

# PHS ADDITION OF ARDEN HILLS

KNOW ALL MEN BY THESE PRESENTS: That Presbyterian Homes of Arden Hills, Inc., a Minnesota non-profit corporation, owner of the following described property situated in the City of Arden Hills, County of Ramsey, State of Minnesota:

That part of Government Lot 5 in the Southeast Quarter of Section 33, Township 30 North, Range 23 West, and Lot 27, Auditor's Subdivision No. 80, Ramsey Co. Minn., according to the recorded plat thereof, described as follows:

Beginning at the southwest corner of the Southeast Quarter of said Section 33; thence South 89 degrees 58 minutes 56 seconds East (assumed bearing based on Ramsey County Coordinates, NAD 83, published December 17, 1991) along the south line of said Southeast Quarter, 630.00 feet to its intersection with the southerly extension of the westerly line of Johanna Narrows, according to the recorded plat thereof; thence North 19 degrees 02 minutes 53 seconds East, along said westerly line extended, 935.39 feet to the northwest corner of said plat of Johanna Narrows; thence North 33 degrees 53 minutes 27 seconds East, along a line drawn to a low point in Lake Johanna as established by the Ramsey County Surveyor from a published DNR Lake Map, Code Number D-0077, said low point having coordinate values of Northing 190770 feet and Easting 554570 feet, said coordinate values are based upon Ramsey County Coordinates, NAD 83, Published December 17, 1991, 30 feet more or less, to the shoreline of Lake Johanna; thence northwesterly along said shoreline to its intersection with a line drawn South 83 degrees 21 minutes 32 seconds West from said low point, to the point of intersection of the Original Government Survey Meander line and the northwesterly line of said Lot 27; thence South 83 degrees 21 minutes 32 seconds West, along last described line, 15 feet, more or less, to said intersection; thence South 46 degrees 56 minutes 01 seconds West, along the said northwesterly line of Lot 27, 177.10 feet to the north line of said Government Lot 5; thence South 89 degrees 51 minutes 59 seconds West, along said north line, 611.49 feet to the west line of said Southeast Quarter; thence South 00 degrees 26 minutes 11 seconds East, along said west line, 1313.28 feet to the point of beginning and there terminating.

The North and East Boundaries of the above-described parcel have been determined pursuant to Court File No. C7-00-10198, and marked by Judicial Landmarks.

Has caused the same to be surveyed and platted as PHS ADDITION OF ARDEN HILLS and does hereby donate and dedicate to the public for public use forever the public ways and the easements for drainage and utility purposes as shown on this plat.

In witness whereof said Presbyterian Homes of Arden Hills, Inc., a Minnesota non-profit corporation, has caused these presents to be signed by its proper officer this 20th day of December, 2010.

Signed: Presbyterian Homes of Arden Hills, Inc.

Mark Meyer its CFO

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 20th day of December, 2010, by Mark Meyer, Chief Financial Officer of Presbyterian Homes of Arden Hills, Inc., a Minnesota non-profit corporation, on behalf of the corporation.

Pamela J. Belz  
Pamela J. Belz

Notary Public, Minnesota  
My Commission Expires Jan 31, 2015

I, Mark S. Hanson, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey, that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 20th day of December, 2010.

Mark S. Hanson  
Mark S. Hanson, Professional Land Surveyor  
Minnesota License No. 15480

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 20th day of DECEMBER, 2010 by Mark S. Hanson, a Professional Land Surveyor.



Susan Marie Tarasar  
SUSAN MARIE TARASAR  
Notary Public, Minnesota  
My Commission Expires JANUARY 31, 2013

City of Arden Hills, Minnesota

We do hereby certify that on the 20th day of November, 2010, the City Council of the City of Arden Hills, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Patrick Klaus  
Clerk

Harley D. Humphreys  
Mayor

Department of Property Records and Revenue

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2010 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 30th day of Dec, 2010.

Mark Osunk Director  
Department of Property Records and Revenue

By [Signature] Deputy

County Surveyor

I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this 30 day of December, 2010.

