

COMMON INTEREST COMMUNITY NUMBER 800
A PLANNED COMMUNITY
EUSTIS CIC

This CIC PLAT is part of the CIC Declaration
filed as 2547878
Document No. 2547878
on this 21 day of December, 2015
[Signature]
Deputy Registrar of Titles

7057

I, Thomas E. Hodorff, do hereby certify that the work was undertaken by, or reviewed and approved by, me for this CIC Plat of Common Interest Community No. 800, EUSTIS CIC, being located upon:

All of Lots 1 through 4, inclusive, and all of Lots 14 through 24, inclusive, all in Block 14, Baker's Addition, together with those parts of Lots 5 through 13, inclusive, said Block 14, lying northerly of a line run parallel with and distant 15 feet northerly of the South line of said Block 14, Baker's Addition, and lying northwesterly of a line beginning at a point on the above described 15 foot parallel line, distant 110 feet west of its intersection with the east line of said Block 14; thence run northeasterly to a point on the north line of Lot 10, said Block 14, distant 50 feet west of the northeast corner thereof; thence run northeasterly to a point on the north line of Lot 8, said Block 14, distant 20 feet west of the northeast corner thereof; thence run northeasterly to a point on the north line of Lot 6, said Block 14, distant 5 feet west of the northeast corner thereof; thence run northeasterly to the northeast corner of Lot 5, said Block 14, and there terminating;

AND

That portion of Myrtle Avenue (formerly Franklin Avenue) which begins at the Westerly lines (projected) of Lot 12, Block 11, Baker's Addition, and Lot 1, Block 13, Baker's Addition, and runs thence Easterly between said Blocks 11 and 13, and between Blocks 10 and 14 in said Addition, to its intersection with the westerly line of Eustis Street in said Addition;

AND

Those parts of Lots 1 through 12 inclusive, Block 13, Baker's Addition, lying northerly of a line beginning at the Southwest corner of said Block 13; thence east along the south line of said Block 13, and said line extended, the same being the North line of Wabash Avenue, a distance of 167.47 feet to the intersection with a line 12 feet Southwesterly from, measured at right angles, and parallel with the most westerly spur track now serving the International Harvester property; thence Northwesterly along a line with a radius of 336 feet and parallel with said spur a distance of 246.12 feet to its intersection with the North line of Lot 9 in said Block 13, Baker's Addition, thence West along said North line of Lot 9, 21.70 feet to the Northwest corner of said Lot 9, and there terminating;

AND

That part of Lot 6, Block 11, Baker's Addition, lying Southerly of the following described line: Commencing at a point on the West line of said Lot 6, said West line having an assumed bearing of North 0 degrees 00 minutes 51 seconds West, said point being 250 feet Southerly of the Northwest corner of said Block 11; thence North 89 degrees 59 minutes 09 seconds East to a point in the East line of said Lot 6, said point being 250.80 feet southerly of the Northeast corner of said Block 11, and there terminating; and Lots 7 through 12, inclusive, Block 11, Baker's Addition;

AND

That portion of Clifford Street dedicated in the plat of Baker's Addition, lying between the following described lines: first line: commencing at a point on the East line of Lot 6, Block 11, Baker's Addition to the City of St. Paul, said East line having an assumed bearing of North 0 degrees 05 minutes 01 second West, said point being 250.80 feet Southerly of the Northeast corner of said Block 11; thence North 89 degrees 59 minutes 09 seconds East a distance of 56.56 feet to a point; thence North 29 degrees 28 minutes 39 seconds East a distance of 19.77 feet to a point on the West line of Lot 20, Block 10, Baker's Addition to the City of St. Paul, said point being 234.05 feet Southerly of the Northwest corner of said Block 10, and there terminating; and second line: beginning at the southwest corner of Block 13, said Baker's Addition, thence east along the South line of said Block 13, and said line extended, the same being the North line of Wabash Avenue, a distance of 167.47 feet, to the intersection with a line 12 feet southwesterly from, measured at right angles, and parallel with the most westerly Spur Track now serving the International Harvester property; thence northwesterly along a line with a radius of 336 feet and parallel with said spur a distance of 246.12 feet to its intersection with the North line of Lot 9, Block 13, said Baker's Addition; thence West along said North line of Lot 9, 21.70 feet to the Northwest corner of said Lot 9, and there terminating; and all lying northerly of a line run parallel with and distant 15 feet northerly of the South line of said Block 13 extended easterly;

AND

Lots 1 through 19, inclusive, Block 10, Baker's Addition; Those parts of Lots 20 through 24, inclusive, Block 10, Baker's Addition, lying Easterly and Southeasterly of the following described line: Commencing at a point on the West line of said Lot 20, said West line having an assumed bearing of North 0 degrees 05 minutes 01 second West, said point being 234.05 feet Southerly of the Northwest corner of said Block 10; thence North 29 degrees 28 minutes 39 seconds East a distance of 106.17 feet to a point; thence North 11 degrees 07 minutes 22 seconds East a distance of 144.93 feet to a point in the North line of said Lot 24, said point being 80.55 feet Easterly of the Northwest corner of said Lot 24, and there terminating.

And fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-1101.

Dated this 8th day of December, 2015

[Signature]
Thomas E. Hodorff, Land Surveyor
Minnesota License No. 23677

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 8th day of December, 2015, by Thomas E. Hodorff.

[Signature]
Notary Public, Hennepin County, Minnesota
My Commission Expires 01/31/19

Adrian W. Pollock
Printed Name



Pursuant to Minnesota Statutes, Section 515B.1-116 (e) and Section 272.12, taxes payable in the year 2015, on real estate hereinbefore described, have been paid; there are no delinquent taxes and transfer entered, on this 18 day of November, 2015.

