

ENCLAVE AT NEW BRIGHTON EXCHANGE

KNOW ALL MEN BY THESE PRESENTS: That the City of New Brighton, a Minnesota municipal corporation, fee owner, of the following described property situated in the City of New Brighton, County of Ramsey, State of Minnesota:

Lot 1, Block 4, LONG LAKE LANDING; and Outlot D, LONG LAKE LANDING;

AND

That part of the East Half of Section 20, Township 30 North, Range 23 West, Ramsey County, Minnesota described as follows:

Commencing at the East Quarter corner of said Section 20; thence on an assumed bearing of South 89 degrees 57 minutes 27 seconds West along the East-West Quarter line of said Section 20 a distance of 952.63 feet to the intersection with the northwesterly right-of-way line of Old Highway 8, formerly known as State Trunk Highway No. 8 as recorded in Doc. No. 1797275, said point of intersection also being the point of beginning of the land to be described; thence North 32 degrees 33 minutes 35 seconds East along said northwesterly right-of-way line 101.53 feet to the intersection with the southwesterly right-of-way line of the 100.00 foot Butcher's Spur right-of-way, being part of the Minnesota Transfer Railway Company right-of-way; thence North 44 degrees 16 minutes 42 seconds West along said southwesterly right-of-way line 435.00 feet; thence North 45 degrees 43 minutes 18 seconds East 24.00 feet to the intersection with a line parallel with and distant 26.00 feet southwesterly from the centerline of said Butcher's Spur right-of-way; thence North 44 degrees 16 minutes 42 seconds West along said parallel line 665.00 feet; thence North 45 degrees 43 minutes 18 seconds East 17.00 feet to the intersection with a line parallel with and distant 9.00 feet southwesterly from the centerline of said Butcher's Spur right-of-way; thence North 44 degrees 16 minutes 42 seconds West along said parallel line 715.93 feet; thence northwesterly along said parallel line and along a tangential curve concave to the northeast having a central angle of 10 degrees 41 minutes 16 seconds, a radius of 725.78 feet and a length of 135.38 feet to the intersection with the north line of the south 200.00 feet of the Northwest Quarter of the Northeast Quarter of said Section 20; thence South 89 degrees 59 minutes 13 seconds West along said north line and not tangent to said curve 91.46 feet to the intersection with a line parallel with and distant 9.00 feet east from the centerline of the main track of said Minnesota Transfer Railway Company right-of-way; thence southerly 888.15 feet along said parallel line and along a non-tangential curve concave to the east having a central angle of 08 degrees 53 minutes 43 seconds, a radius of 5720.65 feet and a chord bearing South 06 degrees 56 minutes 10 seconds East; thence South 11 degrees 23 minutes 01 second East along said parallel line and tangent to said curve 748.35 feet to the northwest corner of LONG LAKE LANDING, according to the recorded plat thereof; thence North 79 degrees 25 minutes 20 seconds East along the north line of said LONG LAKE LANDING 329.93 feet; thence North 89 degrees 57 minutes 27 seconds East along said north line 288.00 feet; thence South 56 degrees 11 minutes 34 seconds East along said north line 75.00 feet; thence southeasterly 73.15 feet along said north line and along a tangential curve concave to the Northeast having a central angle of 08 degrees 36 minutes 30 seconds and a radius of 486.83 feet; thence South 64 degrees 48 minutes 04 seconds East along said north line and tangent to said curve 88.43 feet; thence North 25 degrees 03 minutes 27 seconds East along said north line 1.72 feet; thence South 64 degrees 48 minutes 10 seconds East along said north line 180.25 feet to the Northeast corner of said LONG LAKE LANDING; thence North 18 degrees 27 minutes 22 seconds East 31.85 feet to the intersection with the northwesterly right-of-way line of said Old Highway 8; thence northeasterly along said northwesterly right-of-way line and along a non-tangential curve concave to the southeast having a central angle of 06 degrees 30 minutes 08 seconds, a radius of 1949.86 feet, a chord bearing North 28 degrees 26 minutes 02 seconds East and an arc length of 221.28 feet to the intersection with said East-West Quarter line of Section 20; thence North 89 degrees 57 minutes 27 seconds East along said East-West Quarter line 7.70 feet to the point of beginning.

