

SHANNON SQUARE

Know All Persons By These Presents that Shannon Square Limited Partnership, a Minnesota limited partnership, fee owner, and that First National Bank of Minneapolis, a national banking association, mortgagee of the following described property situated in the City of Arden Hills, Ramsey County, Minnesota:

All that part of the East 1/2 of the Southeast 1/4 of Section 27, Township 30 North, Range 23 West described as follows:

Commencing at the East corner of said Section 27, thence South (assumed bearing) along the east line of said Section 27 a distance of 1839.10 feet to the point of beginning; thence West at right angles a distance of 533.93 feet to its intersection with a curved line, radius 477.46 feet; the beginning of said curved line is 0.17 feet West along above said line extended and 13.0 feet North therefrom at right angles; thence South and Southeast along said curved line, radius of 477.46 feet, an arc distance of 417.67 feet to a point on the northerly right-of-way line of Soo Line Railway; thence Southeasterly along said northerly right-of-way line a distance of 364.46 feet to a point on the East line of said Section 27; thence North along the East line of said Section 27 a distance of 453.14 feet to the point of beginning. Subject to Lexington Avenue over the East 49.5 feet thereof.

Together with the south 20.00 feet of that part of the East 1/2 of Southeast 1/4 of Section 27, Township 30 North, Range 23 West, described as follows:

Commencing at the East quarter corner of said Section 27; thence due South along the East line of said Section 27 a distance of 1357.1 feet to the point of beginning of the parcel herein described; thence West at right angles a distance of 525.6 feet; thence South at right angles a distance of 482 feet; thence East at right angles a distance of 525.6 feet; thence North at right angles along the East line of said Section 27 a distance of 482 feet, more or less, to the point of beginning.

Have caused the same to be surveyed, platted and known as SHANNON SQUARE and do hereby dedicate to the public for public use forever the avenue as shown on the plat.

Shannon Square Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its general partner this 10th day of April, 1987.

Signed: Shannon Square Limited Partnership

By: C. G. Rein
C. G. Rein, its General Partner

First National Bank of Minneapolis, a national banking association, has caused these presents to be signed by its proper officers this 20th day of May, 1987.

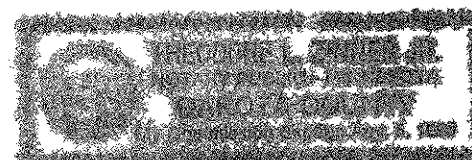
Signed: First National Bank of Minneapolis

By: Leo J. Reuder its Vice President

By: Gregory L. Nilson its Assistant Vice President

STATE OF MINNESOTA
COUNTY OF Dakota

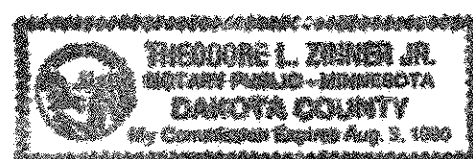
The foregoing instrument was acknowledged before me this 10th day of April, 1987, by C. G. Rein, general partner of Shannon Square Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.



Theodore J. Zimmerman
Notary Public, Dakota County, Minnesota
My Commission Expires August 5, 1990

STATE OF MINNESOTA
COUNTY OF Dakota

The foregoing instrument was acknowledged before me this 20th day of May, 1987, by Leo J. Reuder, Vice President and Gregory L. Nilson, Ass't. Vice Pres. of First National Bank of Minneapolis, a national banking association, on behalf of the association.



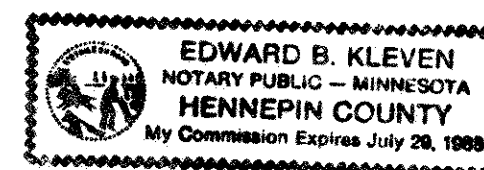
Theodore L. Zimmerman Jr.
Notary Public, Dakota County, Minnesota
My Commission Expires August 5, 1990

I, Harold C. Peterson, hereby certify that I have surveyed and platted the property described in the dedication of this plat as SHANNON SQUARE; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wetlands, easements or public highways other than as shown thereon.

Harold C. Peterson
Harold C. Peterson, Land Surveyor
Minnesota Registration No. 12294

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 9th day of JANUARY, 1987.



Edward B. Kleven
Edward B. Kleven
Notary Public, Hennepin County, Minnesota
My Commission Expires July 29, 1988

Approved and accepted by the City Council of the City of Arden Hills, Minnesota, this 17th day of June, 1988.

Robert Woodman Mayor Charlotte McPeak Clerk

Taxes for the year 1988 on land described herein paid, no delinquent taxes and transfer entered, this 14th day of JUNE, 1988.

Low McKenna Director By Stephanie Cowley Deputy
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 14th day of June, 1988, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool
Acting Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of SHANNON SQUARE was filed in this office this 28th day of JUNE, 1988, at 11:00 o'clock A.M. and was filed in Book 703 of Plats, Pages 11 and 12, as Document No. 2446836.

By _____ Deputy
John C. McLaughlin
County Recorder

Copy

SHANNON SQUARE

20.00
SOUTH

8.33
WEST

WEST 525.60

WEST 525.6

WEST 533.93

WATER RETENTION POND
EASEMENT PER DOC. NO.
2317046

1357.1
SOUTH
49.5
49.5

NE COR. OF
THE SE 1/4 OF
SEC. 27, T. 30N,
R. 23W. (RAMSEY
CO. C.I.M.)

CO. C.I.M.)

BLOCK I

LEXINGTON
AVENUE

LEXINGTON
AVENUE

NORTH 473.14

LEXINGTON
AVENUE

LEXINGTON
AVENUE

$\Delta = 50^{\circ} 06' 35''$
C. BRG. = $S 47^{\circ} 46' 53'' E$
R = 417.57

APPROXIMATE LOCATION OF RAIL ROAD
EASEMENT PER DOC. NO. 1134343866



SCALE IN FEET
0 30 60 90
SCALE: 1 INCH = 30 FEET

- DENOTES IRON MONUMENT FOUND
 - DENOTES IRON MONUMENT SET
- BEARINGS ARE ON AN ASSUMED DATUM

313.32
 $S 75^{\circ} 26' 40'' E$
364.46

100 RAILWAY

SE COR. OF SEC. 27, T. 30N, R. 21W. (RAMSEY CO. C.I.M.)