

THE POINTE AT LEXINGTON

KNOW ALL MEN BY THESE PRESENTS: That The Pointe of Roseville 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:

Commencing at a point on the Westerly line of Section 2, Township 29, Range 23, 86 feet North of the Southwest corner of said Section; thence North along the Westerly line of said Section a distance of 100 feet; thence East along a line parallel to the Southerly line of said Section a distance of 40 rods; thence South along a line parallel to the Westerly line of said Section a distance of 100 feet; thence West along a line parallel to the Southerly line of said Section a distance of 40 rods to the place of beginning;

AND

The East 160 feet of the West 353 feet of that tract of land in Section 2, Township 29, Range 23, described as follows: Beginning at a point on the West line of said Section 2 distant 266 feet North of the Southwest corner thereof; thence running North on said West line, 70 feet; thence East 40 rods; thence South 70 feet; thence West 40 rods to the point of beginning;

AND

Except the West 353 feet thereof, all of the following described premises located in Section 2, Township 29, Range 23: Beginning 266 feet North of the Southwest corner of the Southwest Quarter of the Southwest Quarter, Section 2, Township 29, Range 23; thence North 70 feet; thence East 40 rods; thence South 70 feet; thence West 40 rods to the point of beginning;

AND

North 80 feet of South 266 feet, of the West 40 rods of Section 2, Township 29, Range 23;

AND

The South 86 feet of the West 660 feet of Section 2, Township 29, Range 23;

AND

That part of the Northwest Quarter of the Northwest Quarter of Section 11, Township 29, Range 23, described as follows: Commencing at the Northwest corner of said Section 11; thence East on the section line 250 feet; thence South 173 feet, more or less, to the North line of the right-of-way of the Minneapolis and St. Louis Railroad; thence Westerly along said North line of said right-of-way 250 feet, more or less, to the West line of said Section 11; thence North 173 feet, more or less, to the point of beginning;

AND

Lot 2, Block 1, CHERRYWOOD POINTE AT LEXINGTON, according to the recorded plat thereof.

Has caused the same to be surveyed and platted as THE POINTE AT LEXINGTON and does 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 The Pointe of Roseville LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this 18th day of January, 2019.

Signed: The Pointe of Roseville LLC

[Signature]
Richard F. McKelvey, Vice President

[Signature]
Mark W. Nelson, Executive Vice President

STATE OF MINNESOTA
COUNTY OF Norman

The foregoing instrument was acknowledged before me this 18 day of January, 2019, by Richard F. McKelvey, Vice President of The Pointe of Roseville LLC, a Minnesota limited liability company, on behalf of the company.

[Signature]
[Signature]
Notary Public, Norman County, Minnesota
My Commission Expires 12/31/20

STATE OF MINNESOTA
COUNTY OF Norman

The foregoing instrument was acknowledged before me this 18 day of January, 2019, by Mark W. Nelson, Executive Vice President of The Pointe of Roseville LLC, a Minnesota limited liability company, on behalf of the company.

[Signature]
[Signature]
Notary Public, Norman County, Minnesota
My Commission Expires 12/31/20

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 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 December, 2018.

[Signature]
Jason E. Rud, Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF Ancker

The foregoing Surveyor's Certificate was acknowledged before me this 18th day of December, 2018, by Jason E. Rud, a Licensed Land Surveyor.

[Signature]
[Signature]
Notary Public, Ancker County, Minnesota
My Commission Expires January 31, 2020

CITY OF ROSEVILLE

We do hereby certify that on the 18th day of December, 2018, 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.

[Signature] Mayor
[Signature] City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT
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 transfers entered this 27 day of February, 2019.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 27th day of February, 2019.