Michael D. Fiebiger  
Michael Fiebiger, P.L.S.  
Ramsey County Surveyor

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of PHS ADDITION OF ARDEN HILLS was filed in the office of the Registrar of Titles for public record on this 30th day of December, 2010, at 4:00 o'clock P.M., and was duly filed in Book 48 of Plats, Pages 6, 7, and 8, as Document Number 2150839.

Deputy Registrar of Titles



# PHS ADDITION OF ARDEN HILLS

AUDITOR'S SUBDIVISION  
RAMSEY CO. MINN.

QUIT CLAIM DEED DOC. NO. 1558638  
(TO VILLAGE OF ARDEN HILLS)

SANDEEN ROAD  
S89°51'59"W 611.49

INTERSECTION OF THE  
ORIGINAL GOVERNMENT  
SURVEY MEANDER LINE  
AND THE NW'LY LINE  
OF LOT 27

S83°21'32"W 25%

LOT 27

LAKE JOHANNA

DNR LAKE MAP, CODE NO. D-0077

WATER ELEV=877.7 FEET  
AUGUST 25, 2010

A LOW POINT IN LAKE JOHANNA

LAKE JOHANNA BOULEVARD  
(C.S.A.H. NO. 149)

33

WEST LINE OF THE SE 1/4 OF SEC. 33,  
ALSO WEST LINE OF GOV'T LOT 5

33

LAKE JOHANNA BOULEVARD  
(C.S.A.H. NO. 149)

33

LAKE JOHANNA BOULEVARD  
(C.S.A.H. NO. 149)

