LINDEN PLACE

North line of the SE 1/4 of Section 27, Township 30, Range 22.

East 1/4 corner of Section 27, Township 30, Range 22.
Ramsey County cast iron monument

CEDAR AVENUE

363.00

—363.00—
S 0°17'00" E

78

N 89°50'08" E
— 658.86 —

South line of the North 363.00 feet of the East 1/2 of the East 1/2 of the SE 1/4 of Section 27.

East line of Section 27, Township 30, Range 22.

SUBDIVISION NO. 78 RAMSEY CO. MINN.

AUDITOR'S

A

STRAWBERRY ACRES

West line of the E1/2 of the E1/2 of the SE1/4 of Section 27

1163.63

OUTLOT

N 00°15'08" W
2236.13

2240.24
S 00°17'00" E

PARK EDGEWOOD BACCHUS

LINDEN AVENUE

AUDITOR'S SUBDIVISION NO. 78 RAMSEY CO. MINN.

1162.24

33

33

GRAPHIC SCALE IN FEET

100   0   50   100   200

Scale: 1 inch = 100 feet

MATCH LINE

409.51
N 89°48'26" W
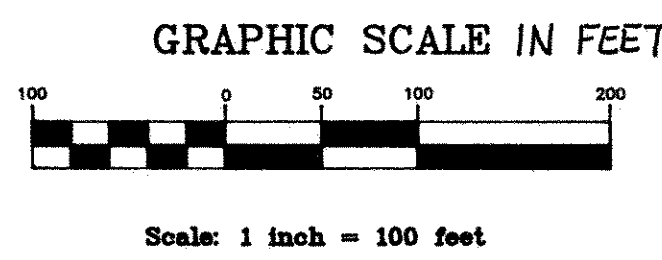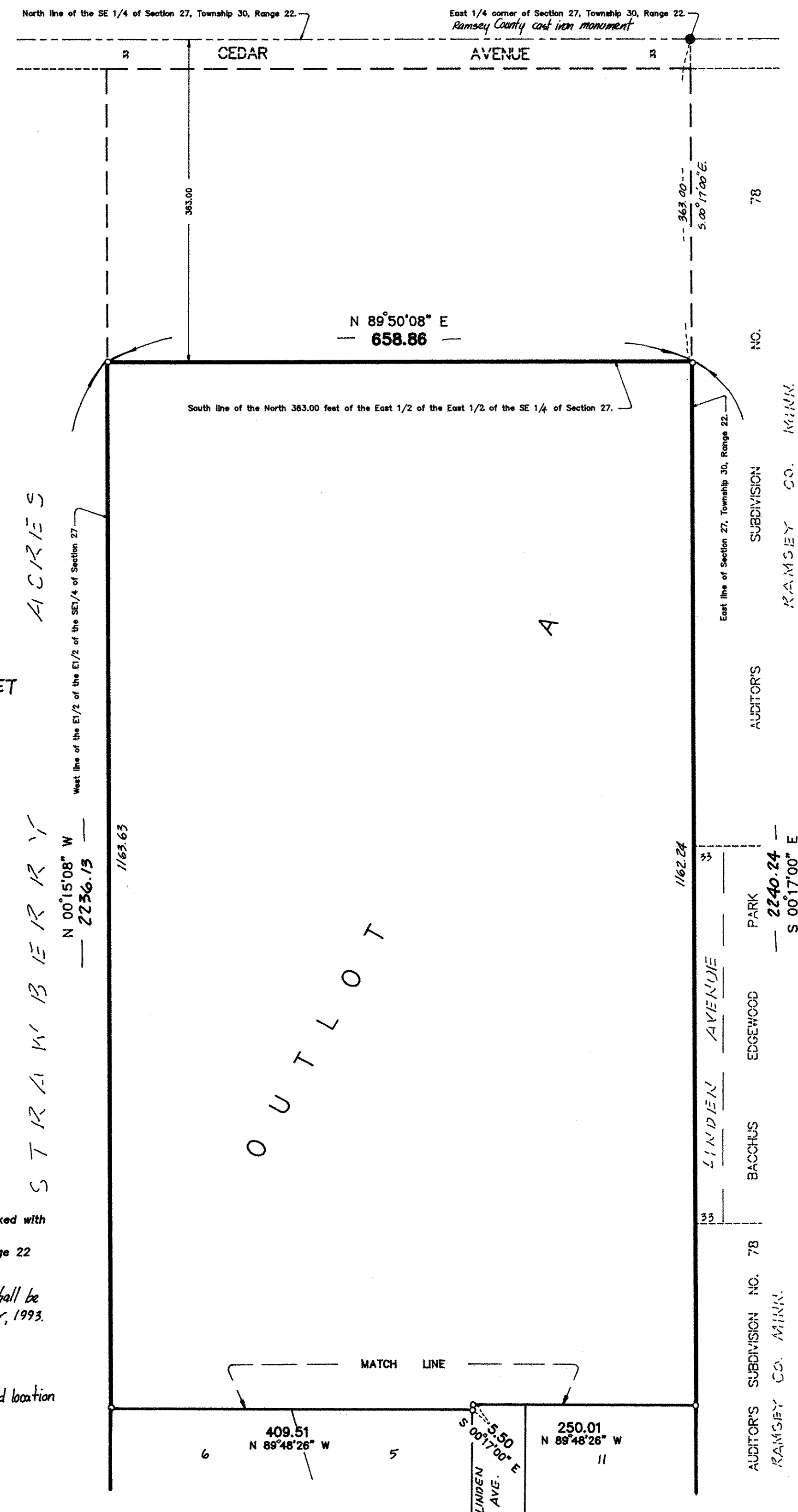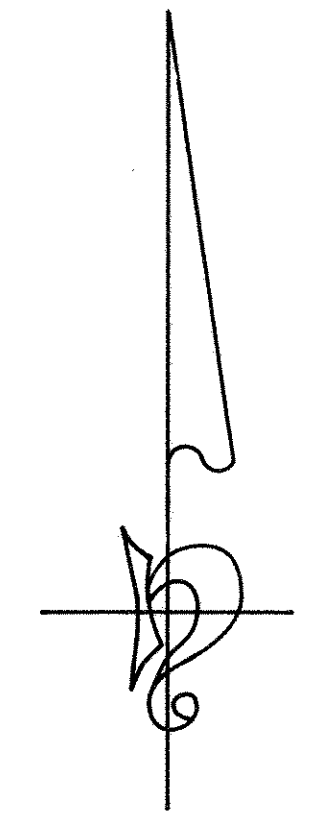6   5

