

# HILLARY FARM ADDITION

COPY

4891

KNOW ALL MEN BY THESE PRESENTS: That Hillary Farm, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of Gem Lake, County of Ramsey, State of Minnesota:

That part of the Southwest Quarter of the Northeast Quarter of Section 27, Township 30, Range 22, lying West of the St. Paul and White Bear Road, frequently called Scheuneman Road, according to the Government Survey thereof;

AND

The Southeast Quarter of Northwest Quarter except West 420 feet thereof; and the North one-quarter of Northeast Quarter of Southwest Quarter except West 420 feet thereof, all in Section 27, Township 30, Range 22, according to the United States Government Survey Thereof;

AND

The West 420 feet of the Southeast Quarter of the Northwest Quarter and the West 420 feet of the North one-quarter of the Northeast Quarter of the Southwest Quarter of Section 27, Township 30, Range 22, excepting therefrom the part thereof lying North of a line described as follows:  
Beginning at a point in the East line of said West 420 feet of said Southeast Quarter of the Northwest Quarter which point is 666.2 feet South of the North line of said Southeast Quarter of Northwest Quarter; thence in a straight line bearing Southwesterly at an angle of 76 degrees 43 minutes with said East line of said Southeast Quarter of the Northwest Quarter a distance of 332 feet more or less to the shore of Gem Lake; thence on a prolongation of said line to the Westerly line of said Southeast Quarter of Northwest Quarter;

AND

The South 346.11 feet of the South Half of the Northeast Quarter of the Northwest Quarter of Section 27, Township 30, Range 22, except the West 420 feet thereof, according to the United States Government Survey thereof and situate in Ramsey County, Minnesota;

AND

The South 346.11 feet of the South Half of the Northwest Quarter of the Northeast Quarter lying Westerly of the center line of Scheuneman Road (formerly St. Paul and White Bear Road) excepting therefrom the following:  
Beginning at the intersection of the south line of the Northwest Quarter of the Northeast Quarter of Section 27, Township 30, Range 22, with the center line of Scheuneman Road (formerly St. Paul and White Bear Road); thence running West along the south line herein described 195 feet; thence running North at right angles 200 feet; thence running East at right angles parallel with the South line herein described to the center line of Scheuneman Road (formerly St. Paul and White Bear Road); thence South along the center line of said road to the point of beginning;

AND

That part of the Northeast Quarter of the Southwest Quarter of Section 27, Township 30, Range 22, Ramsey County, Minnesota, lying within the south 140 acres of said Southwest Quarter of Section 27, described as follows:  
Commencing at the southeast corner of said Southwest Quarter; thence North 00 degrees 09 minutes 29 seconds West, bearings based on the Ramsey County Coordinate System (NAD 1983), along the east line of said Southwest Quarter, a distance of 1832.51 feet to the point of beginning of the parcel to be described; thence South 89 degrees 50 minutes 31 seconds West a distance of 231.01 feet; thence North 10 degrees 39 minutes 31 seconds West a distance of 496.43 feet to the north line of said south 140 acres; thence North 89 degrees 46 minutes 56 seconds East, along said north line, a distance of 321.48 feet to said east line; thence South 00 degrees 09 minutes 29 seconds East, along said east line, a distance of 488.45 feet to said point of beginning.

Has caused the same to be surveyed and platted as HILLARY FARM ADDITION and does hereby dedicate to the public for public use forever the thoroughfares and the drainage and utility easements as shown on this plat.

In witness whereof said Hillary Farm, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 10th day of April, 2005.

Signed: Hillary Farm, LLC. R. James McNulty Jr. its Chief Manager

STATE OF MINNESOTA  
COUNTY OF RAMSEY  
The foregoing instrument was acknowledged before me this 10th day of April, 2005, by James McNulty Jr., Chief Manager of Hillary Farm, LLC, a Minnesota limited liability company, on behalf of the company.

**AWILDA L. ORTIZ**  
Notary Public-Minnesota  
My Commission Expires Jan 31, 2009

Awilda Ortiz  
Notary Public, RAMSEY County, Minnesota  
My Commission Expires January 31, 2009

I hereby certify that I have surveyed and platted the property described on this plat as HILLARY FARM ADDITION; that this plat is a correct representation of said 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.

