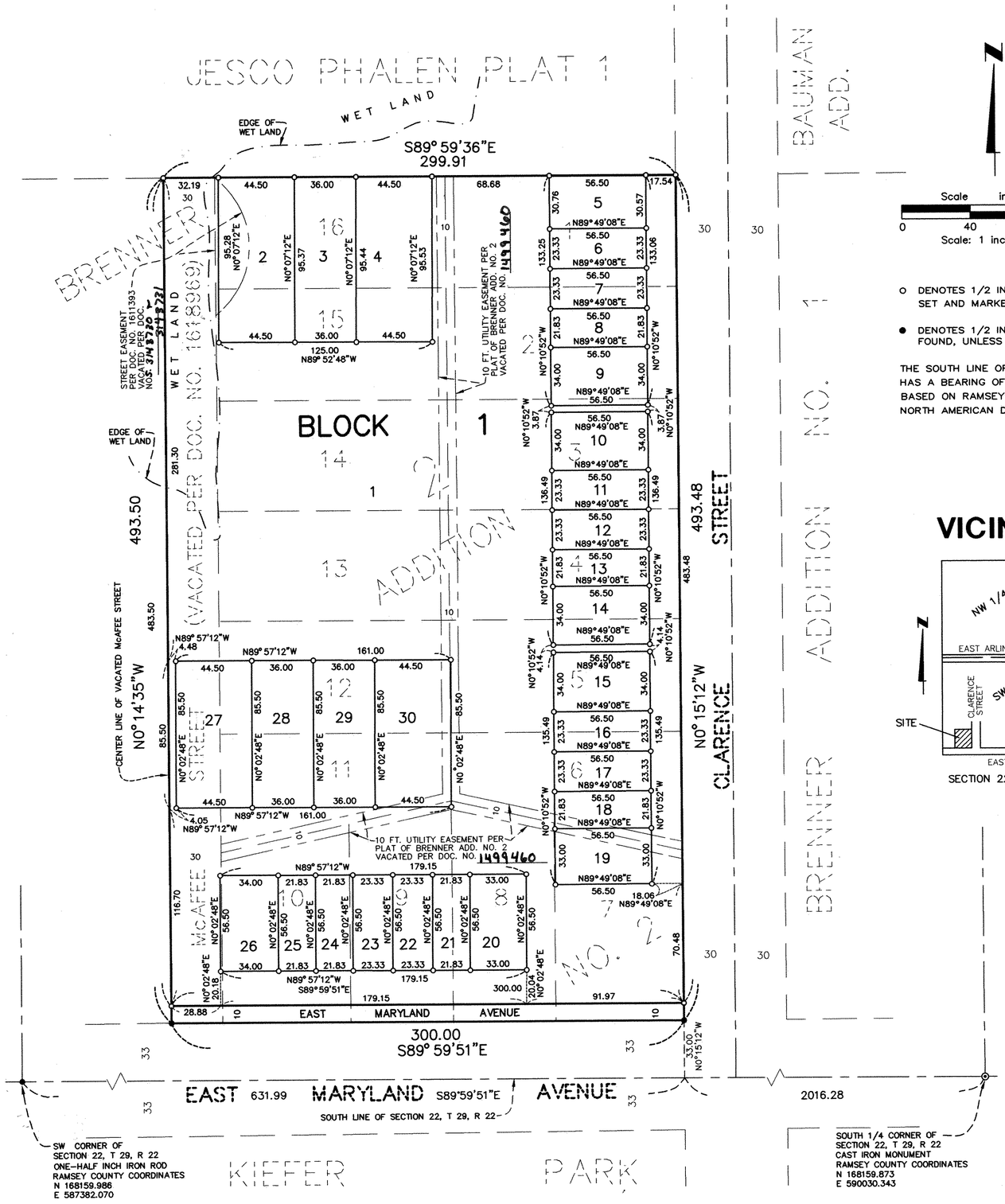
COPY

4672

# LAKE PHALEN TOWNHOMES




Scale in feet

0 40 80 120

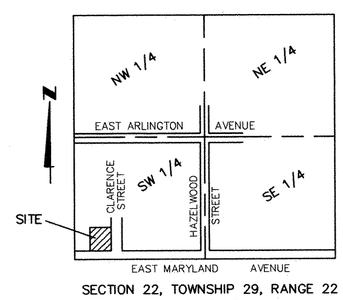
Scale: 1 inch = 40 feet

○ DENOTES 1/2 INCH x 18 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 18421

● DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND, UNLESS OTHERWISE SHOWN

THE SOUTH LINE OF SECTION 22, T 29, R 22 HAS A BEARING OF S89°59'51"E BASED ON RAMSEY COUNTY COORDINATE SYSTEM NORTH AMERICAN DATUM (NAD) 1983

## VICINITY MAP




SECTION 22, TOWNSHIP 29, RANGE 22
NO SCALE

KNOW ALL MEN BY THESE PRESENTS: That NENDC Redevelopment LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 1 through 16 inclusive, Block 2, BRENNER ADDITION NO. 2, according to the recorded plat thereof, together with the East Half of Vacated McAfee Street, lying north of the westerly extension of the South line of said Lot 10 and lying south of the westerly extension of the north line of said Lot 16.

Has caused the same to be surveyed and platted as LAKE PHALEN TOWNHOMES and does hereby dedicate to the public for public use forever the thoroughfare as shown on this plat.

In witness whereof said NENDC Redevelopment LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 3rd day of March, 1999.

Signed: NENDC Redevelopment LLC

Karen Swanson its Chief Manager & Secretary

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 3rd day of March, 1999 by Karen Swanson Chief Manager & Secretary of NENDC Redevelopment LLC, a Minnesota limited liability company, on behalf of the company.

Colleen D. Ward
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2000

COLLEEN D. WARD NOTARY PUBLIC - MINNESOTA My Comm. Expires Jan. 31, 2000

I hereby certify that I have surveyed and platted the property described on this plat as LAKE PHALEN 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.

Lloyd E. Pew
Lloyd E. Pew, Land Surveyor
Minnesota License No. 18421

STATE OF MINNESOTA
COUNTY OF LeSeur

The foregoing Surveyor's Certificate was acknowledged before me this 26th day of February, 1999, by Lloyd E. Pew, a Licensed Land Surveyor.

Melissa A Shaw
Notary Public, LeSeur County, Minnesota
My Commission Expires 1-31-00

MELISSA ANN SHAW NOTARY PUBLIC MINNESOTA My Commission Expires Jan. 31, 2000

City of Saint Paul, Minnesota

I do hereby certify that on the 27th day of January, 1999, 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. Dawson, City Clerk

Taxes payable in the year 1999 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 2nd day of June, 1999.

Dorothy McClung, Director
Department of Property Taxation

By Abdus Khan, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 30TH day of JUNE, 1999 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 LAKE PHALEN TOWNHOMES was filed in the office of the County Recorder for public record on this 14TH day of SEPTEMBER, 1999, at 1:45 o'clock P. M. and was duly filed in Book 115 of Plats, Page 29, as Document Number 3269196.

Deputy County Recorder

Hansen Thorp Pellinen Olson Inc.
Engineers • Surveyors • Landscape Architects