

# COSTA'S HOLLOW

KNOW ALL MEN BY THESE PRESENTS: That Land Holding Group, Inc., a Minnesota corporation, owner and Lake Elmo Bank, a Minnesota corporation, mortgagee of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

That part of the Southwest Quarter of Section 32, Township 30, Range 22, Ramsey County, Minnesota lying southeasterly of the southeasterly right of way line of Minneapolis and St. Louis Railway, lying northwesterly of the center line of the St. Paul and Centerville Road, lying north of the south 1511 feet of said Southwest Quarter and lying southwesterly of the following described line:

Commencing at a point in the center line of Centerville Road, said point being 438.00 feet south and 220.00 feet west of the center of said Section 32; thence South 53 degrees 09 minutes West along the center line of said Centerville Road 394.00 feet, to the point of beginning of the line to be described; thence northwesterly at right angles to said road 365.00 feet to the southeasterly line of the Northern Pacific Railway right of way, and said line there terminating.

Excepting therefrom the 3 following described parcels:

1.) That part of the South Half of Section 32, Township 30, Range 22, Ramsey County, Minnesota, described as follows:

Commencing at a point 416.25 feet south and 1240.00 feet west of the east quarter corner of said Section 32; thence west 1577.71 feet parallel to the east and west quarter line of said Section 32, to the center line of the St. Paul and Centerville Road; thence southwesterly along said center line 879.71 feet to the point of beginning of the tract herein described; thence west parallel to the south line of said Section 156.54 feet; thence northeasterly parallel to said road 181.87 feet; thence southeasterly at right angles to said road 124.40 feet to the center line of said road; thence southwesterly along the center line of said road 86.80 feet to the point of beginning;

2.) That part of the Southwest Quarter of Section 32, Township 30, Range 22, Ramsey County, Minnesota described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence southerly on the east line of said Southwest Quarter 132.23 feet; thence southwesterly, deflecting to the right 35 degrees 44 minutes 00 seconds 392.10 feet; thence southwesterly deflecting to the right 1 degree 21 minutes 30 seconds 621.94 feet to the point of beginning; thence southwesterly continuing along the previously described line 35.08 feet; thence southwesterly, deflecting to the right 2 degrees 00 minutes 00 seconds 92.89 feet; thence northwesterly at right angles 121.93 feet; thence southwesterly at right angles 15.05 feet; thence northwesterly at right angles 35.00 feet; thence northeasterly at right angles 143.00 feet; thence southeasterly at right angles 155.71 feet to the point of beginning;

3.) That part of the Southwest Quarter of Section 32, Township 30, Range 22, Ramsey County, Minnesota described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence southerly on the east line of said Southwest Quarter 132.23 feet; thence southwesterly, deflecting to the right 35 degrees 44 minutes 00 seconds, 392.10 feet; thence southwesterly, deflecting to the right 1 degree 21 minutes 30 seconds, 621.94 feet to the point of beginning; thence northwesterly, deflecting to the right 92 degrees 00 minutes 00 seconds, 155.71 feet; thence northeasterly, deflecting to the right 88 degrees 00 minutes 00 seconds, 116.66 feet; thence southeasterly, at a right angle, 155.00 feet to the center line of St. Paul and Centerville Road; thence southwesterly, at a right angle, 122.09 feet to the point of beginning.

Have caused the same to be surveyed and platted as COSTA'S HOLLOW and do 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.

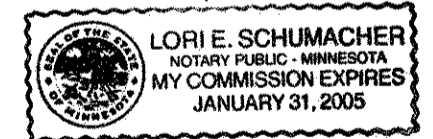
In witness whereof said Land Holding Group, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 3<sup>rd</sup> day of March, 2000.

Signed: Land Holding Group, Inc.

Steve Muellerleile, Pres.  
Steve Muellerleile, President

STATE OF MINNESOTA  
COUNTY OF Washington  
The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of March, 2000, by Steve Muellerleile, President of Land Holding Group, Inc., a Minnesota corporation, on behalf of the corporation.

