

APPLEWOOD POINTE OF ROSEVILLE AT CENTRAL PARK

KNOW ALL MEN BY THESE PRESENTS: That United Properties Residential LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

That part of Government Lot 4, Section 2, Township 29, Range 23, lying East of the West 165 feet thereof, West of the centerline of Victoria Street and South of the centerline of County Road C,

And

That part of the North half of the Northwest Quarter of Section 11, Township 29, Range 23, lying East of the West 250 feet thereof, West of the centerline of Victoria Street and Northerly of the Northern Pacific Railway Company's railroad right-of-way.

Has caused the same to be surveyed and platted as APPLEWOOD POINTE OF ROSEVILLE AT CENTRAL PARK and does hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said United Properties Residential LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this 30 day of March, 2016.

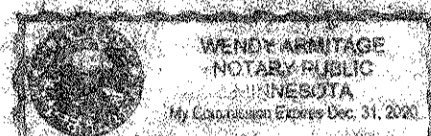
Signed: United Properties Residential LLC

James Alexander Hall, Vice President
Mark W. Nelson, Vice President

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 30 day of March, 2016, by James Alexander Hall, Vice President of United Properties Residential LLC, a Minnesota limited liability company, on behalf of the company.

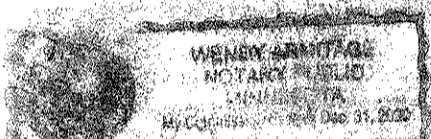
Wendy Armitage
Development Assistant, Wendy Armitage
Notary Public, Ramsey County, Minnesota
My Commission Expires 12/31/20



STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 30 day of March, 2016, by Mark W. Nelson, Vice President of United Properties Residential LLC, a Minnesota limited liability company, on behalf of the company.

Wendy Armitage
Development Assistant, Wendy Armitage
Notary Public, Ramsey County, Minnesota
My Commission Expires 12/31/20



I, Blake L. Rivard, 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 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.

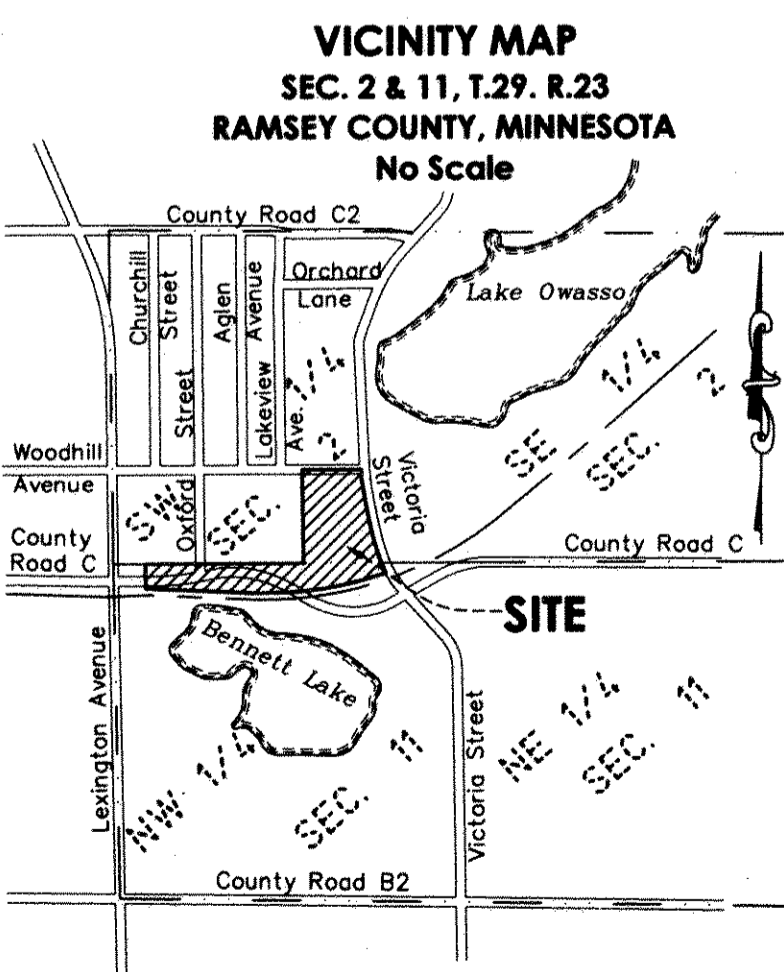
Dated this 30 day of MARCH, 2016.

Blake L. Rivard, Land Surveyor
Minnesota License No. 19421

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 3rd day of March, 2016, by Blake L. Rivard, a Licensed Land Surveyor.

Nicole A. Johnson
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2020



CITY OF ROSEVILLE

We do hereby certify that on the 14 day of March, 2016, the City Council of the City of Roseville, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Mayor
City Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2016 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 day of April, 2016.

Christopher Samuel, Treasurer Auditor, Deputy Property Records and Revenue

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 21st day of April, 2016.