AND

That part of the East Half of Section 20, Township 30 North, Range 23, West, Ramsey County, Minnesota described as follows:

Commencing at the East Quarter corner of said Section 20; thence on an assumed bearing of South 89 degrees 57 minutes 27 seconds West along the East-West Quarter line of said Section 20 a distance of 952.63 feet to the intersection with the northwesterly right-of-way line of Old Highway 8, formerly known as State Trunk Highway No. 8 as recorded in Doc. No. 1797275; thence North 32 degrees 33 minutes 35 seconds East along said northwesterly right-of-way line 178.73 feet to a point distant 25.67 feet northeasterly from the centerline of a 100.00 foot Butcher's Spur right-of-way, being part of the Minnesota Transfer Railway Company right-of-way, as measured along said northwesterly right-of-way line; thence North 44 degrees 16 minutes 42 seconds West and parallel with said centerline of Butcher's Spur 170.00 feet to the point of beginning of the land to be described; thence South 44 degrees 16 minutes 42 seconds East along the last described course 170.00 feet to said northwesterly right-of-way line; thence North 32 degrees 33 minutes 35 seconds East along said northwesterly right-of-way line 352.73 feet; thence North 57 degrees 26 minutes 25 seconds West along said northwesterly right-of-way line 5.00 feet; thence North 32 degrees 33 minutes 35 seconds East along said northwesterly right-of-way line 155.75 feet; thence North 57 degrees 26 minutes 25 seconds West 160.76 feet; thence South 32 degrees 33 minutes 35 seconds West 220.00 feet; thence South 44 degrees 22 minutes 13 seconds East a distance of 0.23 feet to the intersection with a line parallel with said northwesterly right-of-way line of Old Highway 8 from the point of beginning; thence South 32 degrees 33 minutes 35 seconds West along said parallel line 249.72 feet to the point of beginning, EXCEPT the northeasterly 215.00 feet thereof;

AND

That part of the 100.00 foot Butcher's Spur right-of-way, being part of the Minnesota Transfer Railway Company right-of-way, lying within the Northeast Quarter of Section 20, Township 30 North, Range 23 West, Ramsey County, Minnesota and that part of the Minnesota Transfer Railway Company main line right-of-way lying within the Northwest Quarter of the Northeast Quarter of said Section 20 described as follows:

Commencing at the East Quarter corner of said Section 20; thence on an assumed bearing of South 89 degrees 57 minutes 27 seconds West along the East-West Quarter line of said Section 20 a distance of 952.63 feet to the intersection with the northwesterly right-of-way line of Old Highway 8, formerly known as State Trunk Highway No. 8 as recorded in Doc. No. 1797275; thence North 32 degrees 33 minutes 35 seconds East along said northwesterly right-of-way line 101.53 feet to the intersection with the southwesterly right-of-way line of the 100.00 foot Butcher's Spur right-of-way, being part of the Minnesota Transfer Railway Company, said point of intersection being the point of beginning of the land to be described; thence North 44 degrees 16 minutes 42 seconds West along said southwesterly right-of-way line 435.00 feet; thence North 45 degrees 43 minutes 18 seconds East 24.00 feet to the intersection with a line parallel with and distant 26.00 feet southwesterly from the centerline of said Butcher's Spur right-of-way; thence North 44 degrees 16 minutes 42 seconds West along said parallel line 715.93 feet; thence northwesterly along said parallel line and along a tangential curve concave to the northeast having a central angle of 10 degrees 41 minutes 16 seconds, radius of 725.78 feet and a length of 135.38 feet to the intersection with the north line of the south 200.00 feet of the Northwest Quarter of the Northeast Quarter of said Section 20; thence South 89 degrees 59 minutes 13 seconds West along said north line and not tangent to said curve 91.46 feet to the intersection with a line parallel with and distant 9.00 feet East from the centerline of the main track of said Minnesota Transfer Railway Company right-of-way; thence North 04 degrees 23 minutes 31 seconds East 383.42 feet to the intersection of the east line of said Minnesota Transfer Railway Company main line right-of-way with the northeasterly right-of-way line of said Butcher's Spur right-of-way; thence southeasterly 496.02 feet along said northeasterly right-of-way line and along a non-tangential curve concave to the northeast having a central angle of 42 degrees 37 minutes 22 seconds, a radius of 666.78 feet and a chord bearing South 22 degrees 58 minutes 01 seconds East; thence South 44 degrees 16 minutes 42 seconds East along said northeasterly right-of-way line and tangent to last described curve 1622.55 feet to the intersection with Line "A" as described below; thence South 32 degrees 33 minutes 35 seconds West along said Line "A" 25.68 feet; thence South 44 degrees 16 minutes 42 seconds East along said Line "A" a distance of 170.00 feet to said northwesterly right-of-way line of Old Highway 8; thence South 32 degrees 33 minutes 35 seconds West along said northwesterly right-of-way line 77.02 feet to the point of beginning;

