

PINETREE POND

KNOW ALL MEN BY THESE PRESENTS: Masterpiece Homes, Inc., a Minnesota corporation, fee owner and the City of Little Canada, a Minnesota municipal corporation, mortgagee of the following described property situated in the City of Little Canada, County of Ramsey, State of Minnesota:

The West Half of the Southwest Quarter of Northwest Quarter, Section 4, Township 29, Range 22, Ramsey County, Minnesota, lying North of the northerly right-of-way line of LaBore Road, Except the following: That part of the Southwest Quarter of the Northwest Quarter of Section 4, Township 29, Range 22, particularly described as follows: Commencing at the point of intersection of the West line of said Section with the North line of Centerville Road; thence Northeasterly along the North line of said Road 170.75 feet to the point of beginning of the premises herein described; thence North on a line parallel with the West line of said Section a distance of 361.70 feet to a point; thence East 466.2 feet to a point in a line drawn from a point on the North line of said Southwest Quarter of the Northwest Quarter and 630.07 feet East of the Northwest corner of said Southwest Quarter of the Northwest Quarter and 483.43 feet South therefrom; thence continuing South on said line so drawn a distance of 218 feet to a point on the North line of said Centerville Road; thence Southwesterly along the North line of said Centerville Road to the place of beginning; and Except that part of the Southwest Quarter of the Northwest Quarter of Section 4, Township 29, Range 22, particularly described as follows: Commencing at a point on the Westerly line of said Southwest Quarter of Northwest Quarter 323.43 feet South of the Northwest corner of said Southwest Quarter of the Northwest Quarter as the point of beginning of the land to be described; thence South 570.23 feet along the Westerly line of said Southwest Quarter of the Northwest Quarter to the Northerly line of LaBore Road; thence Northeasterly along the Northerly line of LaBore Road 170.75 feet to a point; thence North and parallel with the Westerly line of said Southwest Quarter of the Northwest Quarter 521.7 feet; thence Westerly 164.22 feet more or less to the point of beginning; and Except that part of the Southwest Quarter of the Northwest Quarter of Section 4, Township 29, Range 22, particularly described as follows: Commencing at the Northwest corner of the Southwest Quarter of Section 4, Township 29, Range 22, as the place of beginning; thence Easterly on said Quarter Section line a distance of 301.2 feet to a point; thence Southwesterly in a straight line at an angle of approximately 15.43 degrees to a point 216.73 feet Easterly of the Westerly line of said Southwest Quarter of the Northwest Quarter of said Section 4; thence due Westerly a distance of 216.73 feet to the Westerly line of said Southwest Quarter of the Northwest Quarter of said Section 4; thence Northerly on the Westerly line of the Southwest Quarter of Northwest Quarter of Section 4, Township 29, Range 22, particularly described as follows: Commencing at a point on the Westerly line of said Southwest Quarter 150 feet South of the Northwest corner thereof as the point of beginning of the land to be conveyed; thence South 173.43 feet along the Westerly line of said Southwest Quarter to a point; thence East and parallel to the Northerly line of said Southwest Quarter a distance of 164.22 feet to a point; thence North 80 feet to an iron monument; thence Northeasterly to a point 216.78 feet East of the point of beginning; thence Westerly to said point of beginning;

AND

The South 220 feet of the North 543.43 feet of the West 164.22 feet of the Southwest Quarter of the Northwest Quarter of Section 4, Township 29, Range 22, Ramsey County, Minnesota, subject to Arcade Street. Except the South 90 feet of the Northerly 543.43 feet of the Westerly 164.22 feet of the Southwest Quarter of the Northwest Quarter of Section 4, Township 29, Range 22; and Except that part of the Southwest Quarter of the Northwest Quarter of Section 4, Township 29, Range 22, Ramsey County, Minnesota, described as follows: Beginning at a point on the West line of said Quarter Quarter, 323.43 feet South of the Northwest corner of said Quarter Quarter; thence South along the West line of said Quarter Quarter, 90 feet; thence Easterly parallel to the North line of said Quarter Quarter; 164.22 feet; thence North parallel to the West line of said Quarter Quarter; 90 feet; thence Westerly parallel to the North line of said Quarter Quarter to the point of beginning and there terminating;

AND

That part of the East Half of the Southwest Quarter of the Northwest Quarter of Section 4, Township 29, Range 22, Ramsey County, Minnesota, lying Northwesterly of the center line of LaBore Road and Southwesterly of the following described line: Beginning at the Northwest corner of said East Half; thence South 282.9 feet on the West line of said East Half; thence East at right angles 139 feet; thence at an angle to the right of 33 degrees 59 minutes a distance of 244.62 feet, more or less, to the centerline of said road; and said line there terminating