Jack Bolke  
Jack Bolke, Land Surveyor  
Minnesota License No. 20281

STATE OF MINNESOTA  
COUNTY OF RAMSEY  
The foregoing Surveyor's Certificate was acknowledged before me this 5th day of April, 2005, by Jack Bolke, a licensed Land Surveyor.

**AWILDA L. ORTIZ**  
Notary Public-Minnesota  
My Commission Expires Jan 31, 2009

Awilda Ortiz  
Notary Public, RAMSEY County, Minnesota  
My Commission Expires January 31, 2009

CITY OF GEM LAKE, MINNESOTA  
We do hereby certify that on the 6th day of April, 2005, the City Council of the City of Gem Lake, 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.

Ed Smith, Mayor      John Jensen, Clerk

Taxes payable in the year 2005 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 11 day of April, 2005.

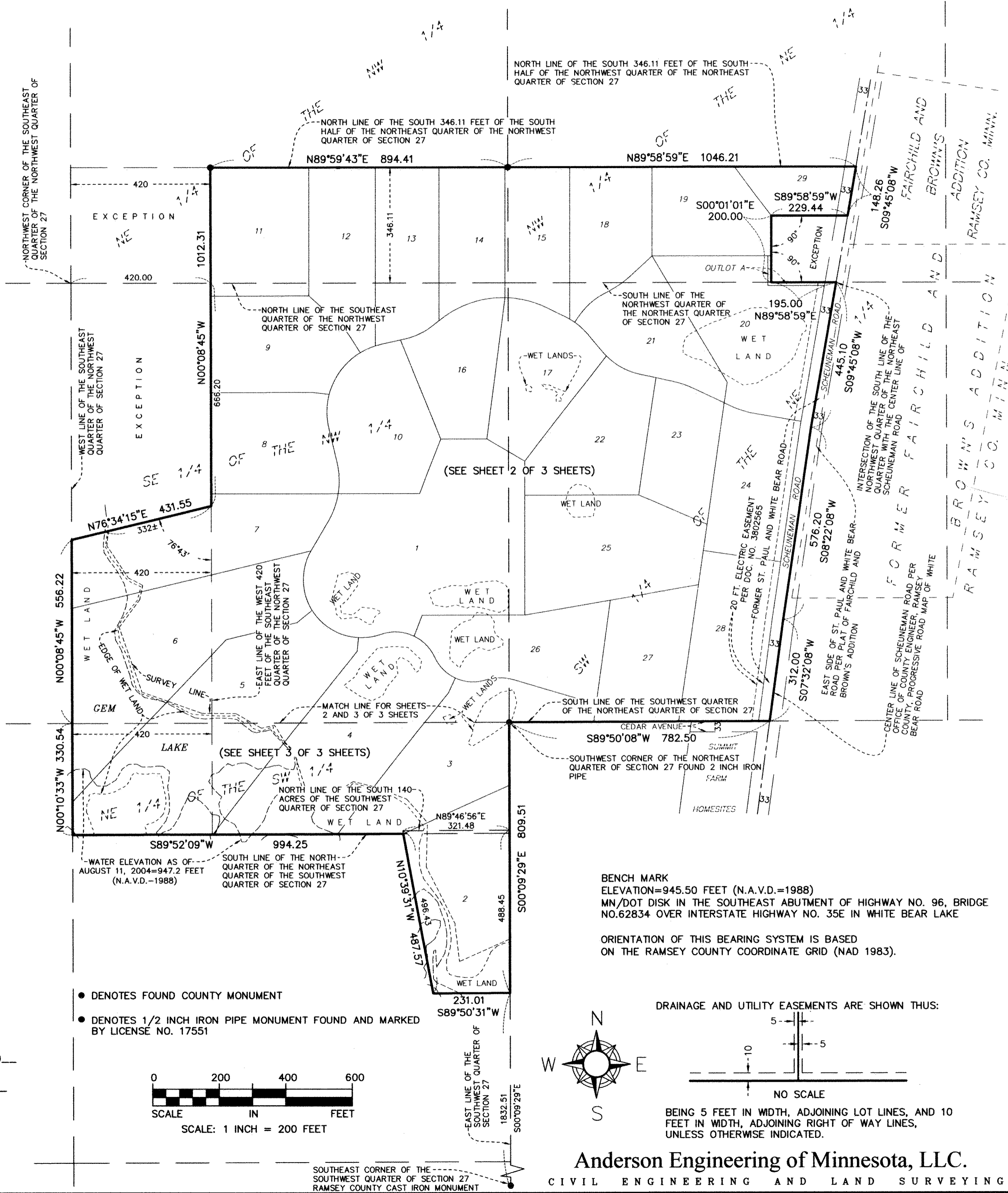
Dorothy Melloy, Director      by G.P. Clough, Deputy  
Department of Property Taxation