Line "A" is described as follows:

Commencing at the intersection of said northwesterly right-of-way line of Old Highway 8 with the centerline of said Butcher's Spur right-of-way; thence northeasterly along said northwesterly right-of-way line of Old Highway 8 a distance of 25.67 feet to the point of beginning of the line to be described; thence northwesterly and parallel with said centerline of Butcher's Spur right-of-way 170.00 feet; thence northeasterly and parallel with said northwesterly right-of-way line of Old Highway 8, a distance of 100.00 feet and said line there terminating.

Has caused the same to be surveyed and platted as ENCLAVE AT NEW BRIGHTON EXCHANGE and does hereby dedicate and donate to the public for public use forever the public ways and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said City of New Brighton, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 27th day of August, 2014.

Signed: City of New Brighton, a Minnesota municipal corporation

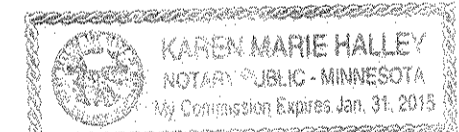
David Jacobson, Mayor Dean Lotter, City Manager

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 27th day of August, 2014, by David Jacobson, Mayor and by Dean Lotter, City Manager of the City of New Brighton, a Minnesota municipal corporation, on behalf of the corporation.

Karen Halley (Notary Signature) Karen Halley (Notary Printed Name)

NOTARY PUBLIC Karen Halley COUNTY, MINNESOTA
MY COMMISSION EXPIRES 1-31-2015



SURVEYOR

I, Linda H. Brown, 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 indicated on this plat will be correctly set within one year, as defined in Minnesota Statutes Section 505.021, Subd. 10; that the outside boundary lines are correctly designated on the plat; 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 26th day of August, 2014.

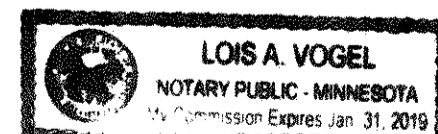
Linda H. Brown
LINDA H. BROWN
LICENSED LAND SURVEYOR
MINNESOTA LICENSE NUMBER 23682

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 26th day of August, 2014, by Linda H. Brown, Licensed Land Surveyor, Minnesota License Number 23682

Lois A. Vogel (Notary Signature) Lois A. Vogel (Notary Printed Name)

NOTARY PUBLIC Ramsey COUNTY, MINNESOTA
MY COMMISSION EXPIRES 1/31/19



CITY OF NEW BRIGHTON

We do hereby certify that on the 24th day of September, 2013, the City Council of the City of New Brighton, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2 have been fulfilled.

David Jacobson, Mayor Dean Lotter, City Manager

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ 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 _____ day of _____, 20____.

_____, Director
Department of Property Records and Revenue

By _____, Deputy

RAMSEY 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 5th day of September, 2014.

