

LAKEVIEW TERRACE NUMBER 3

KNOW ALL MEN BY THESE PRESENTS: That Terrace Apartments Company, LLP, a Minnesota limited liability partnership, owner of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

OUTLOT A, LAKEVIEW TERRACE NUMBER 2, according to the recorded plat thereof on file and of record in the office of the County Recorder, Ramsey County, Minnesota.

AND

Those parts of Lots 15 and 16, OWASSO PARK, RAMSEY COUNTY MINNESOTA, according to the recorded plat thereof on file and of record in the office of the County Recorder, Ramsey County, Minnesota, described as follows:

Commencing at the northeast corner of Section 35, Township 30 North, Range 23 West, Ramsey County, Minnesota; thence on an assumed bearing of South 89 degrees 29 minutes 29 seconds West, along the north line of the Northeast Quarter of said Section 35, a distance of 1000.69 feet; thence South 00 degrees 43 minutes 47 seconds West, a distance of 56.70 feet to the southerly right of way line of the Minneapolis, St. Paul and Sault Ste. Marie Railroad, being a line that is parallel with and distant 75 feet southerly, as measured at right angles, from the centerline of the southerly railroad track, being the point of beginning of the land to be described; thence continue South 00 degrees 43 minutes 47 seconds West, a distance of 40.00 feet to the northeast corner of said OUTLOT A; thence continue South 00 degrees 43 minutes 47 seconds West, along the east line of said OUTLOT A, a distance of 11.00 feet to the southeast corner of said OUTLOT A; thence South 65 degrees 10 minutes 39 seconds West, along the southeasterly line of said OUTLOT A, a distance of 251.69 feet to the southwest corner of said OUTLOT A also being a point on the east line of Lot 1, Block 1 of said LAKEVIEW TERRACE NUMBER 2; thence South 00 degrees 32 minutes 33 seconds East, along said east line, a distance of 354.52 feet; thence North 89 degrees 40 minutes 13 seconds East, a distance of 362.20 feet; thence North 00 degrees 32 minutes 33 seconds West, a distance of 330.54 feet; thence North 48 degrees 13 minutes 24 seconds East, a distance of 244.51 feet to the east line of said Lot 16; thence North 00 degrees 48 minutes 53 seconds West, along said east line, a distance of 11.64 feet to the southerly right of way line of said Minneapolis, St. Paul and Sault Ste. Marie Railroad, being a line parallel with and distant 75 feet southerly, as measured at right angles, from the centerline of the southerly railroad track; thence North 89 degrees 16 minutes 13 seconds West, along said southerly railroad right of way line, a distance of 315.53 feet to the point of beginning.

Have caused the same to be surveyed and platted as LAKEVIEW TERRACE NUMBER 3 and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Terrace Apartments Company, LLP, a Minnesota limited liability partnership, has caused these presents to be signed by its proper partner this 21 day of February, 2021.

Terrace Apartments Company, LLP

By: Tanana, Inc.
Its Partner

By: Max Segler
Max Segler, Vice President

STATE OF MINNESOTA

COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 21 day of February, 2021, by Max Segler, the Vice President of Tanana, Inc., a Minnesota corporation and a partner of Terrace Apartments Company, LLP, a Minnesota limited liability partnership, on behalf of the partnership.

[Signature]
Notary Public, Minnesota
My Commission expires January 2022

I, Mitchell A. Scofield, Licensed 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 24th day of February, 2021.

[Signature]
Mitchell A. Scofield, Land Surveyor
Minnesota License No. 48634

STATE OF MINNESOTA

COUNTY OF Ramsey

The foregoing surveyor's certificate was acknowledged before me this 21 day of February, 2021, by Mitchell A. Scofield, a Licensed Land Surveyor.

[Signature]
Notary Public, Minnesota
My Commission expires January 2022

CITY OF SHOREVIEW

We hereby certify that on the 16th day of MARCH, 2021, the City Council of the City of Shoreview, Minnesota, approved this plat.

[Signature] Mayor [Signature] Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 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 February, 2021.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By: _____ Deputy

RAMSEY COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 3RD day of MARCH, 2021.

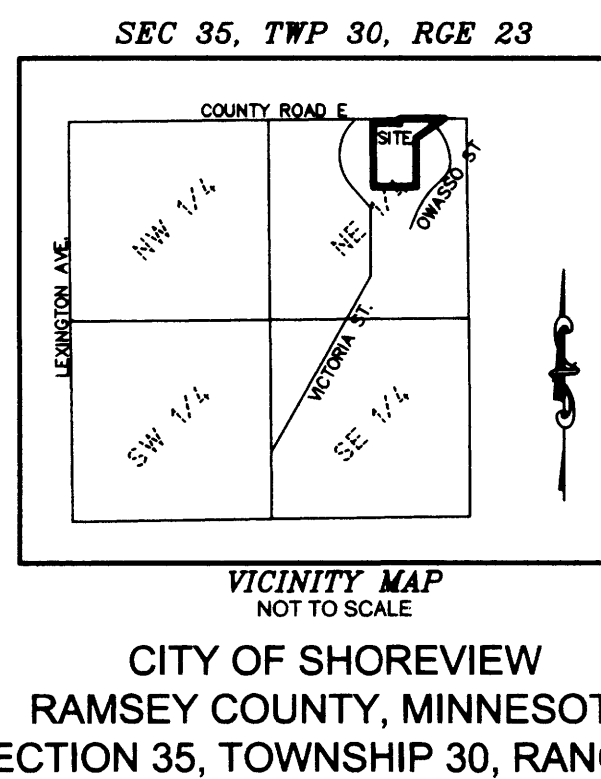
DANIEL D. BAAR
Daniel D. Baar, L.S.
Ramsey County Surveyor