Lori E. Schumacher  
Notary Public, Washington County, Minnesota  
My Commission Expires 1-31-2005



In witness whereof said Lake Elmo Bank, a Minnesota corporation, has caused these presents to be signed by its proper officers this 3<sup>rd</sup> day of March, 2000.

Signed: Lake Elmo Bank

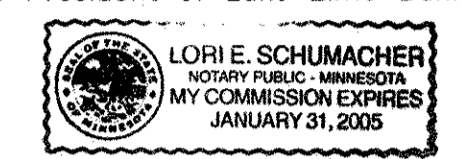
Dean W. Anderson, V.P.  
Dean W. Anderson, Vice President

Daniel D. Raleigh  
Daniel D. Raleigh, Vice President

STATE OF MINNESOTA  
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of March, 2000 by Dean W. Anderson, Vice President and Daniel D. Raleigh, Vice President of Lake Elmo Bank, a Minnesota corporation, on behalf of the corporation.

Lori E. Schumacher  
Notary Public, Washington County, Minnesota  
My Commission Expires 1-31-2005



I hereby certify that I have surveyed and platted the property described on this plat as COSTA'S HOLLOW; 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.

Ernest G. Rud  
Ernest G. Rud, Land Surveyor  
Minnesota License No. 9808

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 16<sup>th</sup> day of February, 2000 by Ernest G. Rud, a Licensed Land Surveyor.

Cathleen R. Bruno  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2005



City of Vadnais Heights

We do hereby certify that on the 21<sup>st</sup> day of December, 1999, the City Council of the City of Vadnais Heights, 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.

Susan L. Bauvoet  
Mayor

Herald Urban  
Manager

Taxes payable in the year 2000 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 28 day of March, 2000.

Norothy McClung, Director  
Department of Property Taxation

By K. Bynmark, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 29<sup>th</sup> day of MARCH, 2000 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

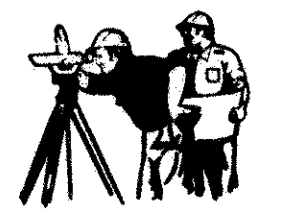
David D. Claypool  
David D. Claypool, L.S.  
Ramsey County Surveyor

County Recorder  
County of Ramsey, State of Minnesota

I hereby certify that this plat of COSTA'S HOLLOW was filed in the office of the County Recorder for public record on this 5<sup>th</sup> day of April, 2000, at 8:20 o'clock A. M. and was duly filed in Book 116 of Plats, Pages 19 and 20, as Document Number 3316062.

Deputy County Recorder

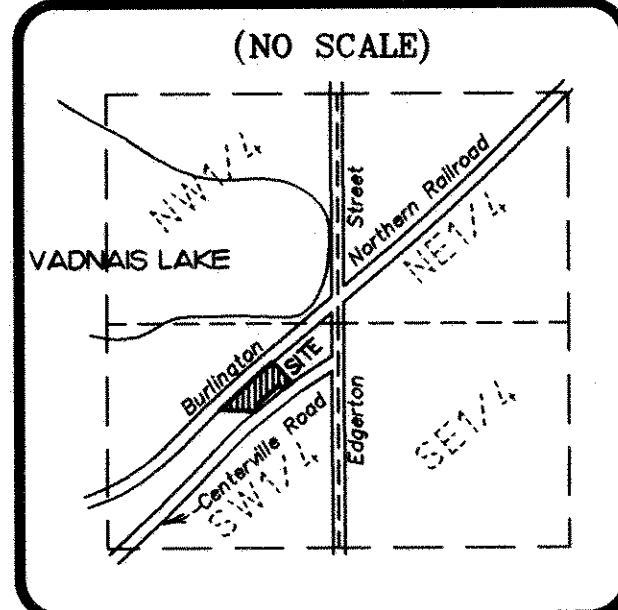
**E. G. RUD & SONS, INC.**  
Land Surveyors