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_ and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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

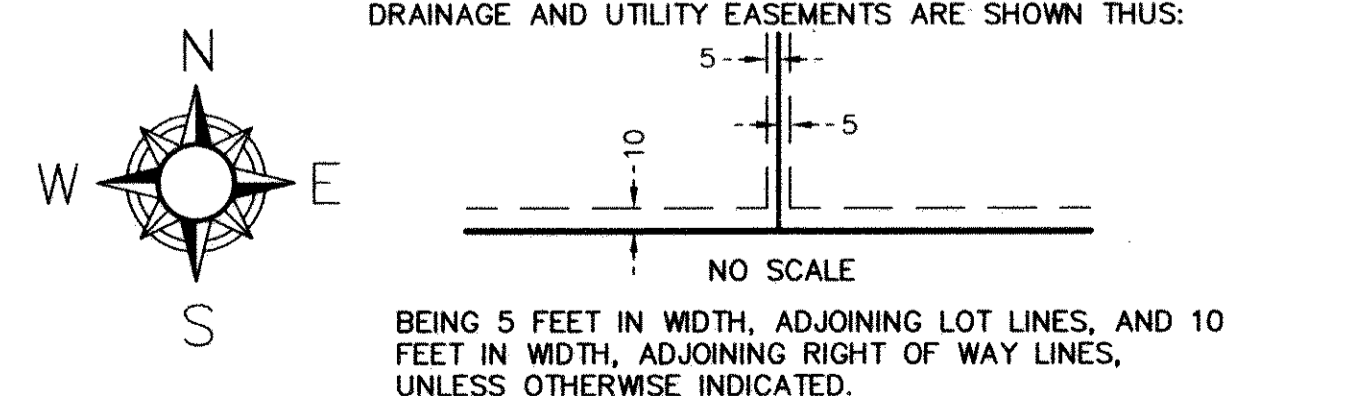
COUNTY RECORDER, County of Ramsey, State of Minnesota  
I hereby certify that this plat of HILLARY FARM ADDITION was filed in the office of the County Recorder for public record on this 13th day of APRIL, 2005 at 3 o'clock P. M. and was duly filed in Book 121 of Plats, Pages 17, 18 and 19, as Document Number 384814.

