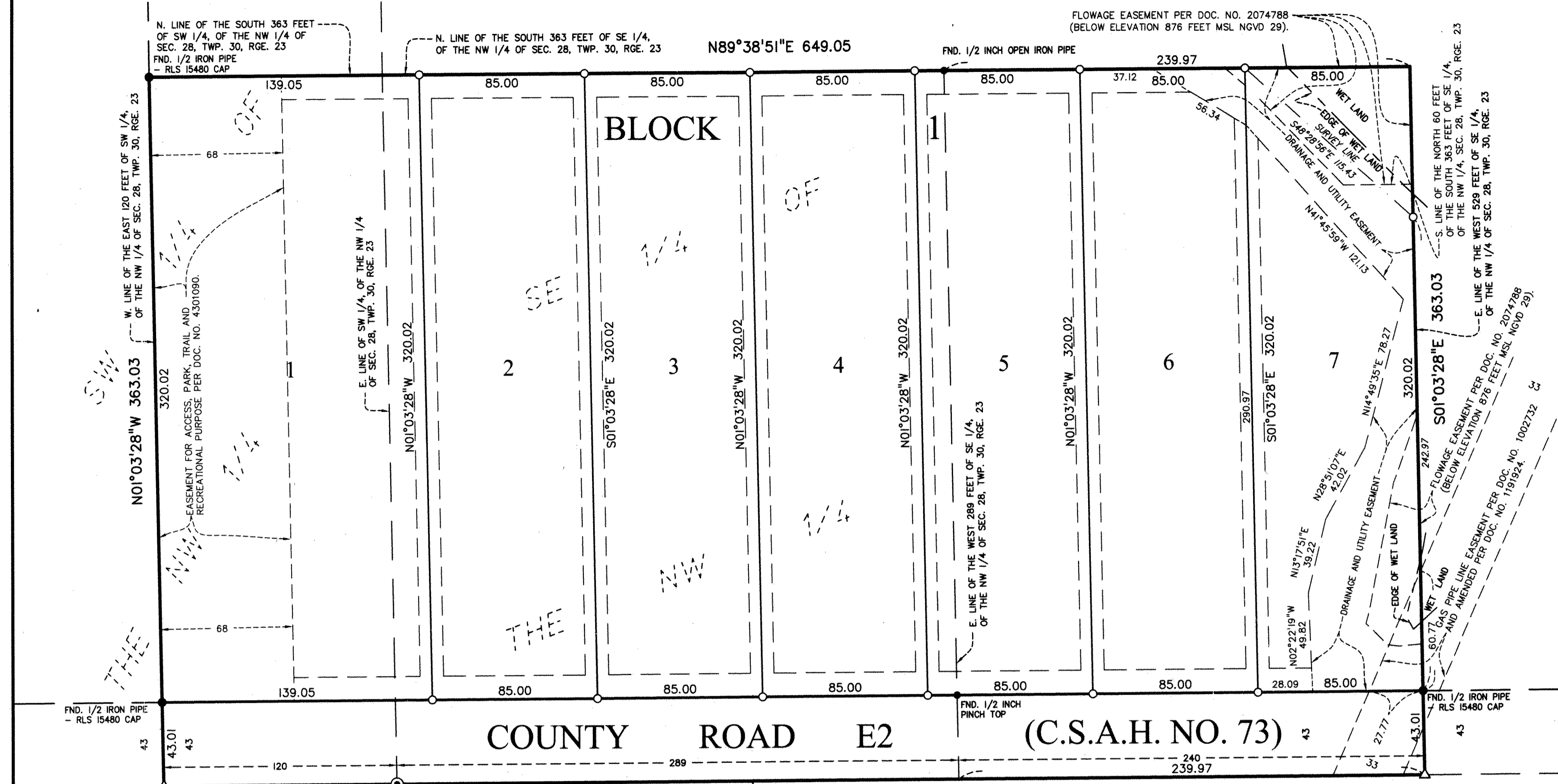


# VALENTINE BLUFF

SECTION BREAKDOWN  
SECTION 28, TOWNSHIP 