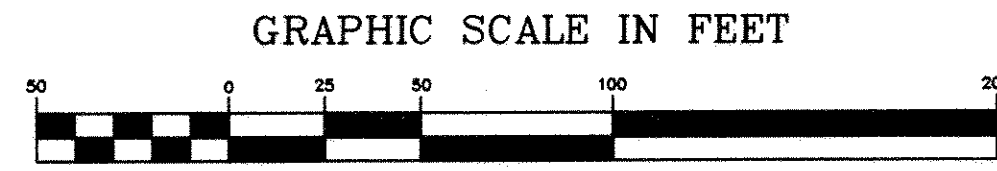
# COSTA'S HOLLOW

## VICINITY MAP

SECTION 32, TOWNSHIP 30, RANGE 22



RAMSEY COUNTY, MINNESOTA

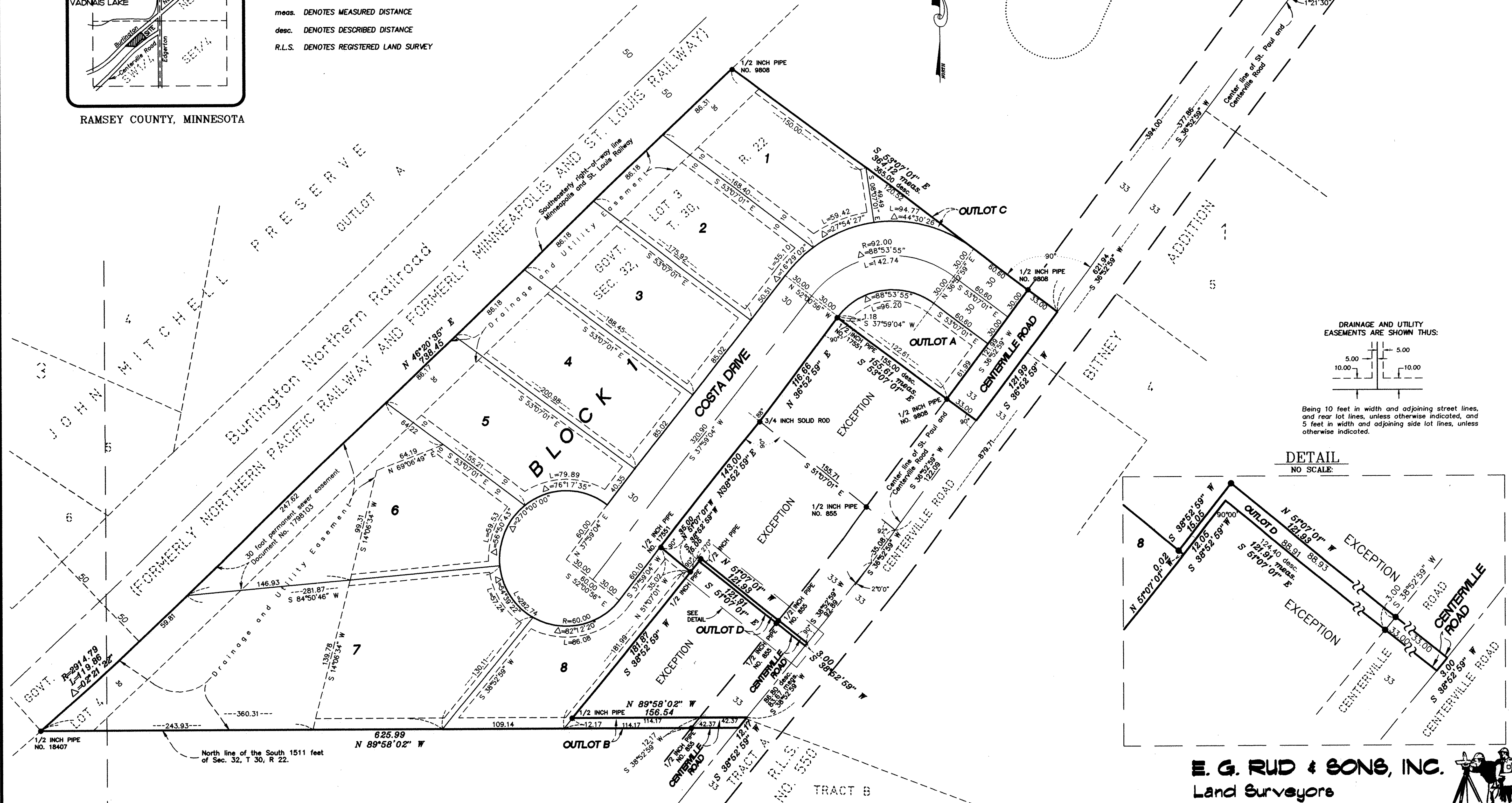
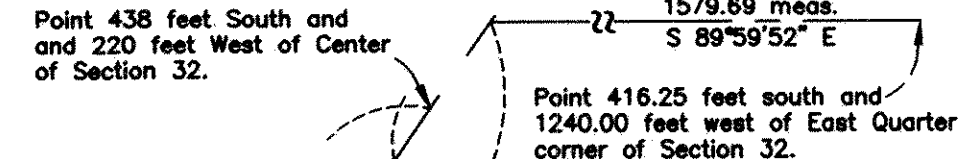
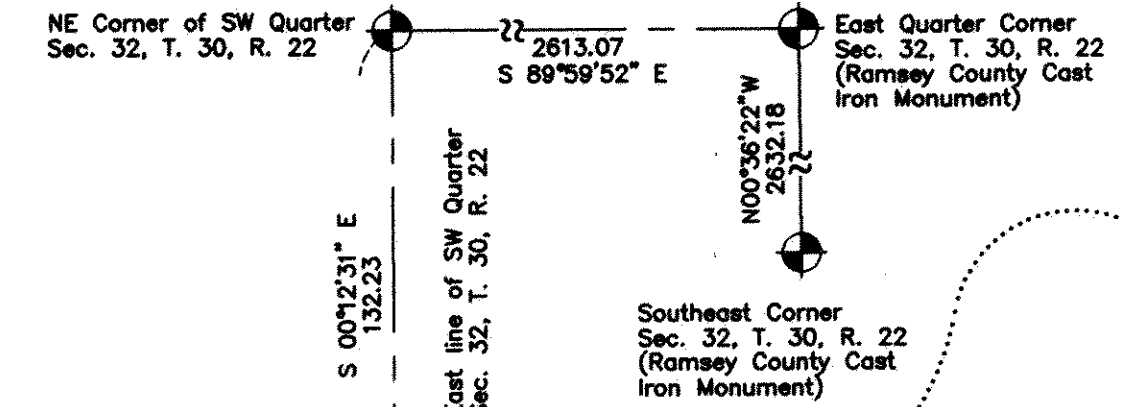


