

ROBERTS ADDITION TO ARDEN HILLS

KNOW ALL MEN BY THESE PRESENTS: That Lexington Station, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Arden Hills, County of Ramsey, State of Minnesota:

The North 373 feet of the East 265 feet of the East Half of the Southeast Quarter of Section 27, Township 30, Range 23, Ramsey County, Minnesota.

Except that part of the East Half of the Southeast Quarter (E1/2-SE1/4) of Section 27, Township 30 North, Range 23 West, lying northerly of the railway right of way, which lies between two lines run parallel with and distant 33 feet and 90 feet westerly of the following described line: Beginning at the east quarter corner of said Section 27; thence run southerly on the east line of said Section 27 for 1347.1 feet and there terminating.

And that Roberts Commercial Properties, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Arden Hills, County of Ramsey, State of Minnesota:

All that part of the East one-half (E1/2) of the Southeast Quarter (SE1/4) of Section 27, Township 30 N, Range 23 W, Ramsey County, Minnesota, described as follows: Beginning at the East Quarter corner of said Section 27; thence Southerly along the East line of said Section 27 a distance of 373.1 feet; thence West at right angles 525.6 feet; thence North at right angles 375.9 feet; thence East along the North line of the Southeast Quarter (SE1/4) of said Section 27 a distance of 525.6 feet, more or less, to the point of beginning; Except the East 265 feet of the North 373 feet thereof;

AND

All that part of the East one-half (E1/2) of the Southeast Quarter (SE1/4) of Section 27, Township 30 N, Range 23 W, Ramsey County, Minnesota, described as follows: Commencing at the East Quarter corner of said Section 27; thence Southerly along the East line of said Section 27 a distance of 373.1 feet to the point of beginning; thence West at right angles 525.6 feet; thence South at right angles 424.0 feet; thence East at right angles 525.6 feet; thence North at right angles 424.0 feet along the East line of said Section 27 to the point of beginning.

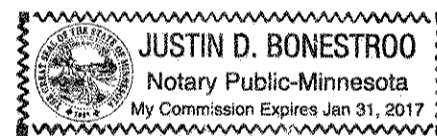
Except that part of the East Half of the Southeast Quarter (E1/2-SE1/4) of Section 27, Township 30 North, Range 23 West, lying northerly of the railway right of way, which lies between two lines run parallel with and distant 33 feet and 90 feet westerly of the following described line: Beginning at the east quarter corner of said Section 27; thence run southerly on the east line of said Section 27 for 1347.1 feet and there terminating.

Have caused the same to be surveyed and platted as ROBERTS ADDITION TO ARDEN HILLS and do hereby dedicate or donate 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 Lexington Station, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 21st day of April, 2014.

Signed: Lexington Station, LLC
[Signature] its CHIEF MANAGER

STATE OF Minnesota
COUNTY OF Ramsey
The foregoing instrument was acknowledged before me this 21st day of April, 2014, by Nicholas S. Roberts, Chief Manager of Lexington Station, LLC, a Minnesota limited liability company, on behalf of the company.

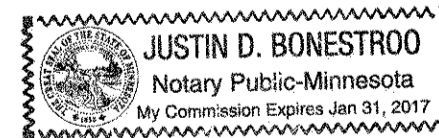


[Signature]
Notary Public,
My Commission Expires _____

In witness whereof said Roberts Commercial Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 21st day of April, 2014.

Signed: Roberts Commercial Properties, LLC
[Signature] its CHIEF MANAGER

STATE OF Minnesota
COUNTY OF Ramsey
The foregoing instrument was acknowledged before me this 21st day of April, 2014, by Nicholas S. Roberts, Chief Manager of Roberts Commercial Properties, LLC, a Minnesota limited liability company on behalf of the company.



[Signature]
Notary Public,
My Commission Expires _____

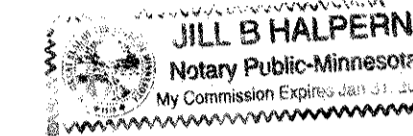
I, Leonard F. Carlson, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data 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 18th day of April, 2014.

Leonard F. Carlson
Leonard F. Carlson Professional Land Surveyor
Minnesota License No. 44890

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 18th day of April, 2014, by Leonard F. Carlson, a Professional Land Surveyor.



Jill B. Halpern
Jill B. Halpern
Notary Public, Minnesota
My Commission Expires January 31, 2018

City of Arden Hills, Minnesota

We do hereby certify that on the 10th day of March, 2014, 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.

Signed: David Grant
Mayor

Signed: Patrick Kraem
Administrator

Department of Property Records and Revenue

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2014 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 22nd day of May, 2014.

Mark Oswald, Director
Department of Property Records and Revenue

By Mary Kay Simpson, 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 23rd day of May, 2014.