Craig W. Higginson, L.S.
Craig W. Higginson
Ramsay County Surveyor

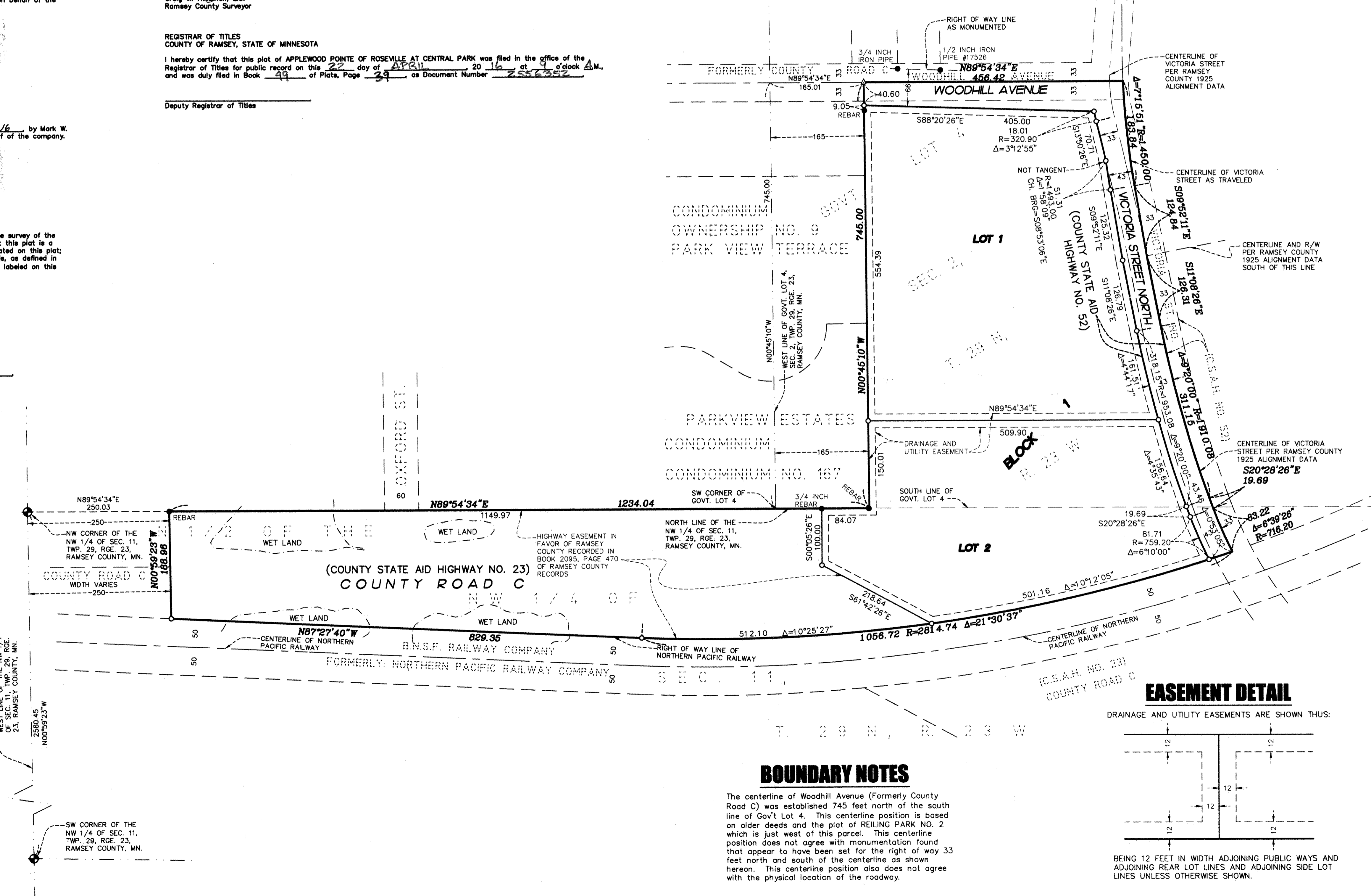
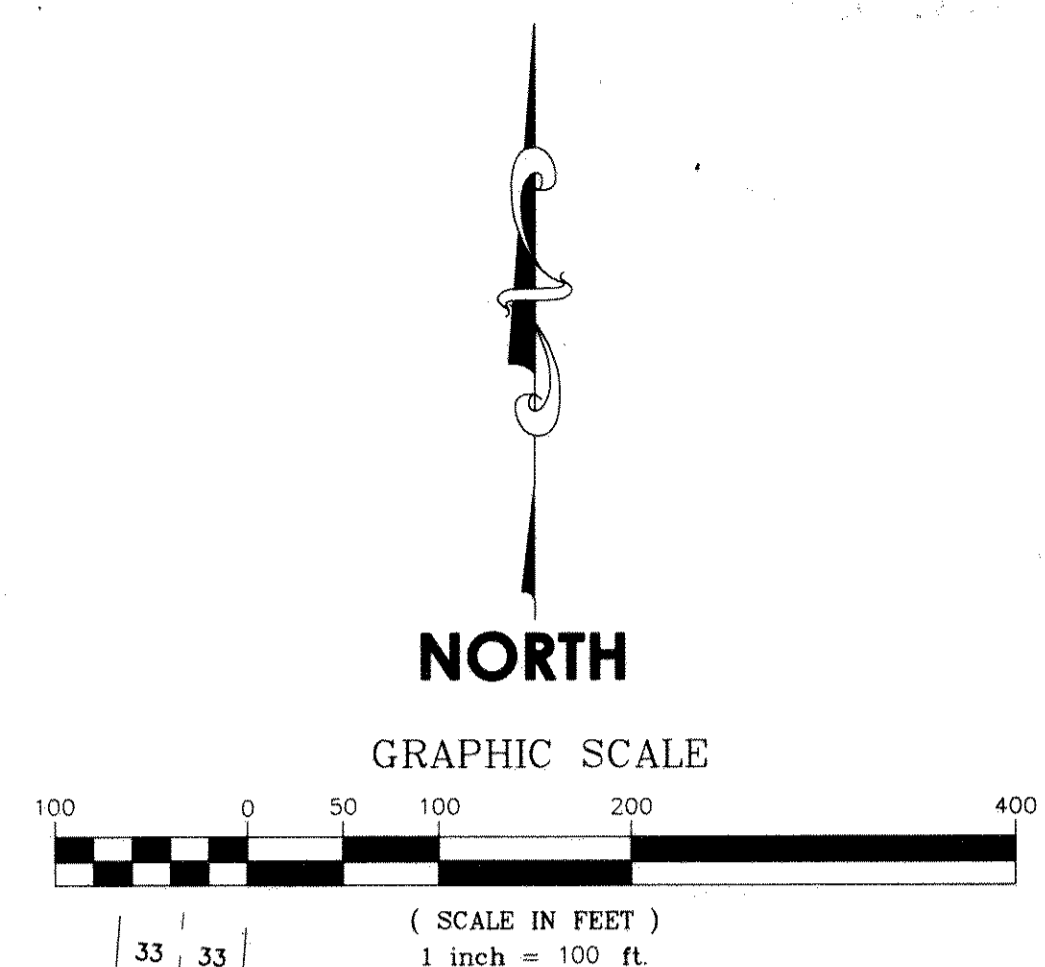
REGISTRAR OF TITLES
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of APPLEWOOD POINTE OF ROSEVILLE AT CENTRAL PARK was filed in the office of the Registrar of Titles for public record on this 22 day of April, 2016, at 9 o'clock A.M., and was duly filed in Book 49 of Plats, Page 39, as Document Number 2556352.