SCALE: 1 INCH = 50 FEET

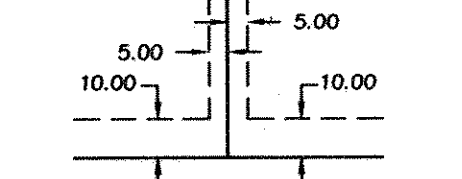
LOT CORNERS WITH NO MONUMENT SHOWN WILL BE MONUMENTED WITH A 1/2 INCH BY 18 INCH IRON PIPE MARKED BY RLS NO. 9808 AND SET WITHIN ONE YEAR OF RECORDING OF THIS PLAT.

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 32, TOWNSHIP 30, RANGE 22, WHICH IS ASSUMED TO BEAR  $N00^{\circ}36'22''W$ .

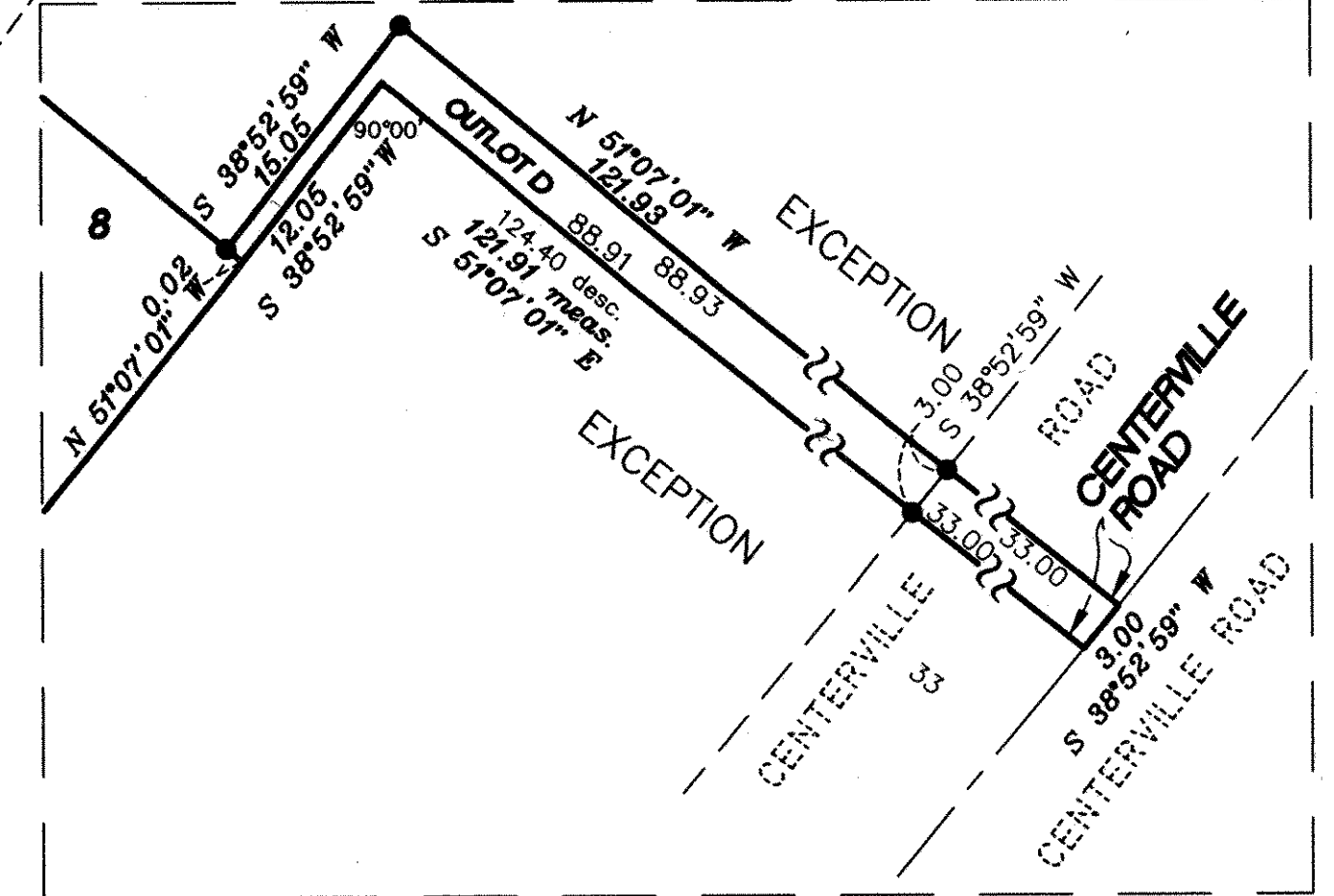
- DENOTES FOUND IRON MONUMENT
- meas. DENOTES MEASURED DISTANCE
- desc. DENOTES DESCRIBED DISTANCE
- R.L.S. DENOTES REGISTERED LAND SURVEY



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



### DETAIL



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