Have caused the same to be surveyed and platted as PINETREE POND and do hereby dedicate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Masterpiece Homes, Inc., a Minnesota corporation, has caused these presents to be signed by M. Gordie Howe, as President, this 27th day of June, 2013

Signed: Masterpiece Homes, Inc.
M. Gordie Howe, President
M. Gordie Howe

STATE OF MINNESOTA Ramsey
COUNTY OF Ramsey
The foregoing instrument was acknowledged before me this 27th day of June, 2013
by M. Gordie Howe, as President of Masterpiece Homes, Inc., a Minnesota corporation, on behalf of the corporation.

Kathleen A. Stanzler
KATHLEEN A. STANZLER
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2015

In witness whereof said The City of Little Canada, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 27th day of June, 2013

Signed: The City of Little Canada
William Blessard, Mayor Joel Hansen, City Manager

STATE OF MINNESOTA Ramsey
COUNTY OF Ramsey
The foregoing instrument was acknowledged before me this 27th day of June, 2013
by William Blessard, Mayor and by Joel Hansen, City Manager of The City of Little Canada, a Minnesota municipal corporation, on behalf of the corporation.

Kathleen A. Stanzler
KATHLEEN A. STANZLER
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2015

I, Jason E. Rud, Licensed 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 monuments indicated on this plat will be correctly set within one year; 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 27th day of June, 2013
Jason E. Rud
Jason E. Rud, Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA Anoka
COUNTY OF Anoka
The foregoing Surveyor's Certificate was acknowledged before me this 27th day of June, 2013, by Jason E. Rud, a Licensed Land Surveyor.
Nicole A. Johnson Nicole A. Johnson
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2015

CITY OF LITTLE CANADA
We do hereby certify that on the 24th day of April, 2013 the City Council of the City of Little Canada, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

William Blessard, Mayor Joel Hansen, City Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2013 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered this 15th day of July, 2013.
Mark E. Oswald, Director By Robbie Dorn, Deputy
Property Records and Revenue

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 15th day of July, 2013.
Craig W. Hinzman
Craig W. Hinzman, L.S.
Ramsey County Surveyor