Deputy Registrar of Titles

For the purposes of this plat, the North line of the Northwest Quarter of Section 11, Township 29, Range 23, Ramsey County, Minnesota is assumed to bear North 89 degrees 54 minutes 34 seconds East.

- Denotes Ramsey County cast iron monument
- Denotes set 1/2 inch by 18 inch iron pipe monument marked RLS 19421.
- Denotes found iron monument as labeled.
- Denotes set PK nail with metal disk marked RLS 19421.

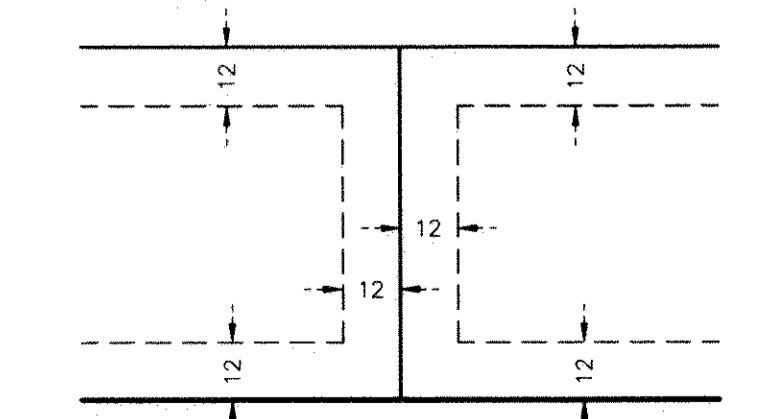


BOUNDARY NOTES

The centerline of Woodhill Avenue (Formerly County Road C) was established 745 feet north of the south line of Gov't Lot 4. This centerline position is based on older deeds and the plat of REILING PARK NO. 2 which is just west of this parcel. This centerline position does not agree with monumentation found that appear to have been set for the right of way 33 feet north and south of the centerline as shown hereon. This centerline position also does not agree with the physical location of the roadway.

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 12 FEET IN WIDTH ADJOINING PUBLIC WAYS AND ADJOINING REAR LOT LINES AND ADJOINING SIDE LOT LINES UNLESS OTHERWISE SHOWN.