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

REGISTRAR OF TITLES,
COUNTY OF RAMSEY, STATE OF MINNESOTA

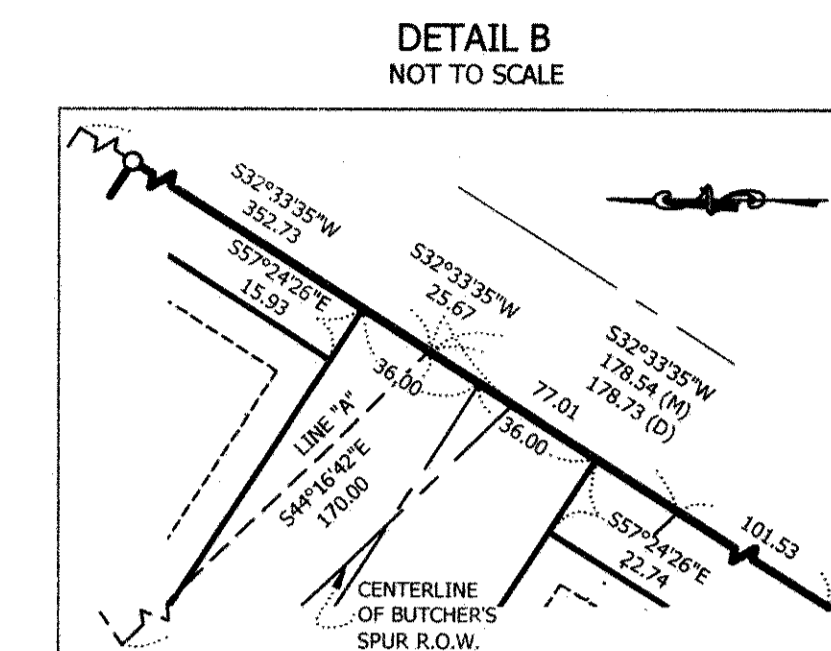
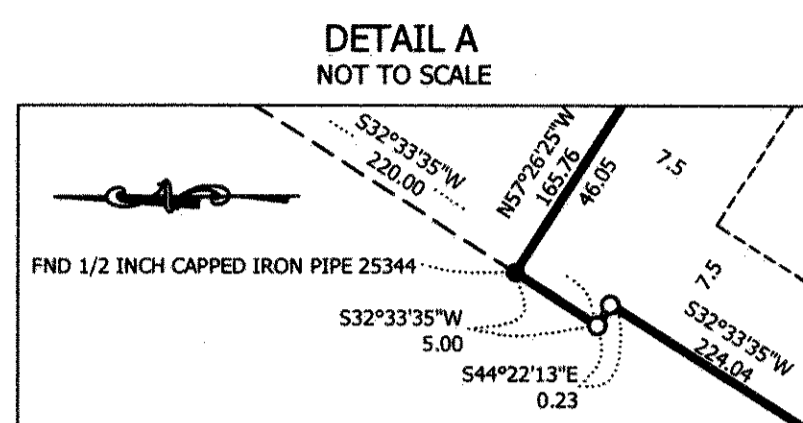
I hereby certify that this plat of ENCLAVE AT NEW BRIGHTON EXCHANGE was filed in the office of the Registrar of Titles for public record on this 8th day of SEPTEMBER, 2014, at 1:00 o'clock P.M. and was duly filed in Book 49 of Plats, Pages 8, 9 and 10 as Document Number T02513828.

Deputy Registrar of Titles

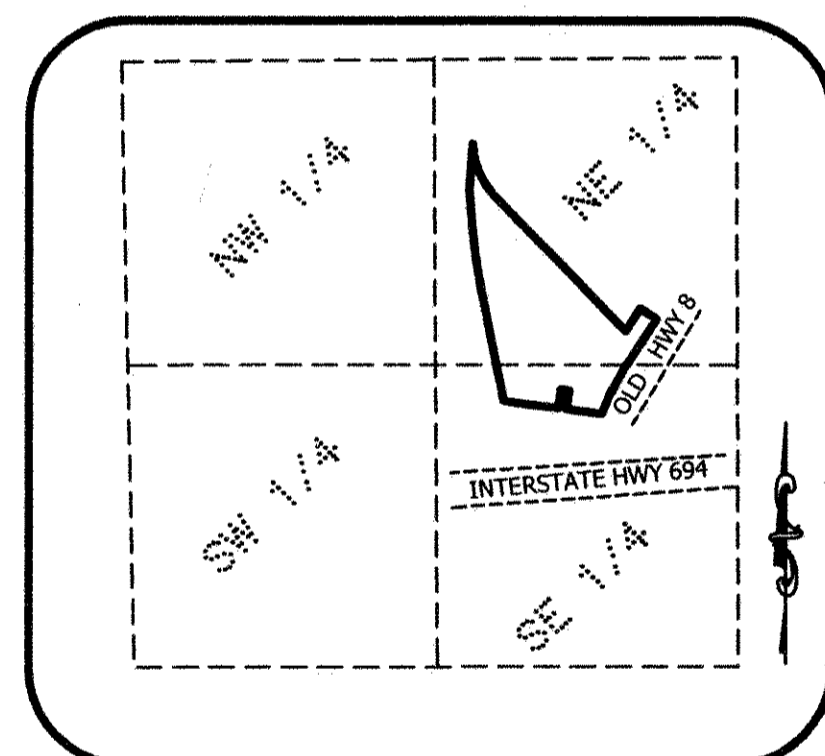
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ENCLAVE AT NEW BRIGHTON EXCHANGE