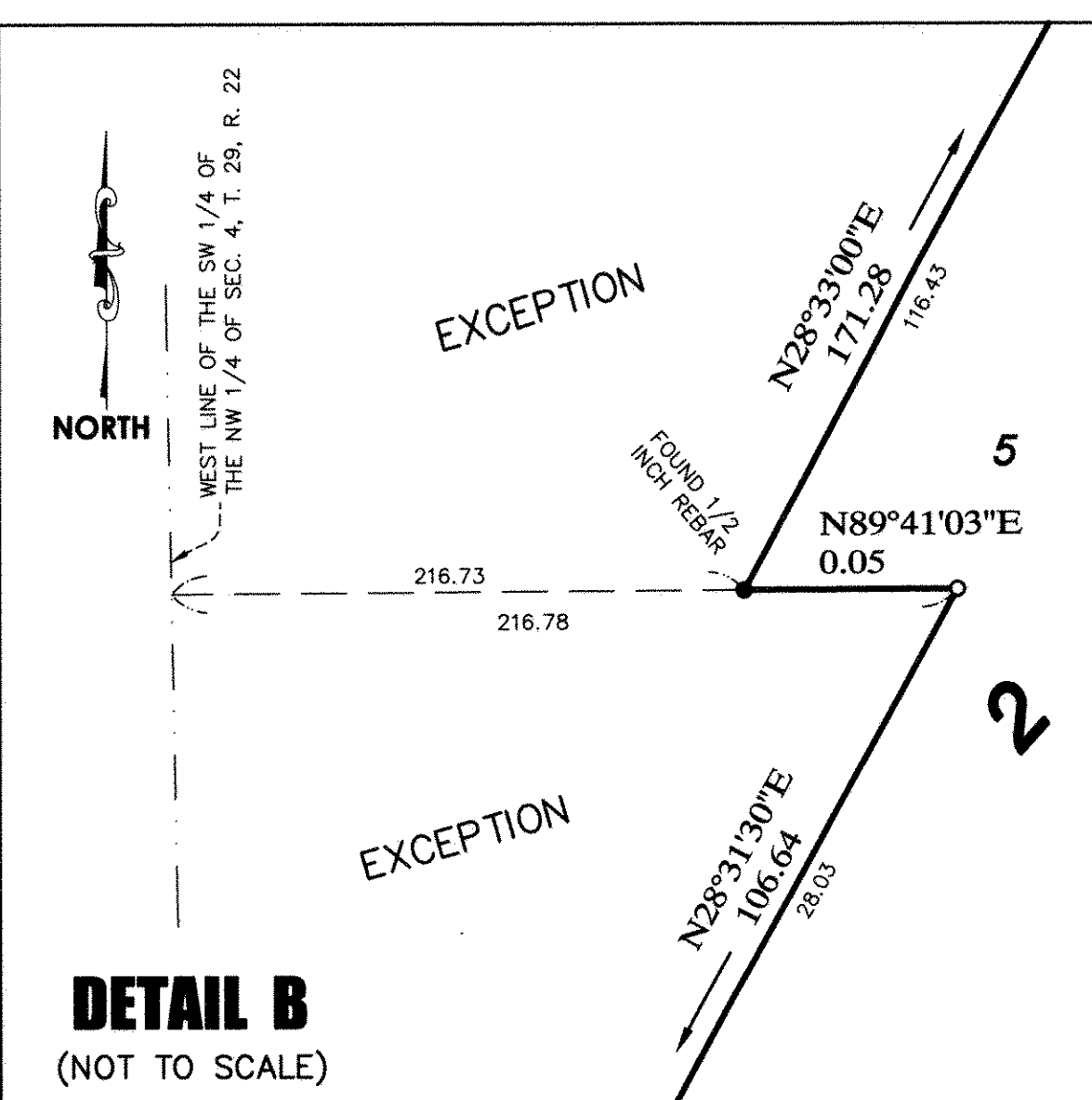
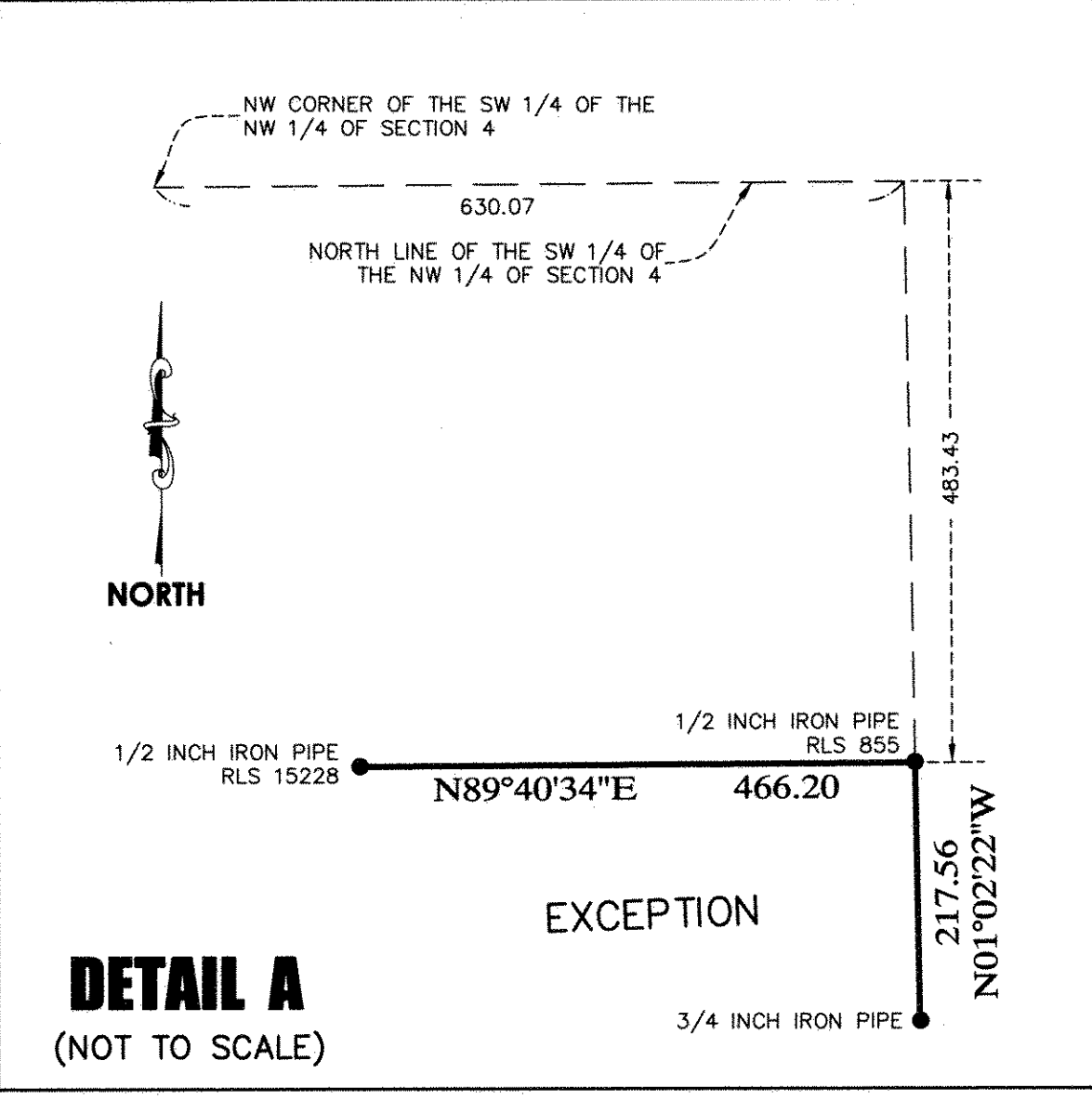
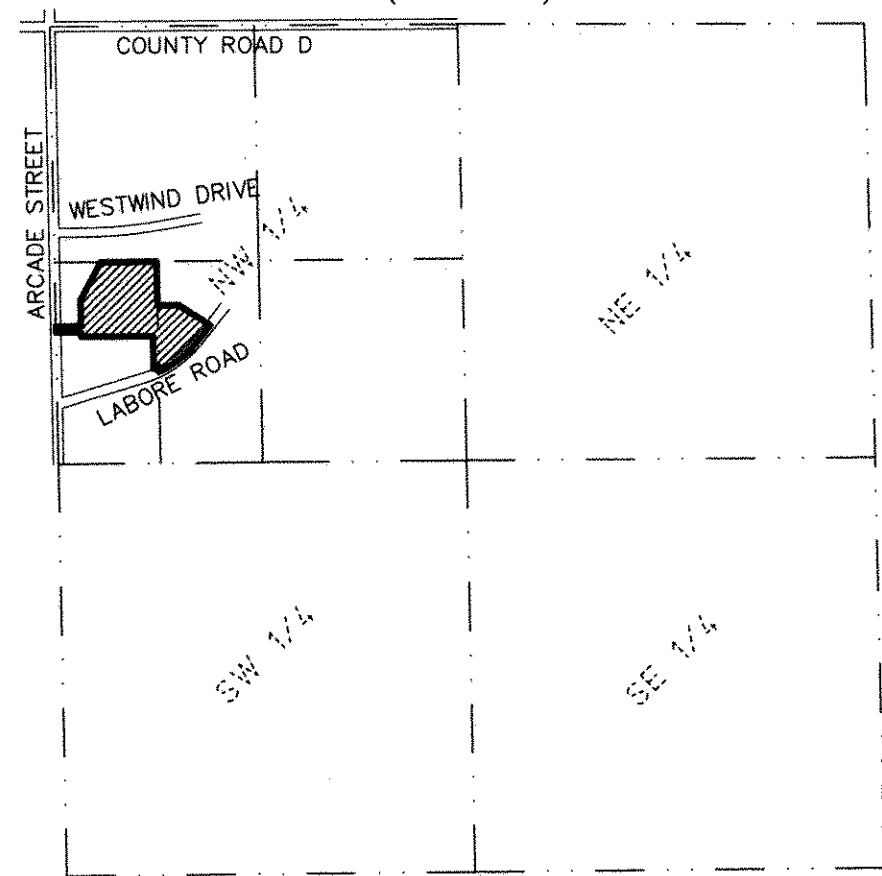
COUNTY RECORDER,
COUNTY OF RAMSEY, STATE OF MINNESOTA
I hereby certify that this plat of PINETREE POND was filed in the office of the County Recorder for public record on this 13 day of July, 2013 at 11 o'clock A.M. and was duly filed in Book 125 of Plats, Pages 37 and 38, as Document Number 4413890.
Deputy County Recorder