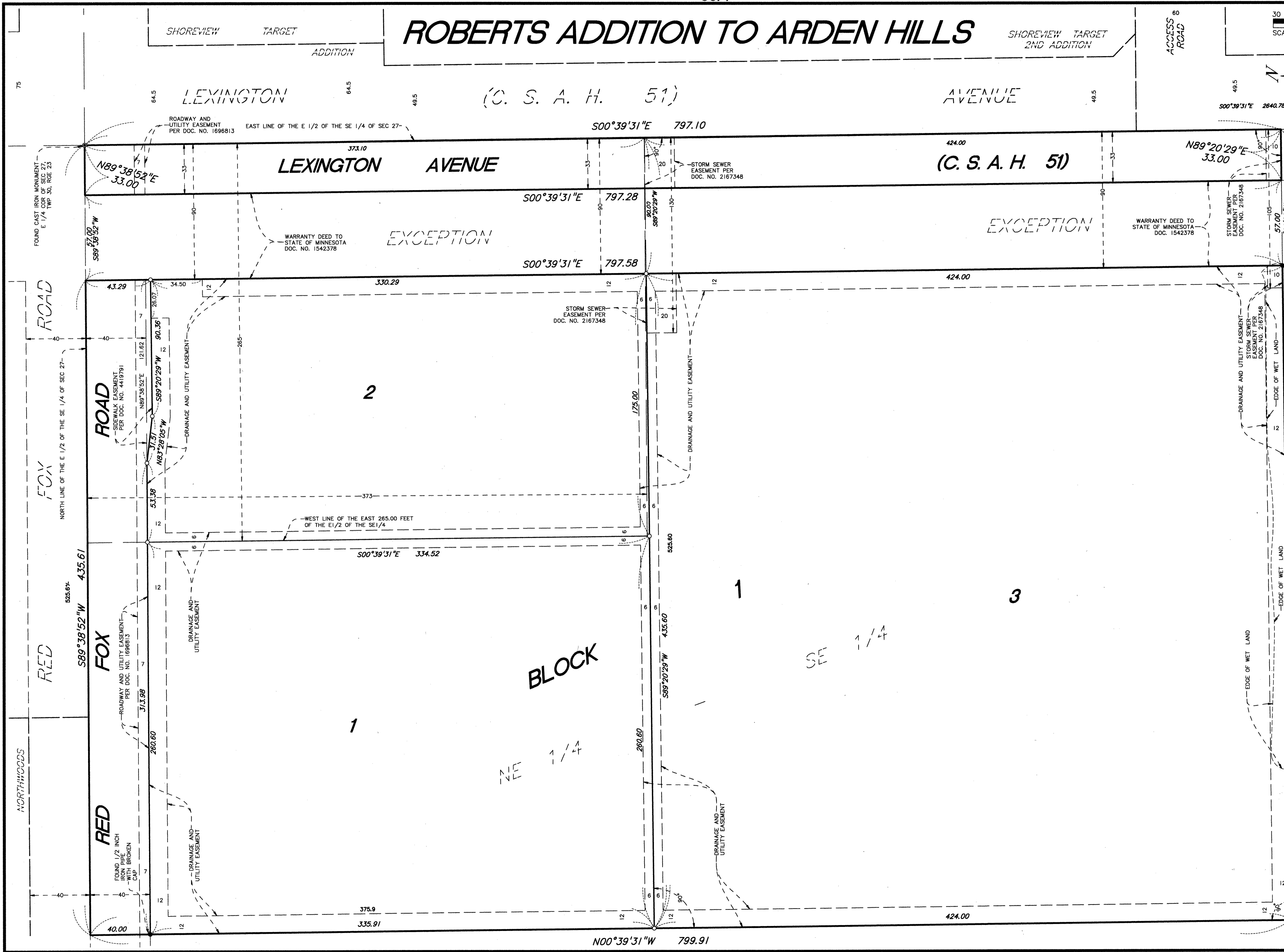
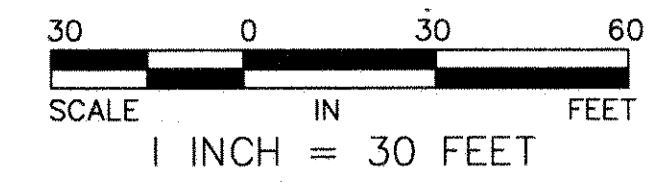
Craig W. Hinzman
Craig W. Hinzman, L.S.
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of ROBERTS ADDITION TO ARDEN HILLS was filed in the office of the County Recorder for public record on this 23rd day of MAY, 2014, at 11:00 o'clock A.M., and was duly filed in Book 126 of Plats, Pages 11 and 12, as Document Number A04508810

Deputy County Recorder

ROBERTS ADDITION TO ARDEN HILLS



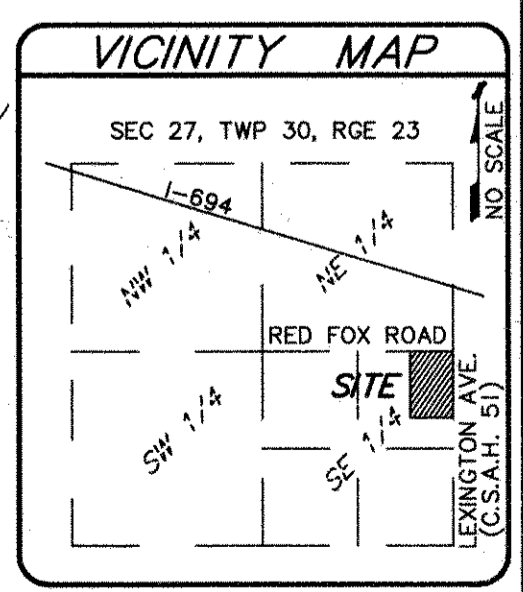
WARRANTY DEED TO STATE OF MINNESOTA DOC. NO. 1542378

STORM SEWER EASEMENT PER DOC. NO. 2167348

STORM SEWER EASEMENT PER DOC. NO. 2167348

- Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 44890
- Denotes found iron monument
- Denotes found Ramsey County monument

For the purposes of this plat, the orientation of this bearing system is based upon Ramsey County Coordinates, North American Datum of 1983, 1986 adjustment.



SUNDE
LAND SURVEYING