33

33

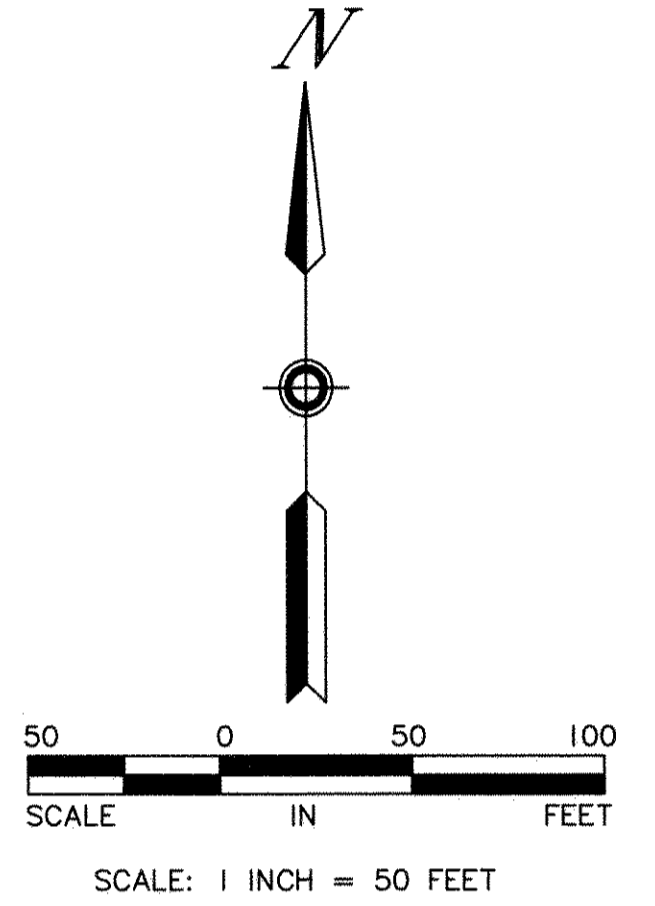
33

LOT 1

BLOCK 1

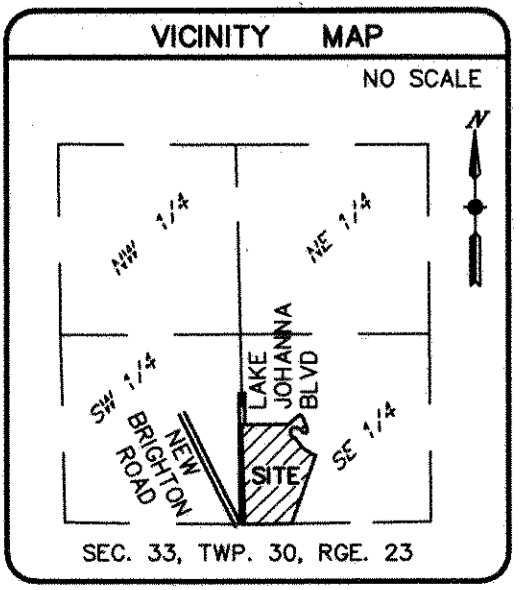
GOV'T LOT 5

MATCH LINE  
WEST 844.31



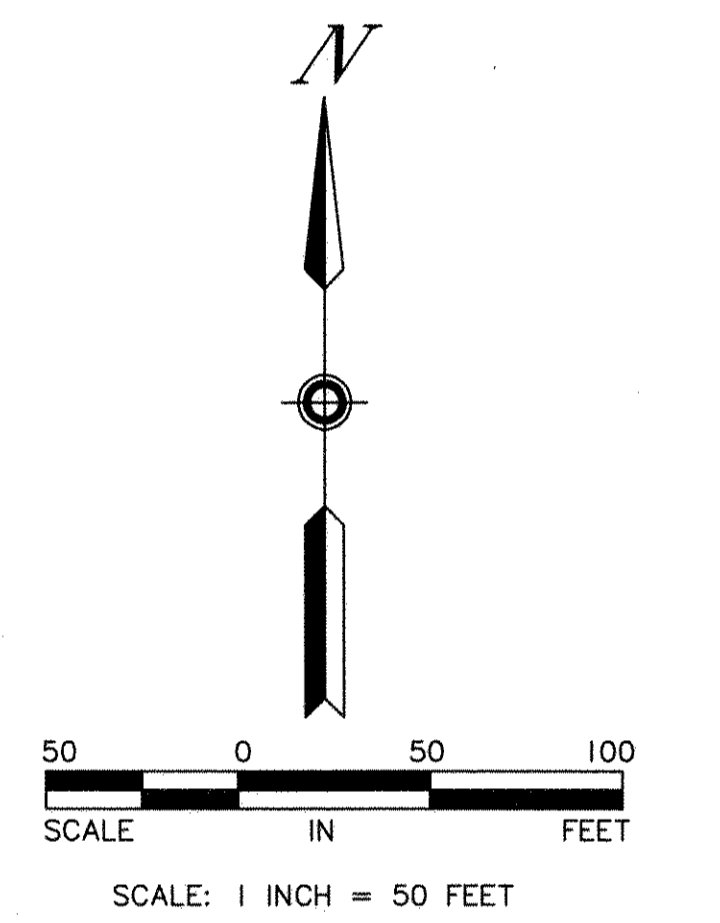
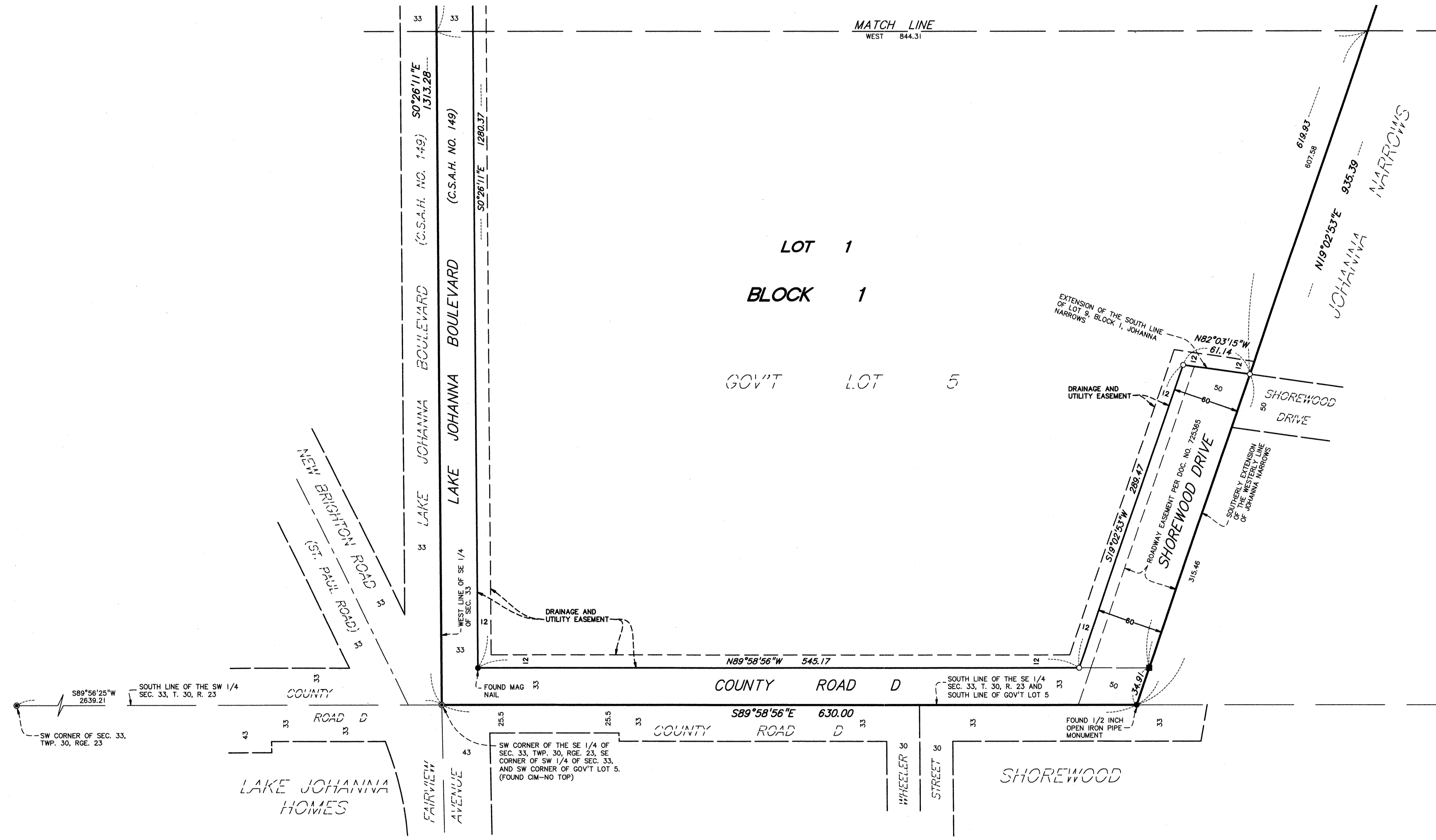
- BENCH MARK  
Top of top nut of fire hydrant located at the southeast corner of Lake Johanna Boulevard and Sandeen Road.  
Elevation = 925.65 feet  
(NGVD 1929)
- Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 15480, unless otherwise noted
- Denotes found monument as noted
- Denotes found Judicial Landmark
- Denotes Judicial Landmark not found, but previously set
- Denotes found cast iron monument

For the purposes of this plot, the south line of the Southeast Quarter of Section 33, Twp. 30, Rge. 23, is assumed to have a bearing of S89°58'56"E.



**SUNDE**  
LAND SURVEYING

# PHS ADDITION OF ARDEN HILLS



- BENCH MARK  
Top of top nut of fire hydrant located at the southeast corner of Lake Johanna Boulevard and Sandeen Road.  
Elevation = 925.65 feet  
(NGVD 1929)
  - Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 15480, unless otherwise noted
  - Denotes found monument as noted
  - Denotes found Judicial Landmark
  - Denotes Judicial Landmark not found, but previously set
  - Denotes found cast iron monument
- For the purposes of this plat, the south line of the Southeast Quarter of Section 33, Twp. 30, Rge. 23, is assumed to have a bearing of  $S89^{\circ}58'56''E$ .