[Signature] Treasurer/Auditor
Property Records and Revenue

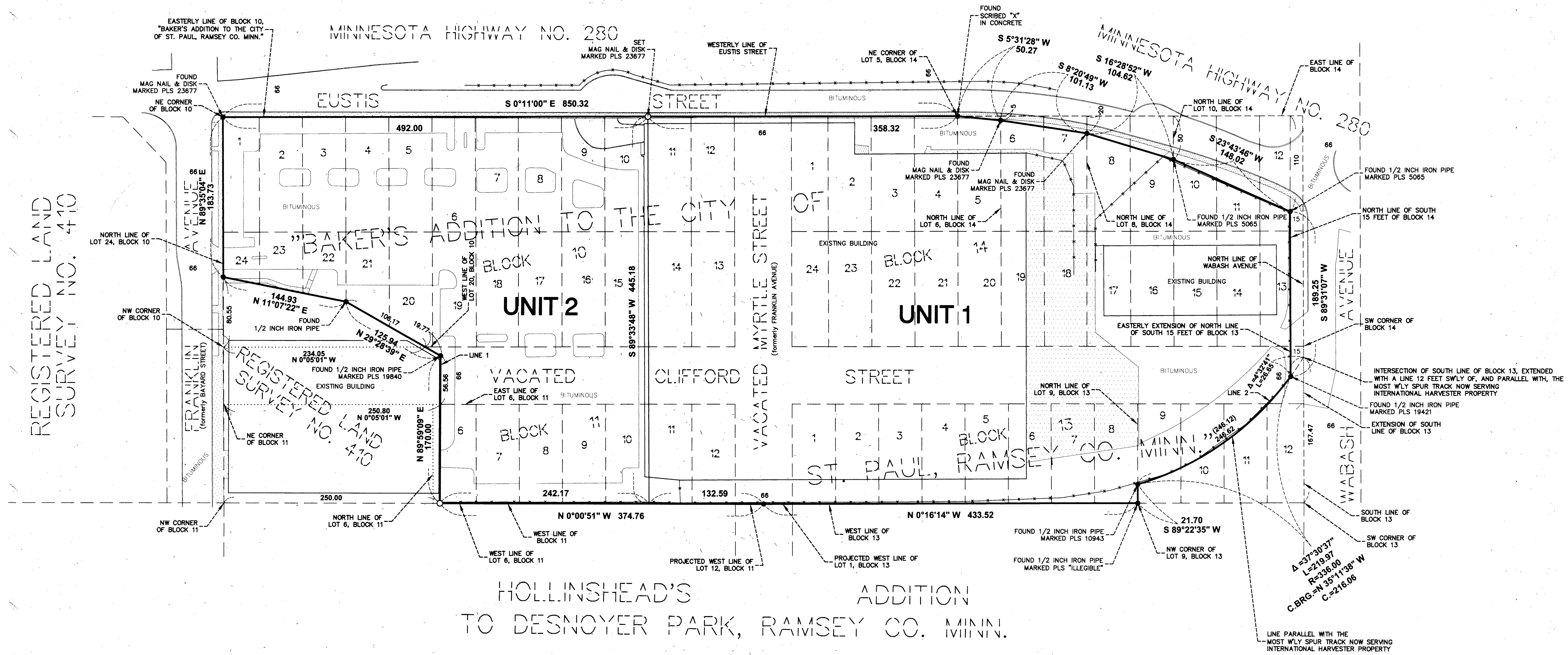
By [Signature], Deputy

Pursuant to Minnesota Statutes, Section 389.09 Subd. 1, and Ramsey County Board Resolution No. 86-033, this CIC Plat has been reviewed and is approved this 21st day of December, 2015.

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

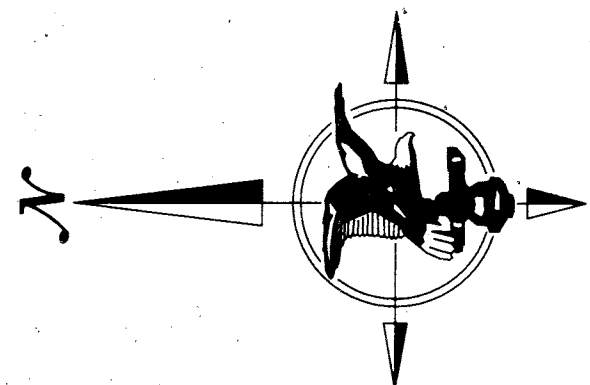
COMMON INTEREST COMMUNITY NUMBER 800
A PLANNED COMMUNITY
EUSTIS CIC
UNIT DETAIL

7057



REGISTERED LAND SURVEY NO. 410

REGISTERED LAND SURVEY NO. 410



60 30 0 60 120 180
SCALE IN FEET
 Scale: 1 Inch = 60 Feet

THE BEARING SYSTEM USED IS BASED ON THE EASTERLY LINE OF BLOCK 10, "BAKER'S ADDITION TO THE CITY OF ST. PAUL, RAMSEY CO. MINN.", WHICH HAS AN ASSUMED BEARING OF S 0°11'00" E.

- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED R.L.S. 23677, UNLESS OTHERWISE NOTED
- DENOTES SET IRON MONUMENT, EVIDENCED BY 1/2 INCH BY 14 INCH IRON PIPE MARKED R.L.S. 23677, UNLESS OTHERWISE NOTED
- DENOTES CONCRETE CURB
- ▨ DENOTES CONCRETE SURFACE

HARRY S. JOHNSON
LAND SURVEYORS