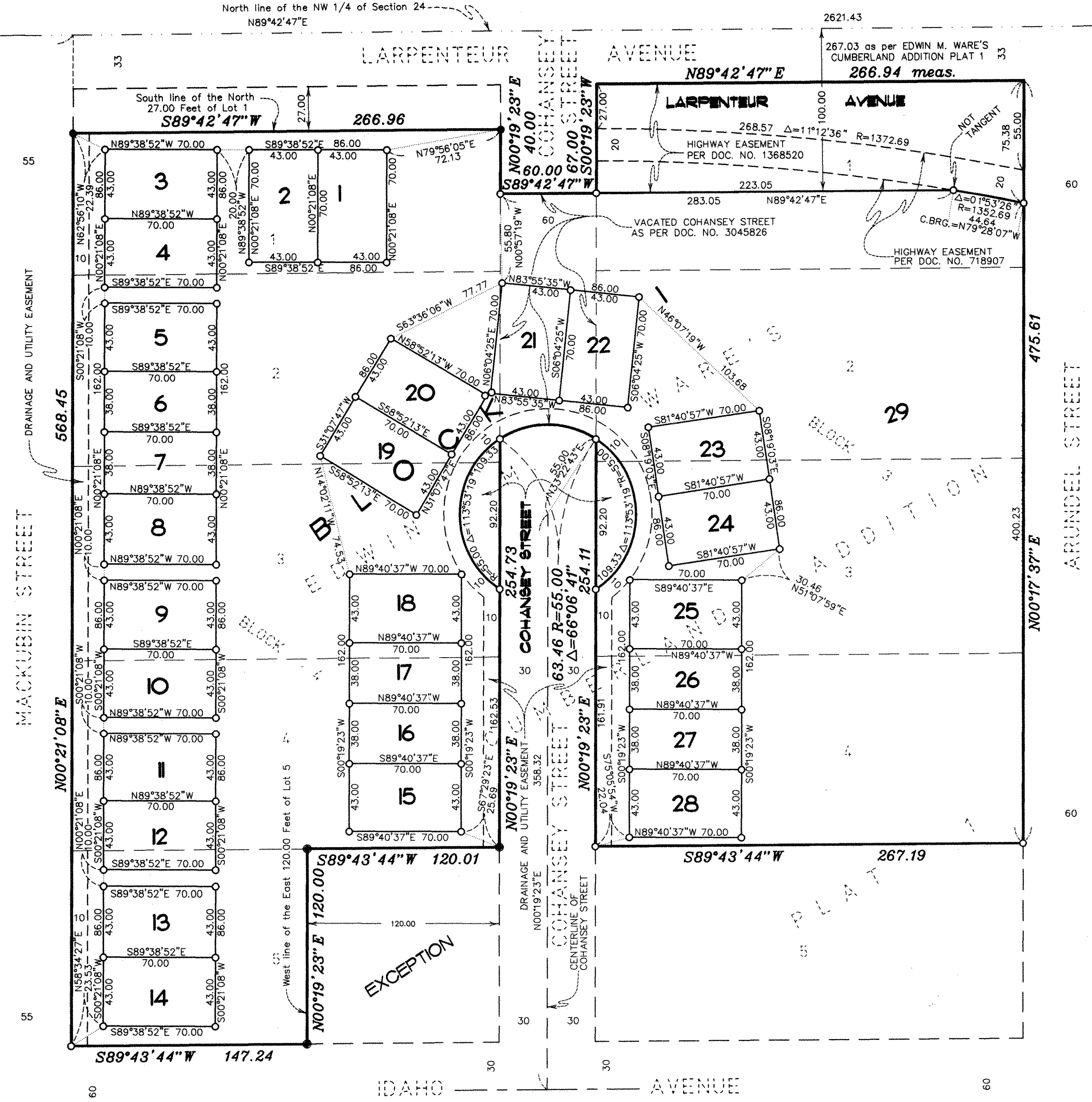
COHANSEY PARK TOWNHOMES

Ramsey County Coordinates
Northing = 173277.366
Easting = 566554.259

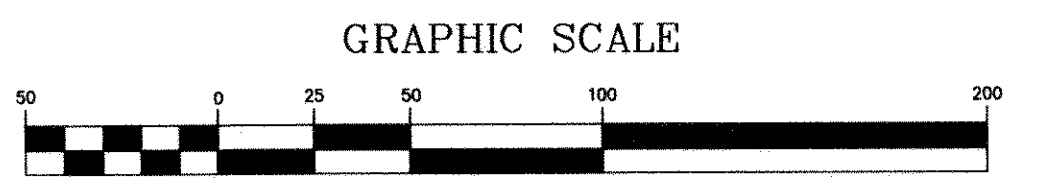
Ramsey County Coordinates
Northing = 173290.496
Easting = 569175.660

1340.72
NW corner of
Sec. 24, T29, R23
Ramsey County
Cast Iron Monument

N1/4 corner of
Sec. 24, T29, R23
Ramsey County
Cast Iron Monument



VICINITY MAP
Section 24, Twp. 29, Rge. 23
Ramsey County, Minnesota



Scale : 1 inch = 50 feet

LEGEND

- DENOTES FOUND 3/4 INCH IRON PIPE NO.6740
- DENOTES FOUND 1/2 INCH IRON PIPE NO.16099
- DENOTES SET 1/2 INCH X 14 INCH IRON PIPE MONUMENT MARKED BY R.L.S. 25344
- ⊙ DENOTES SECTION CORNER

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

Orientation of this bearing system is based on the north line of the NW1/4 of Sec. 24, T29N, R23W, which is assumed to have a bearing of S89°42'47"W.