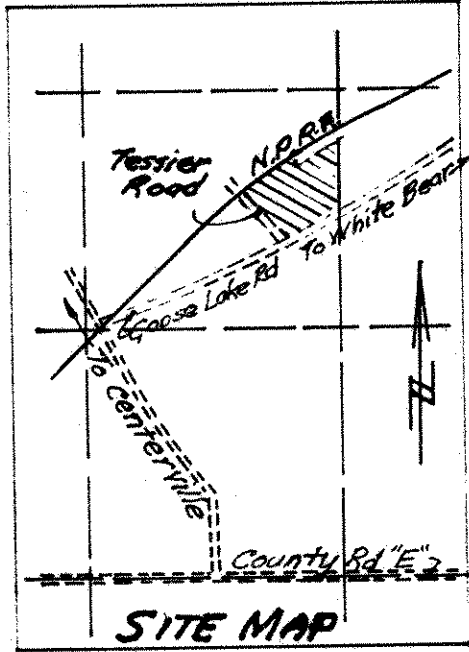


GEM HAVEN ACRES

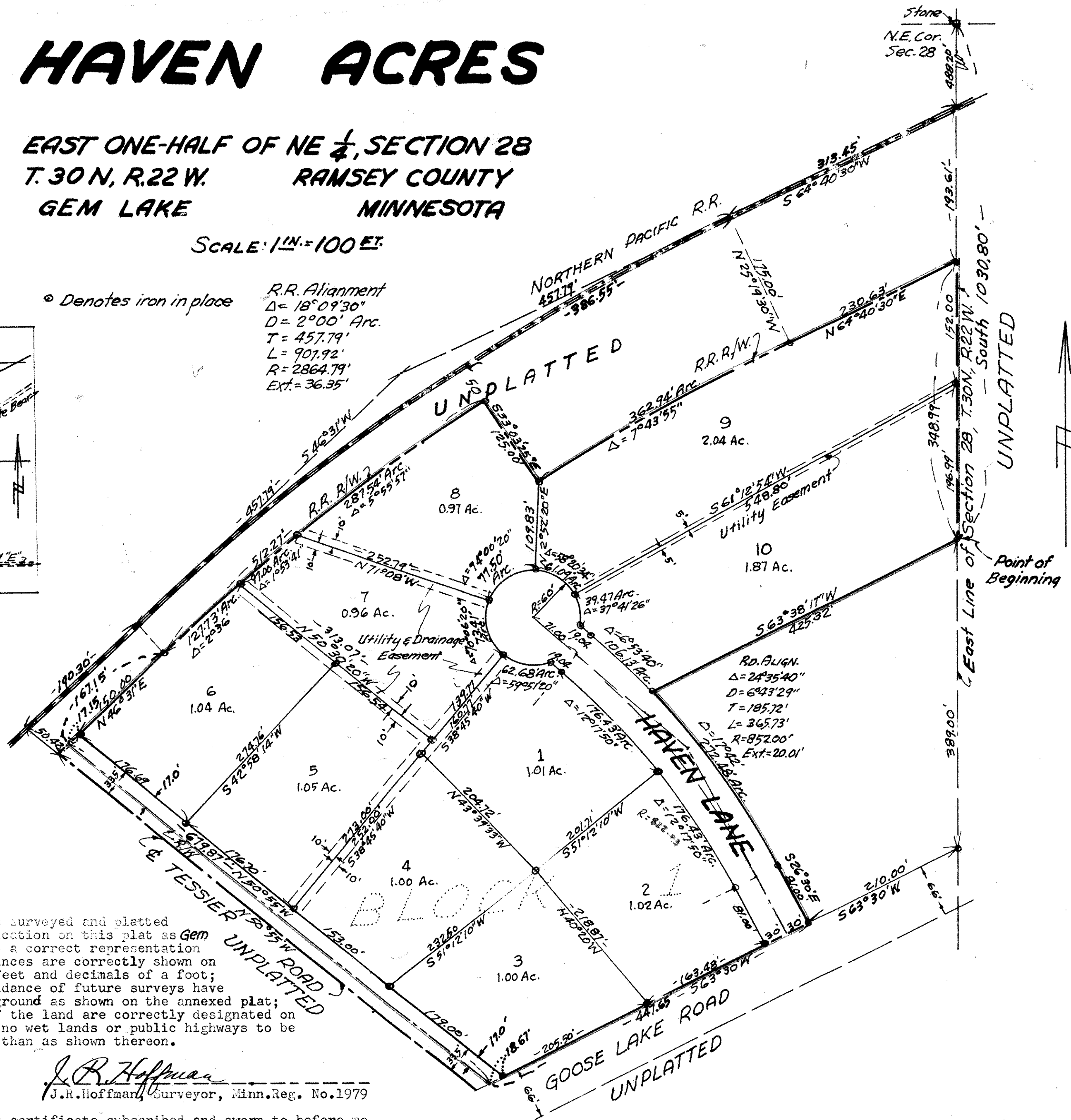
EAST ONE-HALF OF NE 1/4, SECTION 28
T. 30 N, R. 22 W.
GEM LAKE
RAMSEY COUNTY
MINNESOTA