LINE TABLE		
LINE #	LENGTH	BEARING
L1	0.23	S44°22'13"E
L2	5.00	S32°33'35"W
L3	7.70	N89°57'27"E
L4	31.85	N18°27'22"E
L5	13.48	S64°48'10"E
L6	72.00	N82°25'08"W



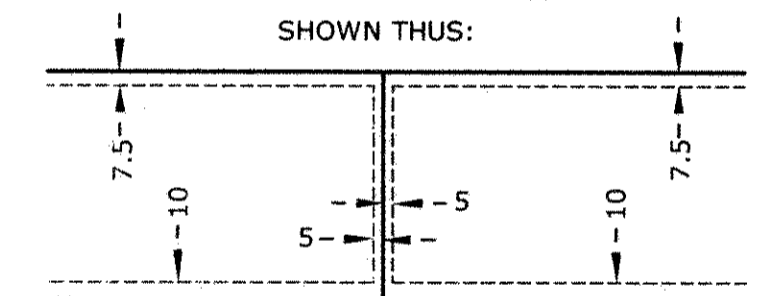
VICINITY MAP
SECTION 20, TOWNSHIP 30, RANGE 23
NOT TO SCALE



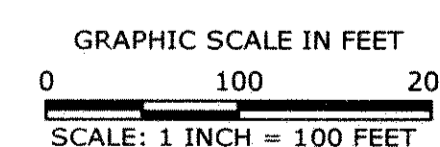
SURVEYOR'S NOTE
ANY REQUIRED INTERIOR MONUMENT LOCATION ON THIS PLAT WITH NO MONUMENT SYMBOL SHOWN, INDICATES AN INTERIOR PLAT MONUMENT THAT WILL BE SET, AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAT.

BEARING ORIENTATION
BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 30, RANGE 23 AND IS ASSUMED TO BEAR NORTH 89 DEGREES 57 MINUTES 27 SECONDS EAST.