Deputy County Recorder



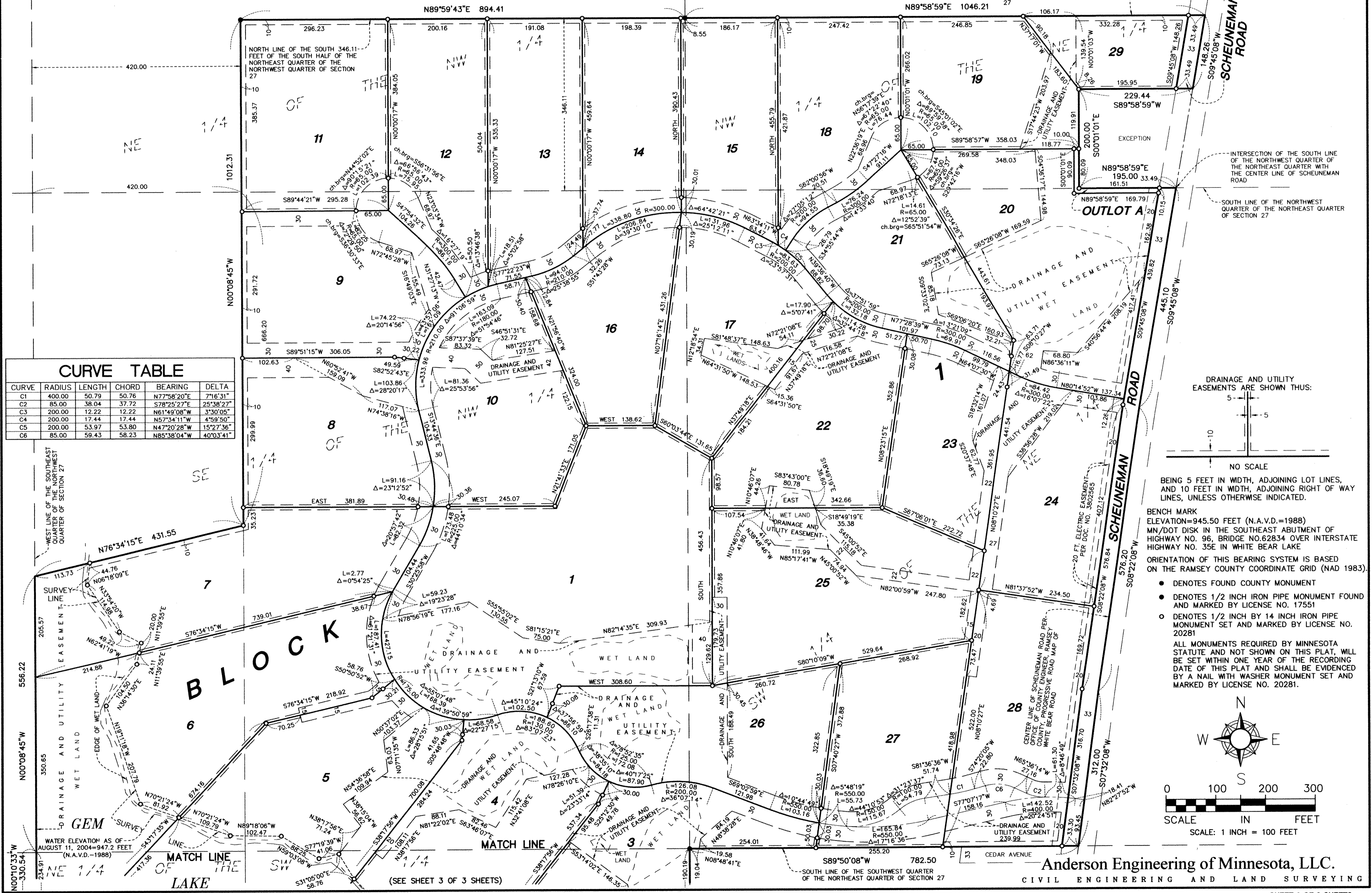
BENCH MARK  
ELEVATION=945.50 FEET (N.A.V.D.=1988)  
MN/DOT DISK IN THE SOUTHEAST ABUTMENT OF HIGHWAY NO. 96, BRIDGE NO.62834 OVER INTERSTATE HIGHWAY NO. 35E IN WHITE BEAR LAKE

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RAMSEY COUNTY COORDINATE GRID (NAD 1983).



**Anderson Engineering of Minnesota, LLC.**  
CIVIL ENGINEERING AND LAND SURVEYING

# HILLARY FARM ADDITION

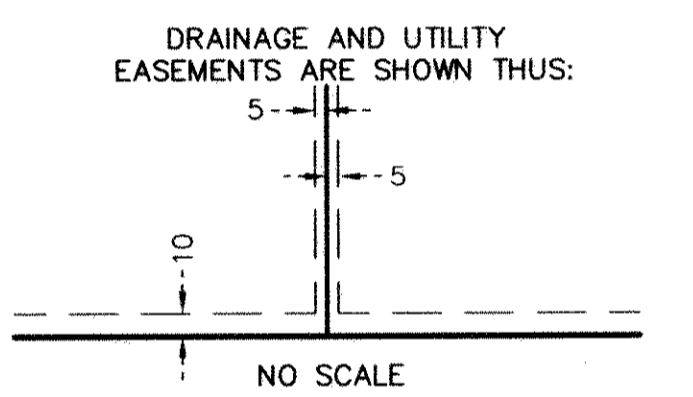


NORTH LINE OF THE SOUTH 346.11 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27

INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER WITH THE CENTER LINE OF SCHEUNEMAN ROAD

SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	400.00	50.79	50.76	N77°58'20"E	71°6'31"
C2	85.00	38.04	37.72	S78°25'27"E	25°38'27"
C3	200.00	12.22	12.22	N61°49'08"W	3°30'05"
C4	200.00	17.44	17.44	N57°34'11"W	4°59'50"
C5	200.00	53.97	53.80	N47°20'28"W	15°27'36"
C6	85.00	59.43	58.23	N85°38'04"W	40°03'41"



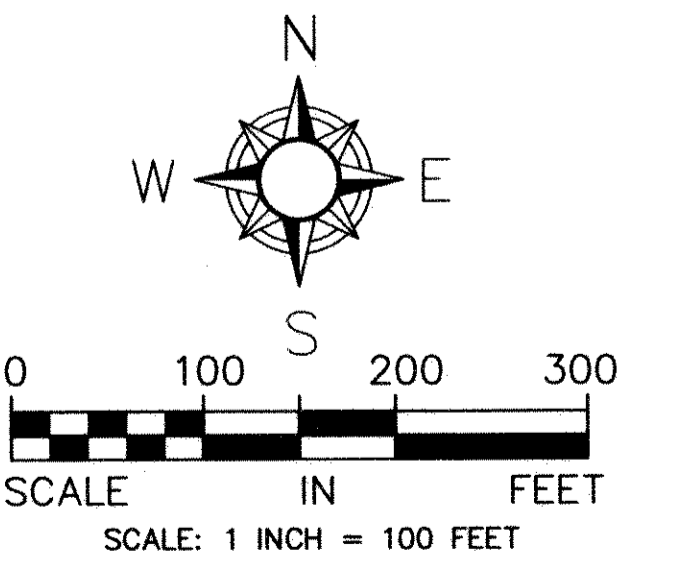
BEING 5 FEET IN WIDTH, ADJOINING LOT LINES, AND 10 FEET IN WIDTH, ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED.

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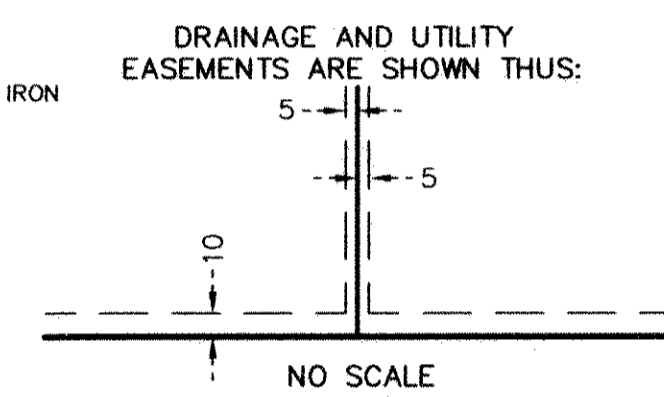
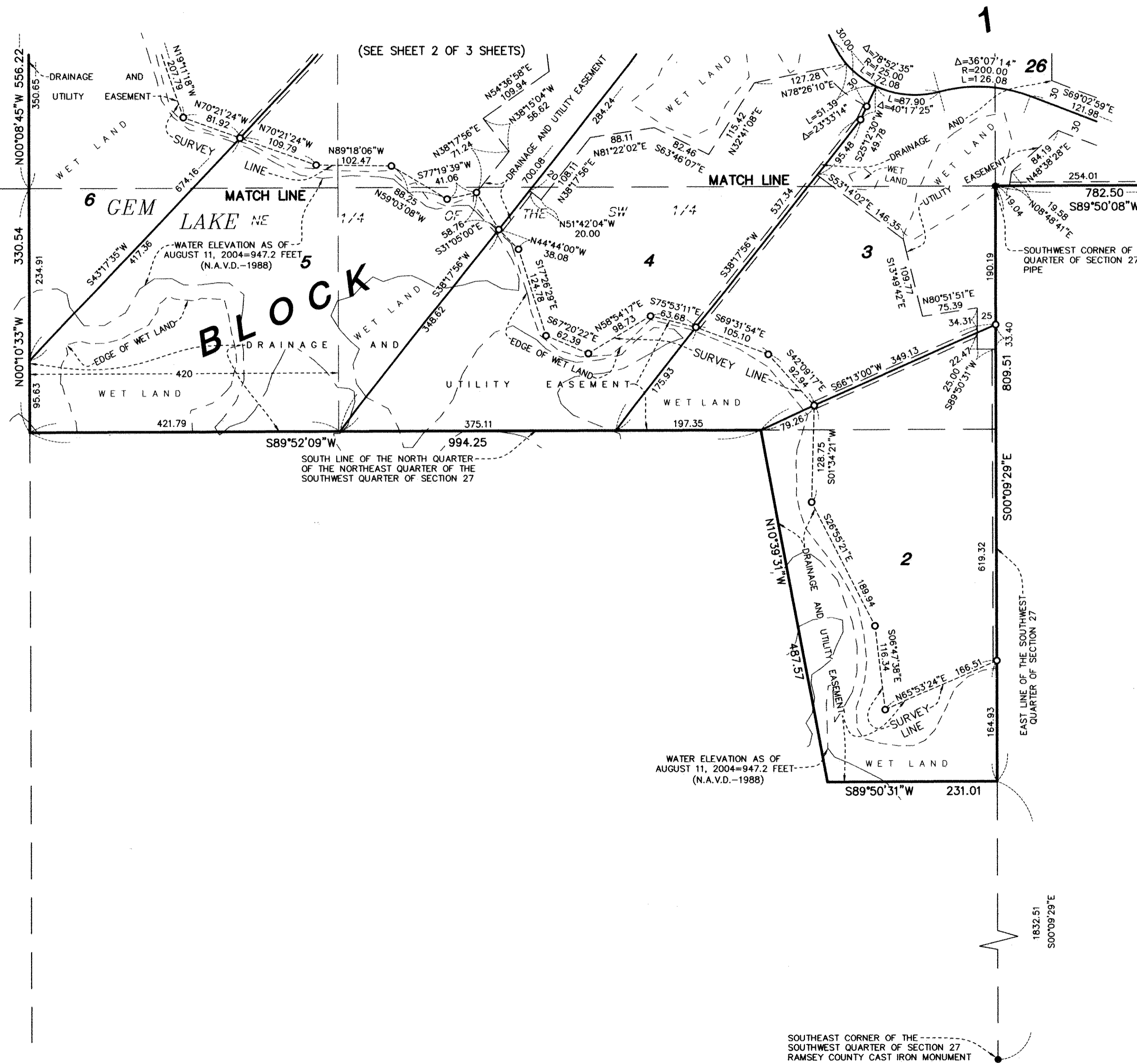
- DENOTES FOUND COUNTY MONUMENT
- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND AND MARKED BY LICENSE NO. 17551
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 20281

ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE AND NOT SHOWN ON THIS PLAT, WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT AND SHALL BE EVIDENCED BY A NAIL WITH WASHER MONUMENT SET AND MARKED BY LICENSE NO. 20281.



Anderson Engineering of Minnesota, LLC.  
CIVIL ENGINEERING AND LAND SURVEYING

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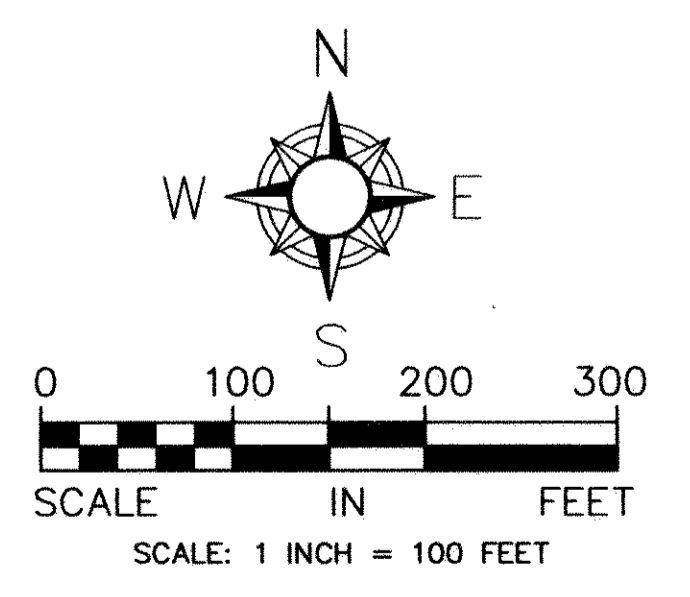
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SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27  
 RAMSEY COUNTY CAST IRON MONUMENT