30, RANGE 23

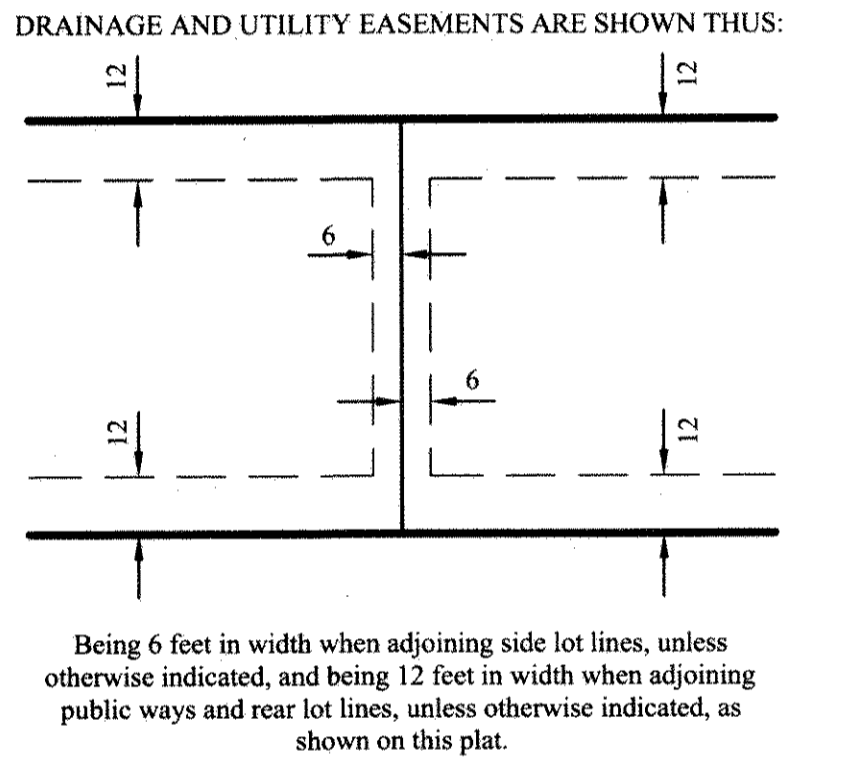
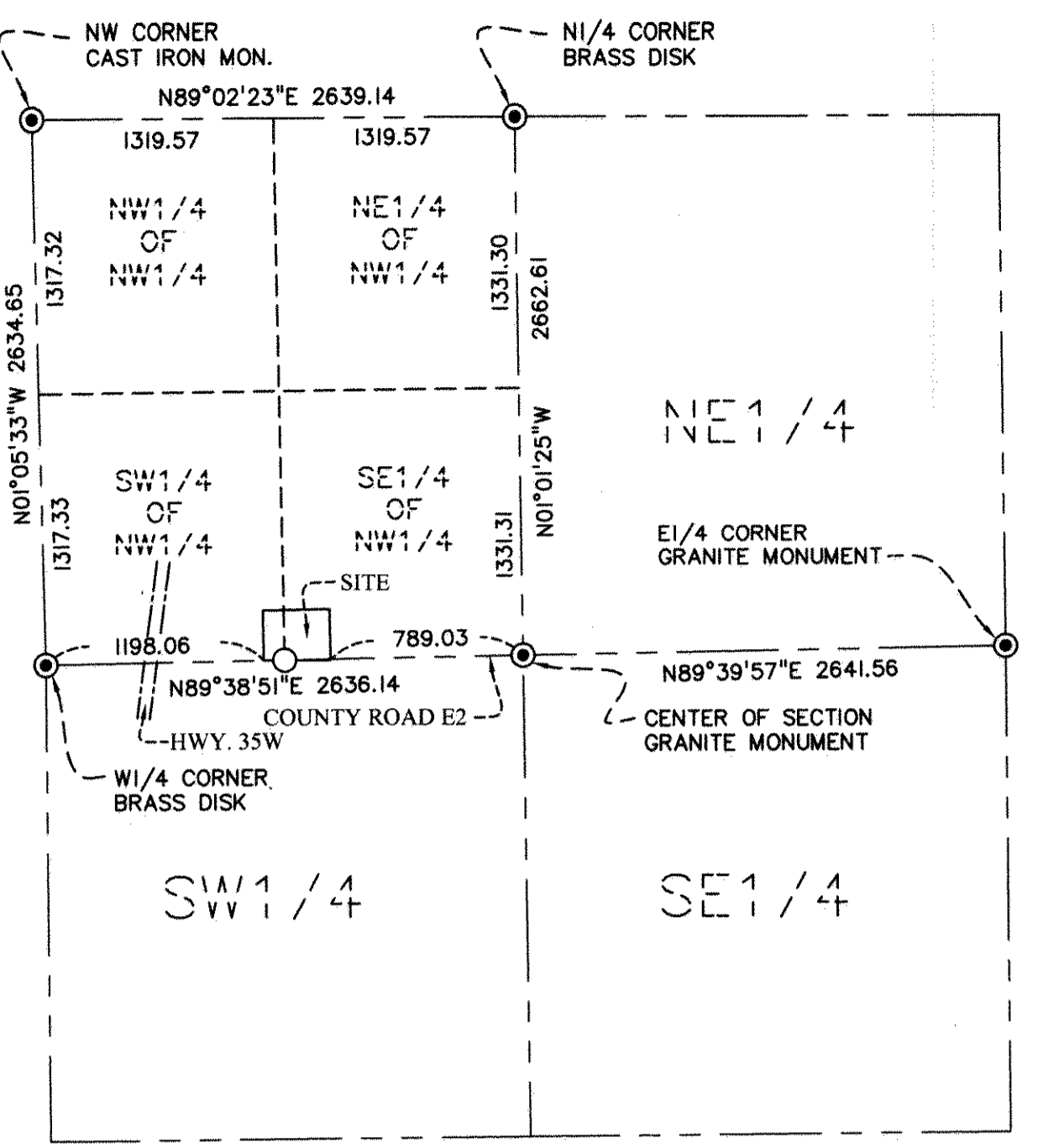


