

2 PINE TREE NORTH

KNOW ALL MEN BY THESE PRESENTS: That Bethel University, a Minnesota corporation, owner of the following described property situated in the City of Arden Hills, County of Ramsey, State of Minnesota:

All of the Northwest one-quarter of the Northeast one quarter (NW 1/4 of NE 1/4) of Section 34, Township 30 North, Range 23 West, except the following six described parcels:

The West one hundred twenty (W. 120) feet of the East three hundred forty-seven (E. 347) feet of the North two hundred eighty-three (N. 283) feet thereof; and

The North three hundred forty-three (N. 343) feet thereof lying West of a line, being a continuation of the Westerly line projected on a Southerly direction, of the West one hundred twenty (W. 120) feet of the East three hundred forty-seven (E. 347) feet of the North two hundred eighty-three (N. 283) feet of said NW 1/4 of NE 1/4.

That part of the East 100 feet of the Northwest Quarter of the Northeast Quarter of Section 34, Township 30 North, Range 23 West, which lies South of the extended South right-of-way line of Harriet Avenue as said line is shown in the plat of Hunters Park Fourth Addition.

That part of the Northwest Quarter of the Northeast Quarter of Section 34, Township 30, Range 23, bounded by the following described line:

Beginning at a point on the East line of said Northwest Quarter of the Northeast Quarter, distant 1,395.75 feet Northerly from the Southeast corner of the Southwest Quarter of said Section 34, thence Westerly 70.00 feet at right angles to said East line; thence Northerly, parallel with said east line to a line parallel with and distant 43.00 feet Southerly from the North line of said Northwest Quarter of the Northeast Quarter; thence Easterly along last said parallel line to the East line of said Northwest Quarter of the Northeast Quarter; thence Southerly along said East line to the point of beginning.

The East 347 feet of the North 343 feet of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section 34, Township 30, Range 23 according to the United States Government Survey thereof, Ramsey County, Minnesota; excepting therefrom any part thereof contained in the deeded legal description to the City of Arden Hills in Warranty Deed dated April 3, 1978, filed April 25, 1978, as Document No. 2000781 which deeded legal description is described as follows:

That part of the Northwest Quarter of the Northeast Quarter of Section 34, Township 30, Range 23, bounded by the following described line:

Beginning at a point on the East line of said Northwest Quarter of the Northeast Quarter, distant 1,395.75 feet Northerly from the Southeast corner of the Southwest Quarter of said Section 34; thence Westerly 70.00 feet at right angles to said East line; thence Northerly parallel with said East line to a line parallel with and distant 43.00 feet Southerly from the North line of said Northwest Quarter of the Northeast Quarter; thence Easterly along last said parallel line to the East line of said Northwest Quarter of the Northeast Quarter; thence Southerly along said East line to the point of beginning.

All that part of the following described tract: The Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 34, Township 30 North, Range 23 West; Which lies westerly of a line run parallel with and distant 65 feet easterly of the following described line: From a point on the north line of said Section 34, distant 137 feet East of the North Quarter corner thereof, run southerly at an angle of 90 degrees 16 minutes with said North section line (when measured from West to South) for 1134.51 feet; thence deflect to the left 90 degrees 00 minutes for 12 feet; thence deflect to the left 90 degrees 00 minutes for 100 feet, to the point of beginning of the line to be described; thence deflect to the right on a 6 degree 00 minute curve (delta angle 37 degrees 48 minutes) for 630 feet; thence on tangent to said curve for 176.58 feet; thence deflect to the left on a 21 degree 00 minute curve (delta angle 37 degrees 48 minutes) for 180 feet; thence on tangent to said curve for 140.89 feet and there terminating;

Together with a strip 15 feet in width adjoining and easterly of the above described strip, beginning opposite a point on the above described line distant 806.58 feet northeasterly of its point of beginning (when measured along said line) and extending northerly to the North line of said tract;

Subject to that part thereof taken for highway purposes by the State of Minnesota and filed for record.

AND

The Southwest Quarter of the Northeast Quarter of Section 34, Township 30, Range 23 West, except part taken for Josephine Hills No. 3, and also except that part which lies Southerly and Easterly of a line described as follows: Beginning at the most Northerly corner of Lot 1, Block 12, Josephine Hills No. 3, thence North 61 degrees 12 minutes 00 seconds East, 30 feet; thence North 03 degrees, 04 minutes 20 seconds West, 84.83 feet; thence North 75 degrees 49 minutes 18 seconds East 659.72 feet, more or less, to the East line of said Southwest Quarter of the Northeast Quarter, and there terminating. Subject to that part thereof taken for highway purposes by the State of Minnesota and filed of record.

Has caused the same to be surveyed and platted as 2 PINE TREE NORTH and does hereby dedicate to the public for public use the public way and drainage and utility easements as shown on this plat.

In witness whereof said Bethel University, a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Bethel University, a Minnesota corporation

Ross Allen its President

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 11th day of August, 2020 by Ross Allen the President of Bethel University, a Minnesota corporation, on behalf of the corporation.

Notary Public, Elyzabeth J. Amick
My Commission Expires January 31, 2021

I, Arlee J. 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 10th day of August, 2020

Arlee J. Carlson
Arlee J. Carlson, Professional Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 10th day of August, 2020, by Arlee J. Carlson, a Professional Land Surveyor.

Maria J. Wray
Maria J. Wray

Notary Public, Minnesota
My Commission Expires January 31, 2025

CITY OF ARDEN HILLS, MINNESOTA

We do hereby certify that on the 22nd day of June, 2020, 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 Heurt
Mayor

Signed: Julie Hanson
City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2020 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 5th day of September, 2020.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 29th day of SEPTEMBER, 2020

DANIEL D. BAAR
Daniel D. Baar, L.S. Ramsey County Surveyor

BY: Stephane J. Robert
STEPHANE J. ROBERT
DEPUTY COUNTY SURVEYOR

REGISTRAR OF TITLES
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of 2 PINE TREE NORTH was filed in the office of the Registrar of Titles for public record on this 5th day of September, 2020, at 9:00 o'clock A.M., and was duly filed in Book 52 of Plats, Pages 39 and 40, as Document Number 2677712

Deputy Registrar of Titles

COUNTY RECORDER
COUNTY OF RAMSEY, STATE OF MINNESOTA

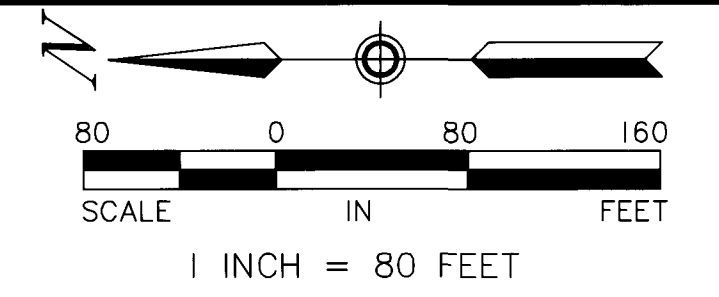
I hereby certify that this plat of 2 PINE TREE NORTH was filed in the office of the County Recorder for public record on this 5th day of October, 2020, at 9:00 o'clock A.M. and was duly filed in Book 129 of Plats, Pages 22 and 23, as Document Number 4837924

Deputy County Recorder



2 PINE TREE NORTH

FOR THE PURPOSES OF THIS PLAT THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34 T. 30 R. 23, RAMSEY COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF S00°35'48"E.



- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 44900
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED BY LICENSE NO. 23677, UNLESS OTHERWISE NOTED.
- - - DENOTES EDGE OF WET LAND

