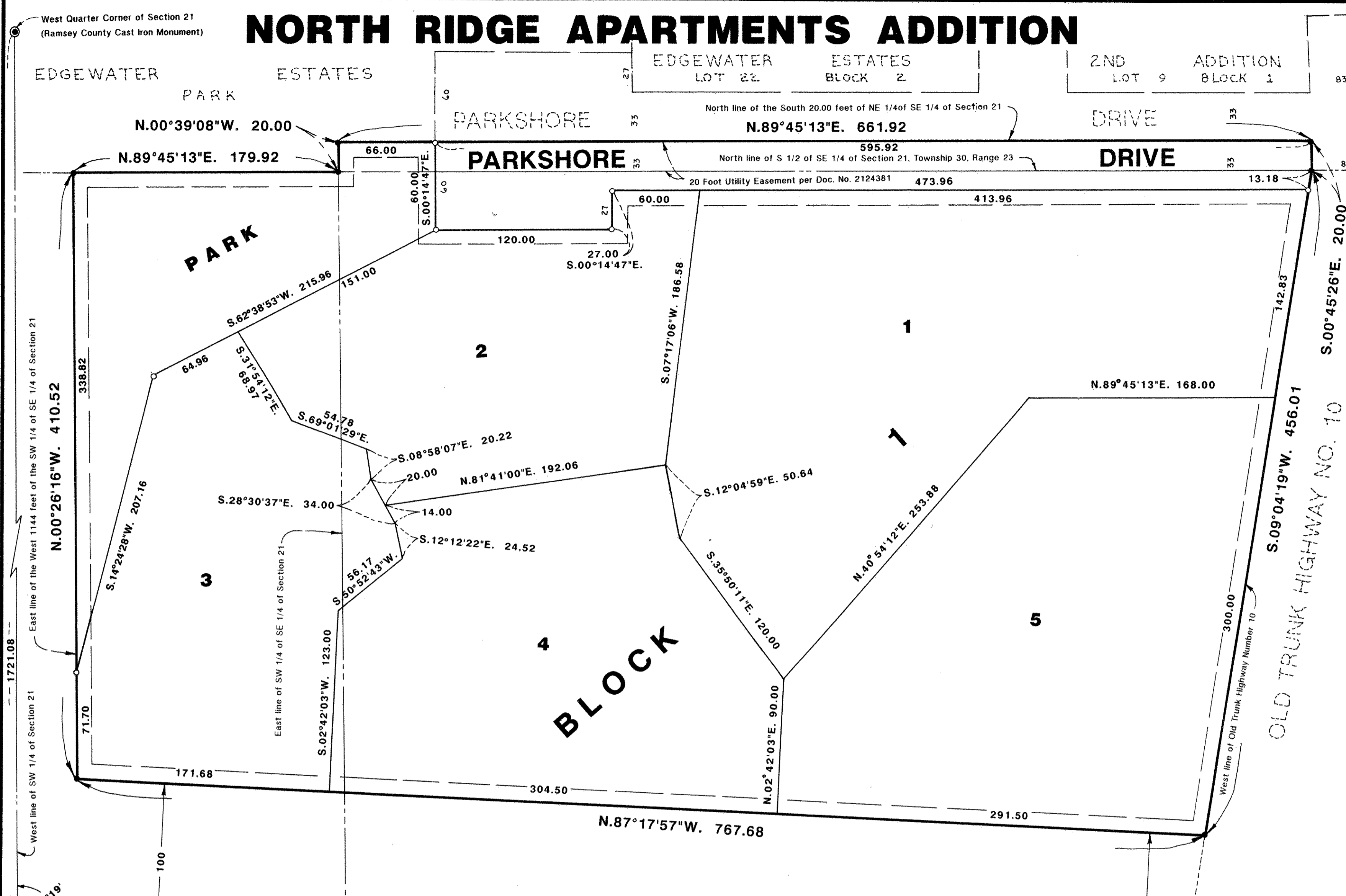


# NORTH RIDGE APARTMENTS ADDITION



Know All Persons By These Presents that JoFran Homestead, Inc., a Minnesota corporation, owner and Continental Development Corporation, a Minnesota corporation and George J. Winiacki, a single person, contract purchasers, of the following described property situated in the City of Arden Hills, County of Ramsey, State of Minnesota:

That part of the South Half of the Southeast Quarter of Section 21, Township 30, Range 23, Ramsey County, Minnesota, lying West of Old Trunk Highway No. 10 and lying East of the West 1144 feet of the Southwest Quarter of said Southeast Quarter and lying northerly of a line parallel with and 100 feet northerly of the following described line: Beginning at a point on the West line of said Section 21, distant 916.78 feet North of the Southwest corner thereof; thence run easterly at an angle of 85 degrees 19 minutes with said West Section line (when measured from North to East) for 808.31 feet; thence deflect to the right at an angle of 7 degrees 58 minutes 30 seconds for 4010.04 feet and there terminating. Also that part of the South 20 feet of the Northeast Quarter of the Southeast Quarter of Section 21, Township 30, Range 23, lying West of Old Trunk Highway No. 10.

That JoFran Homestead, Inc., a Minnesota corporation, owner and Continental Development Corporation, a Minnesota corporation, contract purchaser of the following described property situated in the City of Arden Hills, County of Ramsey, State of Minnesota:

That part of the South Half of the Southeast Quarter of Section 21, Township 30, Range 23, Ramsey County, Minnesota, lying West of Old Trunk Highway No. 10 and lying East of the West 1144 feet of the Southwest Quarter of said Southeast Quarter and lying northerly of a line parallel with and 100 feet northerly of the following described line: Beginning at a point on the West line of said Section 21, distant 916.78 feet North of the Southwest corner thereof; thence run easterly at an angle of 85 degrees 19 minutes with said West section line (when measured from north to east) for 808.31 feet; thence deflect to the right at an angle of 7 degrees 58 minutes 30 seconds for 4010.04 feet and there terminating. Also that part of the South 20 feet of the Northeast Quarter of the Southeast Quarter of Section 21, Township 30, Range 23, lying West of Old Trunk Highway No. 10. And also lying westerly, northerly and northerly of the following described line; commencing at the intersection of the east line of the West 1144.00 feet of the Southwest Quarter of the Southeast Quarter of said Section 21 and said parallel line; thence South 87 degrees 17 minutes 57 seconds East assumed bearing along said parallel line a distance of 476.18 feet to the point of beginning; thence North 2 degrees 42 minutes 03 seconds East a distance of 90.00 feet; thence North 40 degrees 54 minutes 12 seconds East a distance of 253.88 feet; thence North 89 degrees 45 minutes 13 seconds East a distance of 168.00 feet to said west right of way of Old Trunk Highway 10 and there said line terminates.

That JoFran Homestead, Inc., a Minnesota corporation, owner and George J. Winiacki, a single person, contract purchaser of the following described property situated in the City of Arden Hills, County of Ramsey, State of Minnesota:

All that part of the South Half of the Southeast Quarter of Section 21, Township 30, Range 23, Ramsey County, Minnesota, lying West of Old Trunk Highway 10 and lying northerly of a line parallel with and 100 feet northerly of the following described line: Beginning at a point on the West line of said Section 21, distant 916.78 feet North of the southwest corner thereof; thence run easterly at an angle of 85 degrees 19 minutes with said West section line (when measured from north to east) for 808.31 feet; thence deflect to the right at an angle of 7 degrees 58 minutes 30 seconds for 4010.04 feet and there terminating. And also lying easterly, southeasterly and southerly of the following described line; commencing at the intersection of the east line of the West 1144.00 feet of the Southwest Quarter of the Southeast Quarter of said Section 21 and said parallel line; thence South 87 degrees 17 minutes 57 seconds East assumed bearing along said parallel line a distance of 476.18 feet to the point of beginning; thence North 2 degrees 42 minutes 03 seconds East a distance of 90.00 feet; thence North 40 degrees 54 minutes 12 seconds East a distance of 253.88 feet; thence North 89 degrees 45 minutes 13 seconds East a distance of 168.00 feet to said west right of way of Old Trunk Highway 10 and there said line terminates.