For the purpose of this plat the south line of Northwest Quarter of Section 28, Township 30 North, Range 23 West, Ramsey County, Minnesota is assumed to have a bearing of South 89 degrees 38 minutes 51 seconds West

SCALE IN FEET  
1 INCH = 40 FEET

BENCHMARK: MN/DOT Geodetic Database Station #101275 (NEW)  
Elevation: 882.56 FEET (NGVD29)  
Location: 0.25 miles south along southbound interstate highway 35W from junction of southbound interstate highway 35W and interstate highway 694 in Arden Hills, Minnesota.

- Set 1/2 inch by 14 inch iron pipe in the ground and marked by License No. 40344
- Found iron monument as denoted hereon
- △ Set nail and disc marked by License No. 40344
- ⊙ Found Monument as Denoted



ROHLEDER'S HOME AND GARDEN ACRES  
MUNSON SUBDIVISION  
NEW BRIGITON ROAD  
COUNTY ROAD E2 (C.S.A.H. NO. 73)  
CHATHAM SECOND ADDITION

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

The Easterly 120 feet of the Southerly 363 feet of the Southwest Quarter of the Northwest Quarter; and the Westerly 289 feet of the Southerly 363 feet of the Southeast Quarter of the Northwest Quarter, all in Section 28, Township 30 North, Range 23 West, Ramsey County, Minnesota;

And

The East 240 feet of the West 529 feet of the South 363 feet of the Southeast Quarter of the Northwest Quarter of Section 28, Township 30, Range 23, Ramsey County, Minnesota.

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 27th day of APRIL, 2015, by Nathan Fair, Chief Manager, of Landmark of Arden Hills, LLC, a Minnesota limited liability company, on behalf of the company.

*Lori L. Krueger-Kopischke*  
Notary Public, ANOKA County, Minnesota  
My Commission Expires: JANUARY 31, 2020

CITY OF ARDEN HILLS, MINNESOTA

We do hereby certify that on the 30th day of March, 2015, 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.

*David Grant*, Mayor  
*Amy Dietz*, Clerk

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 6th day of May, 2015.

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

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 on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_, Director  
By: \_\_\_\_\_, Deputy

COUNTY RECORDER, County of Ramsey, State of Minnesota

I hereby certify that this plat of VALENTINE BLUFF was filed in the office of the County Recorder for public record on this 7 day of May, 2015, at 12 o'clock P.M. and was duly filed in Book 126 of Plats, Page 48, as Document Number 4555002.

\_\_\_\_\_, Deputy County Recorder

Has caused the same to be surveyed and platted as VALENTINE BLUFF and does hereby donate and dedicate to the public for public use forever the public way and easements for drainage and utility purposes as shown on this plat.

In witness whereof said Landmark of Arden Hills, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 27th day of APRIL, 2015.

Signed: Landmark of Arden Hills, LLC  
*Nathan Fair*  
Nathan Fair  
Chief Manager

SURVEYORS CERTIFICATE

I, David B. Pemberton, 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 on the exterior boundary have been correctly set and that all other monuments indicated on this plat will be correctly set within one year of the recording of this 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 27th day of April, 2015.

*David B. Pemberton*  
David B. Pemberton, Professional Land Surveyor  
Minnesota License No. 40344

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 8th day of April, 2015, by David B. Pemberton, Professional Land Surveyor.

*Stephanie Marie Maline Grotto*  
Notary Public, Hennepin County, Minnesota  
My Commission Expires: JANUARY 31, 2016

*Stephanie Marie Maline Grotto*  
Printed Name