SCALE: 1" = 100 FT.

o Denotes iron in place



R.R. Alignment
Δ = 18° 09' 30"
D = 2° 00' Arc.
T = 457.79'
L = 907.72'
R = 2864.79'
Ext = 36.35'



I hereby certify that I have surveyed and platted the land described in the dedication on this plat as Gem Haven Acres; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in figures denoting feet and decimals of a foot; that the monuments for the guidance of future surveys have been correctly placed in the ground as shown on the annexed plat; that the outside boundaries of the land are correctly designated on said plat, and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

J.R. Hoffman
J.R. Hoffman, Surveyor, Minn. Reg. No. 1979

State of Minnesota Surveyors certificate subscribed and sworn to before me, County of Washington a Notary Public within and for said County and State, on this 27th day of October A.D. 1971

John J. Hurd
Notary Public, Washington County, Minnesota

My Commission Expires 12/31/71

Accepted and approved this 29 day of NOVEMBER A.D. 1971

Walter A. Bentley Plats Commissioners
Walter A. Bentley
Walter A. Bentley Commissioner of Public Works

Accepted and Approved by the Planning Board of the Village of Gem Lake, Minn

John J. Hurd
Chairman

Accepted and Approved by the Village Council, Village of Gem Lake, Minnesota

John J. Hurd
Village Clerk

This is to certify that Henry L. Hoffman, unmarried, Owner of the following described property; Part of the East one-half of the Northeast one-quarter of Section 28, T 30 N, R 22 W, which lies between the Southerly Right of Way of the Northern Pacific Railroad and the Northerly Right of Way line of the New Canada and White Bear Lake Road, also known as Goose Lake Road and Easterly of the Easterly Right of Way of Tesser Road, more specifically described as follows: Commencing at the Northeast corner of Section 28; thence South, an assumed bearing, along the Easterly line of said Section, 1030.80 feet to the point of beginning; thence S 63° 38' 17" W, 425.32 feet; thence on a non-tangential curve, the long chord of which bears S 35° 21' E, for 271.39 feet; said curve, curves to the right, having a central angle of 17° 42' and arc length of 272.48 feet; thence S 26° 30' E, tangentially 81.00 feet to a point in the Northerly Right of Way line of said Goose Lake Road; thence on a bearing of S 63° 30' W along said Right of Way line, 447.65 feet to an intersection with the Northerly Right of Way line of Tesser Road; thence on a bearing of N 50° 55' W along said right of Way line 679.87 feet to an intersection with the Southerly Right of Way line of the Northern Pacific R.R.; thence on a bearing of N 46° 31' E on said Right of Way line 167.15 feet to a point; thence on a curve to the right along said Right of Way line 512.27 feet to a point; thence on a bearing of S 33° 03' 22" E along radial line of said curve, a distance of 125.00 feet to a point; thence in a northeasterly direction on a concentric curve to the right, radius of 2689.79 feet a distance of 362.94 feet to a point; thence N 64° 40' 30" E a distance of 230.63 feet to a point in the Easterly line of said Section 28; thence South along said Easterly line, 348.99 feet to the point of beginning.

have caused the same to be surveyed and platted and hereafter known as GEM HAVEN ACRES and hereby dedicate to the public and for the public use forever the lane and road as shown on the plat. Subject to utility easements as shown on the annexed plat.

Witness our hands and seals this 26th day of November A.D. 1971

In presence of
Richard Chasch Witness
Henry L. Hoffman Henry L. Hoffman

State of Minnesota) SS
County of Ramsey) On this 26th day of November A.D. 1971 before me the undersigned personally appeared Henry L. Hoffman, unmarried, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Herbert R. Hoffman
Notary Public, Ramsey County, Minnesota
My Commission Expires
HERBERT R. HOFFMAN
Notary Public, Ramsey County, Minn.
My Commission Expires June 16, 1972.

Abstract 1614040

NV 28 (4)

3225