By: [Signature]
STEPHANE J. ROBERT
DEPUTY COUNTY SURVEYOR

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

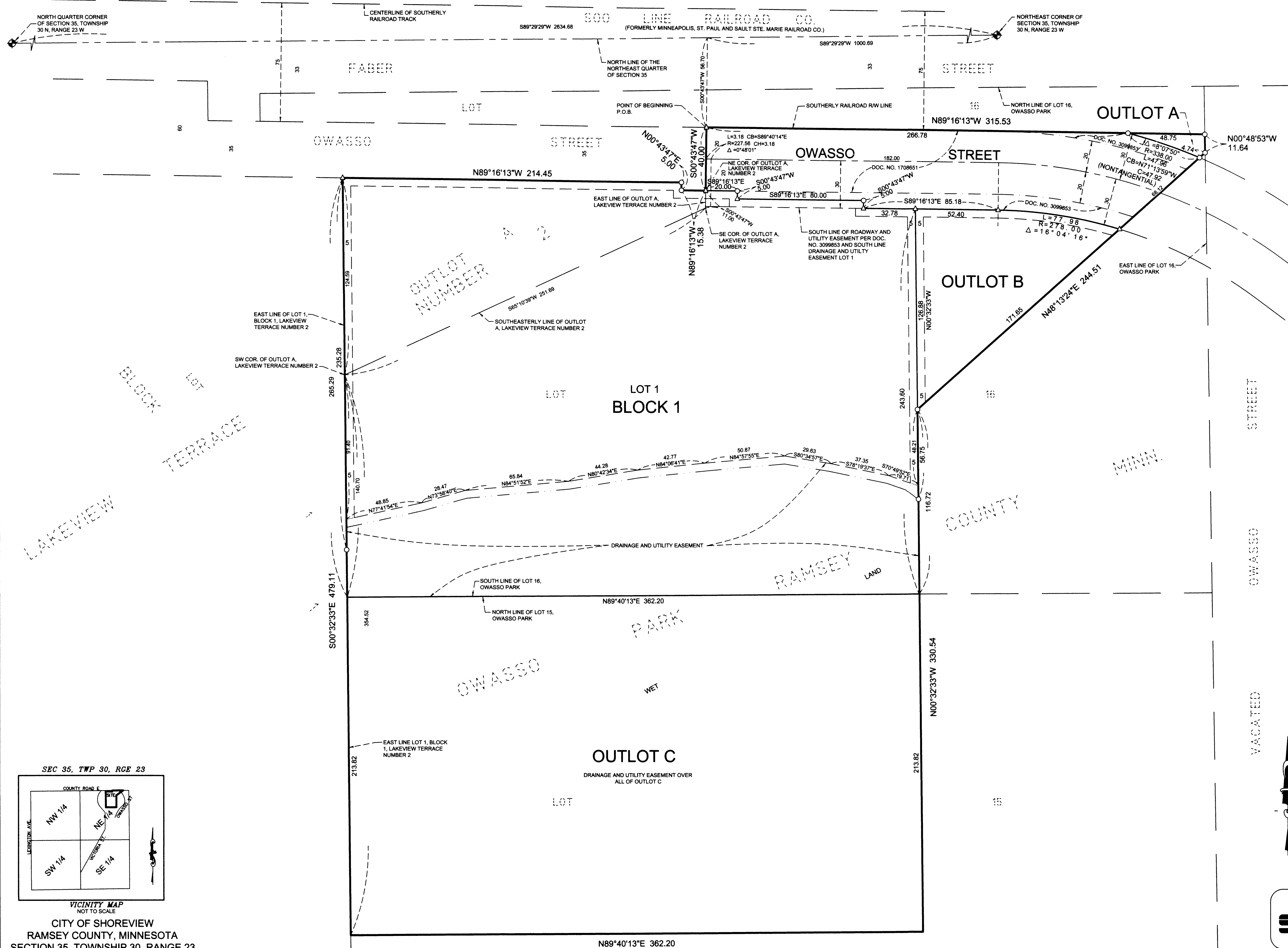
I hereby certify that this plat of LAKEVIEW TERRACE NUMBER 3 was filed in the office of the County Recorder for public record on this 4th day of MARCH, 2021 at 9:15 o'clock A. M., and was duly filed in Book 129 of Plats, pages 37 and 38, as Document Number 4869570.

Deputy County Recorder



JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
1112 HIGHWAY 55, SUITE 201, HASTINGS, MN 55033
(651)438-0000

LAKEVIEW TERRACE NUMBER 3



SEC 35, TWP 30, RGE 23

VICINITY MAP
NOT TO SCALE

CITY OF SHOREVIEW
RAMSEY COUNTY, MINNESOTA
SECTION 35, TOWNSHIP 30, RANGE 23

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT

- △ DENOTES SET P.K. NAIL WITH DISK MARKED BY LICENSE NO. 48634.
- DENOTES A SET 1 INCH BY 18 INCH IRON PIPE MARKED BY LICENSE NO. 48634.
- ⊕ DENOTES FOUND COUNTY MONUMENT.
- - - DENOTES EDGE OF WET LAND, PER REPORT DATED MAY 29, 2020 (REVISED 6/5/2020) BY PINNACLE ENGINEERING. (PER SHAPE FILE PROVIDED BY PINNACLE ENGINEERING.)

SCALE IN FEET
0 30 60 90
ONE INCH = 30 FEET

THE BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 23 WEST, HAS A BEARING OF S89°29'29"W.

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