Have caused the same to be surveyed, platted and known as NORTH RIDGE APARTMENTS ADDITION and do hereby dedicate to the public for public use forever the drive and drainage and utility easements and do hereby donate to the City of Arden Hills the park as shown on the plat. In witness whereof said Continental Development Corporation, a Minnesota corporation has caused these presents to be signed by its proper officer this 28 day of February, 1990

Signed: Continental Development Corporation  
Charles S. Cook, President

In witness whereof said JoFran Homestead, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this 28 day of February, 1990

Signed: JoFran Homestead, Inc.  
John G. Winiacki, President  
George J. Winiacki, Secretary

In witness whereof said George J. Winiacki, a single person, has caused these presents to be signed this 28 day of February, 1990

Signed: George J. Winiacki

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 28 day of February, 1990 by Charles S. Cook, President of Continental Development Corporation, a Minnesota corporation, on behalf of the corporation.

Notary Public, Ramsey County, Minnesota  
My Commission Expires 1-27-95

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 28 day of February, 1990 by John G. Winiacki, President, and by George J. Winiacki, Secretary of JoFran Homestead, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public, Ramsey County, Minnesota  
My Commission Expires 1-24-95

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 28 day of February, 1990 by George J. Winiacki, a single person.

Notary Public, Ramsey County, Minnesota  
My Commission Expires 1-21-96

I, Gary E. Harris, hereby certify that I have surveyed and platted the property described in the dedication of this plat as NORTH RIDGE APARTMENTS ADDITION; 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 wet lands, easements or public highways other than as shown thereon.

Gary E. Harris, Land Surveyor  
Minnesota License No. 10943

STATE OF MINNESOTA  
COUNTY OF DAKOTA

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 8 day of February, 1990

DORIS S. WILSON  
NOTARY PUBLIC - MINNESOTA  
DAKOTA COUNTY  
My Commission Expires 11-25-93

Approved and attested to by the Mayor of the City of Arden Hills, Minnesota, this 28 day of February, 1990  
Mayor: Thomas P. Berger  
Clerk: Gary R. Berger

Taxes for the year 1990 on land described herein paid, no delinquent taxes and transfer entered, this 5th day of March, 1990  
Director: [Signature]  
Deputy: [Signature]

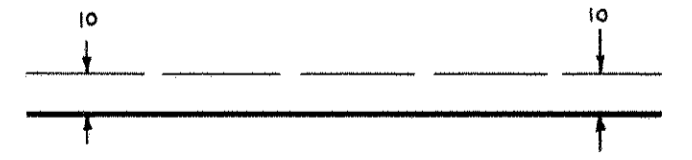
Pursuant to Chapter 7, Minnesota laws of 1976, this plat has been reviewed and approved, this 5th day of March, 1990 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled  
David D. Claypool, Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota  
I hereby certify that this plat of NORTH RIDGE APARTMENTS ADDITION was filed in this office this 6th day of MARCH, 1990 at 9:37 clock A.M., and was filed in Book 105 of Plats, Page 42, as document number 2534351

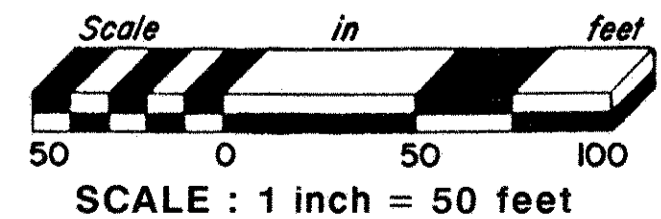
Lois McKenna, County Recorder

By: [Signature], Deputy

DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:



Being 10 feet in width, unless otherwise indicated, as shown on this plat



- Denotes iron monument found in place
- Denotes iron monument set

The North line of South 1/2 of the SE 1/4 of Section 21, Township 30, Range 23 has an assumed bearing of N.89°45'13\"/>

**Bolton & Menk Inc.**  
Consulting Engineers and Land Surveyors