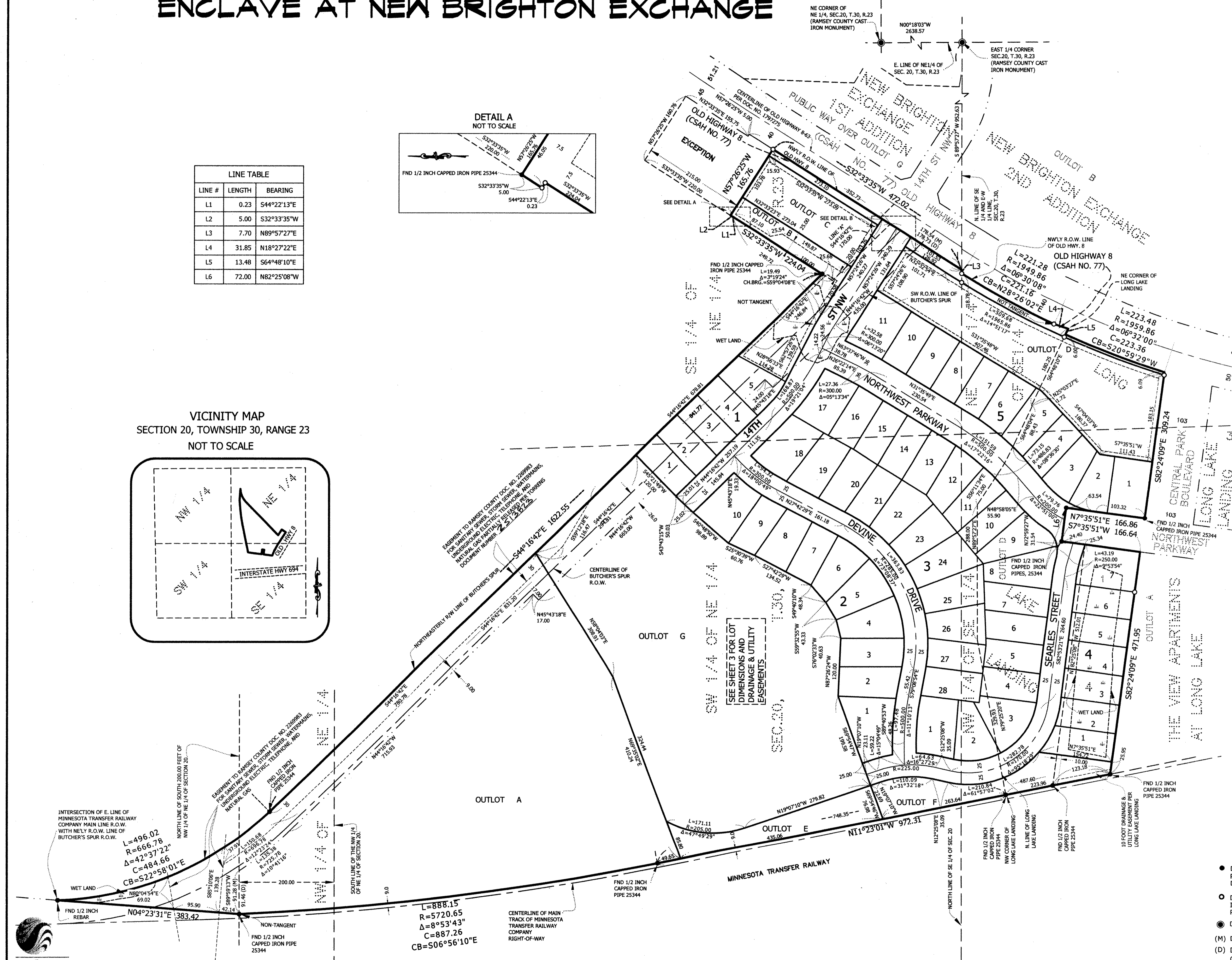
DRAINAGE & UTILITY EASEMENTS



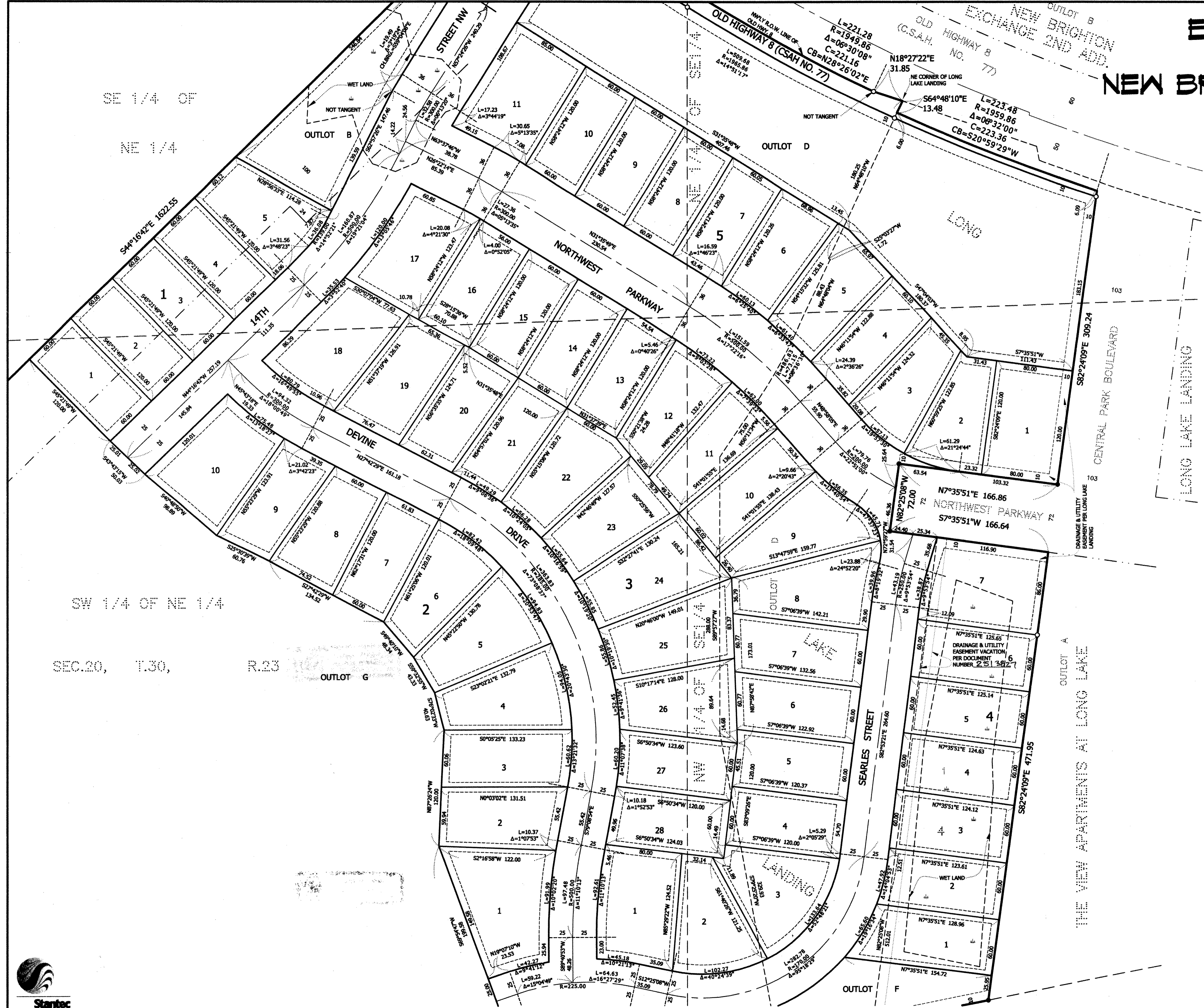
BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 7.5 FEET IN WIDTH ADJOINING REAR LOT LINES AS SHOWN ON THIS PLAT, UNLESS OTHERWISE DIMENSIONED.



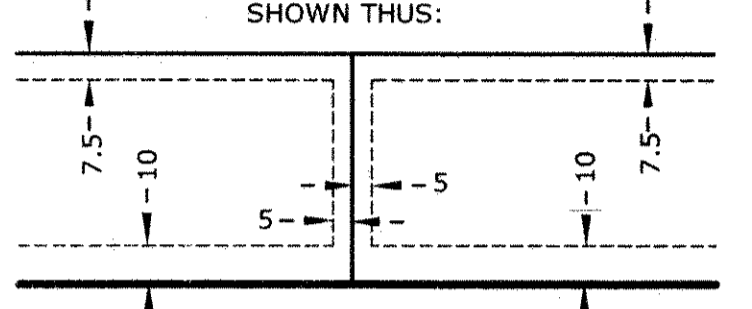
- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND, UNLESS DESCRIBED OTHERWISE
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH "STANTEC 23682"
- DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- (M) DENOTES MEASURED DISTANCE
- (D) DENOTES DESCRIBED DISTANCE PER CERTIFICATE OF TITLE NUMBER 597213



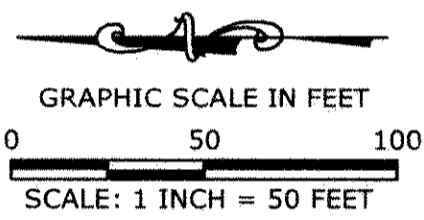
ENCLAVE AT NEW BRIGHTON EXCHANGE



DRAINAGE & UTILITY EASEMENTS



BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 7.5 FEET IN WIDTH ADJOINING REAR LOT LINES AS SHOWN ON THIS PLAT, UNLESS OTHERWISE DIMENSIONED.



- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND, UNLESS DESCRIBED OTHERWISE
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH "STANTEC 23682"
- ⊙ DENOTES RAMSEY COUNTY CAST IRON MONUMENT

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BEARING ORIENTATION
 BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 30, RANGE 23 AND IS ASSUMED TO BEAR NORTH 89 DEGREES 57 MINUTES 27 SECONDS EAST.