[Signature]
Craig W. Hinaman, L.S.
Ramsey County Surveyor

COUNTY RECORDER,
COUNTY OF RAMSEY, STATE OF MINNESOTA

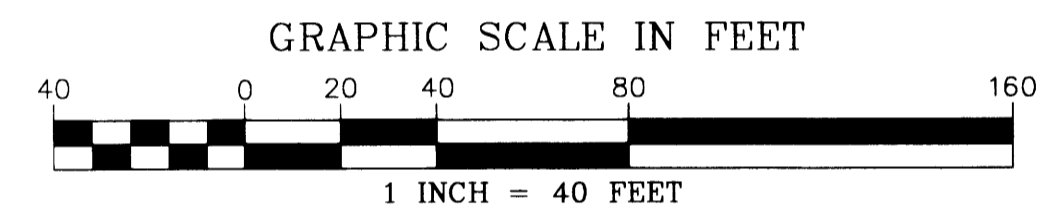
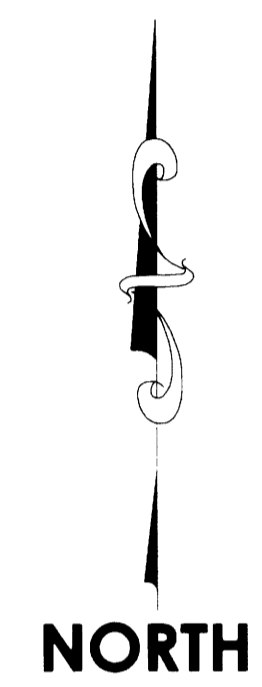
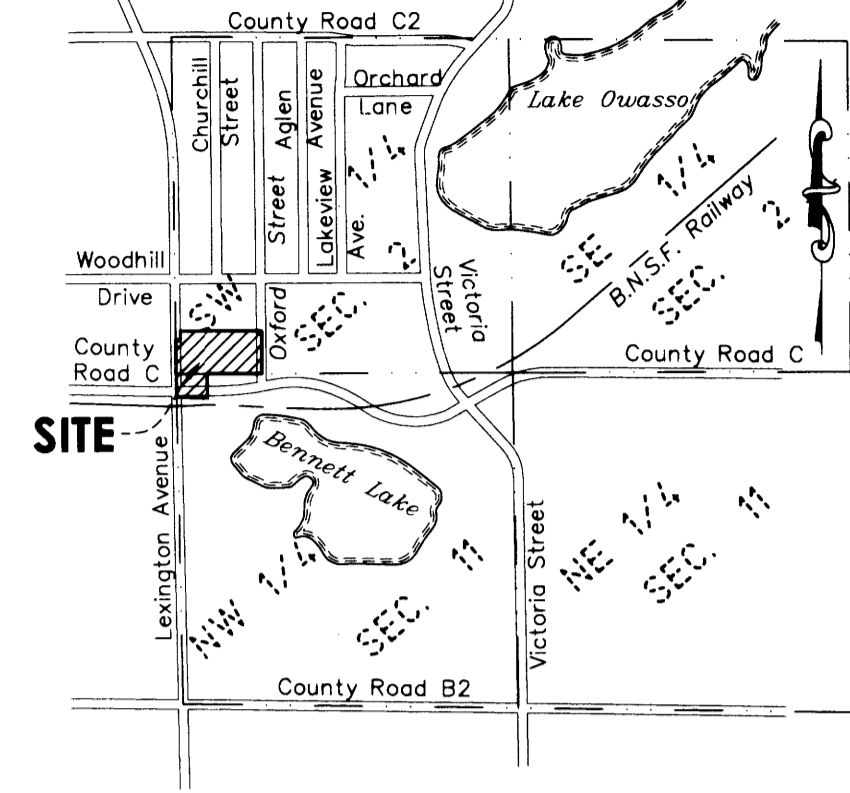
I hereby certify that this plat of THE POINTE AT LEXINGTON was filed in the office of the County Recorder for public record on this 27th day of February, 2019, at 11 o'clock A.M., and was duly filed in Book 128 of Plats, Pages 29 and 30, as Document Number 4747577.

Deputy County Recorder



THE POINTE AT LEXINGTON

VICINITY MAP
SEC. 2 & 11, T.29, R.23
RAMSEY COUNTY, MINNESOTA
No Scale



The orientation of this bearing system is based upon Ramsey County Coordinates, North American Datum of 1983, 1986 adjustment.

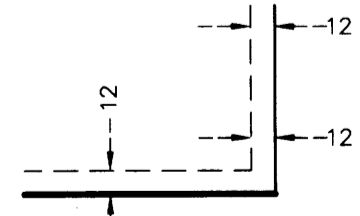
- Denotes Ramsey County cast iron monument
- Denotes set 1/2 inch by 18 inch iron pipe monument marked RLS 41578.
- Denotes found 1/2 inch open iron pipe monument, unless otherwise labeled.
- Denotes wet land delineated by Jacobson Environmental in May of 2018.

BOUNDARY NOTES

For the east boundary line of this plat and the Oxford Road Easements, the east line of the West Quarter of the Southwest Quarter was held. This appears to match the existing plats to the east. The east line of the west 40 rods or west 660.00 feet lies, 0.48 feet to 0.83 feet further East.

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 12 FEET IN WIDTH AND ADJOINING LOT LINES AND PUBLIC WAYS, UNLESS OTHERWISE SHOWN ON THIS PLAT.