PINETREE POND

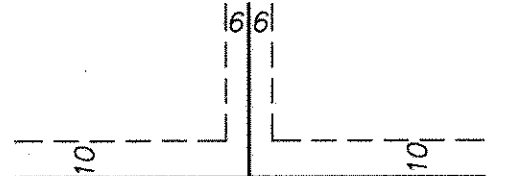
VICINITY MAP

SECTION 4, TOWNSHIP 29, RANGE 22
RAMSEY COUNTY, MINNESOTA
(NO SCALE)



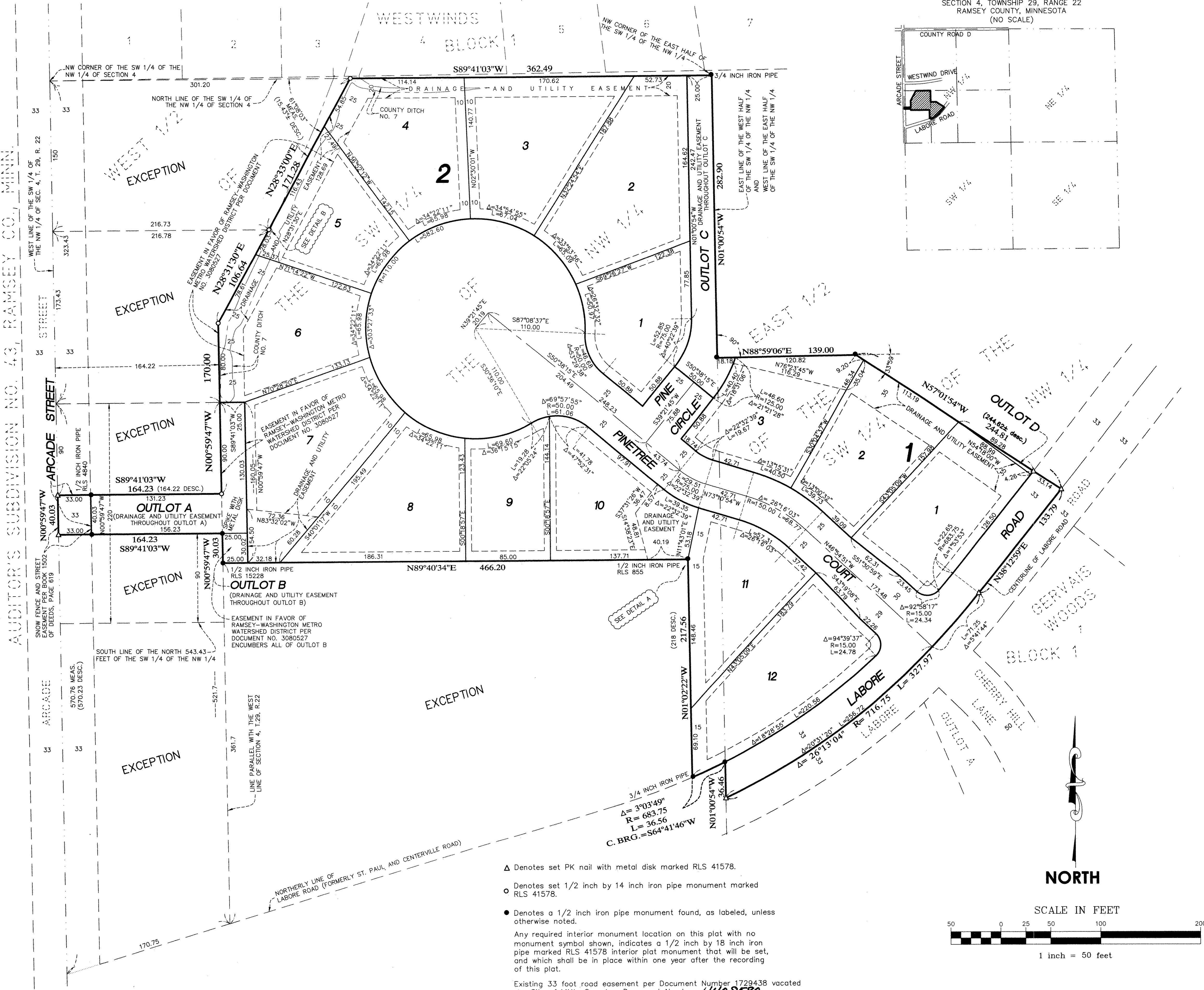
TYPICAL EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 6 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

For the purposes of this plat the west line of the Southwest Quarter of the Northwest Quarter of Section 4, Township 29, Range 22, Ramsey County, Minnesota, is assumed to have a bearing of North 00 degrees 59 minutes 47 seconds West.



- △ Denotes set PK nail with metal disk marked RLS 41578.
 - Denotes set 1/2 inch by 14 inch iron pipe monument marked RLS 41578.
 - Denotes a 1/2 inch iron pipe monument found, as labeled, unless otherwise noted.
- Any required interior monument location on this plat with no monument symbol shown, indicates a 1/2 inch by 18 inch iron pipe marked RLS 41578 interior plat monument that will be set, and which shall be in place within one year after the recording of this plat.

Existing 33 foot road easement per Document Number 1729438 vacated per City of Little Canada. Document Number ~~440 8580~~