S 0°17'00" E
5.50

250.01
N 89°48'26" W
11

LINDEN AVE.

o Denotes 1/2 inch iron monument set and marked with registration number 14891

The east line of Section 27, Township 30, Range 22 has an assumed bearing of N 00°17'00" E.

All plat monuments denoted as will be set shall be in place on or before the 1st day of October, 1993.

No monument symbol at any statute required location denotes a plat monument that will be set.

KNOW ALL MEN BY THESE PRESENTS: that The Rottlund Company, Inc., a Minnesota corporation, owner, of the following described property situated in the City of White Bear Lake, Ramsey County, Minnesota:

That part of the Southeast Quarter of Section 27, Township 30, Range 22, Ramsey County, Minnesota, described as follows: Commencing at the southeast corner of said Southeast Quarter; thence on an assumed bearing of North 00degrees 17 minutes 00 seconds West, along the east line of said Southeast Quarter, 43.00 feet to the north line of the Minnesota Department of Transportation Right of Way Plat No. 62-2 and the actual point of beginning; thence continue, along said east line, 1078.00 feet; thence North 89 degrees 48 minutes 26 seconds West, 250.01 feet; thence South 00degrees 17 minutes 00 seconds East, 5.50 feet; thence North 89 degrees 48 minutes 26 seconds West, 409.51 feet to the west line of the East One Half of the East One Half of said Southeast Quarter; thence South 00degrees 15 minutes 08 seconds East, along said west line, 1072.50 feet to the north line of the Minnesota Department of Transportation Right of Way Plat No. 62-2; thence Easterly, along said north line, to the actual point of beginning. Except the West 200.00 feet of the East 375.00 feet of the South 257.00 feet thereof.

That Kenneth W. Bacchus and Anita Bacchus, husband and wife, owners of the following described property situated in the City of White Bear Lake, Ramsey County, Minnesota:

The East Half of the East Half of the Southeast Quarter of Section 27, Township 30, Range 22, lying northerly of the following described line: Commencing at the southeast corner of said Southeast Quarter; thence on an assumed bearing of North 00degrees 17 minutes 00 seconds West, along the east line of said Southeast Quarter, 1121.00 feet to the actual point of beginning; thence North 89 degrees 48 minutes 26 seconds West, 250.01 feet; thence South 00degrees 17 minutes 00 seconds East, 5.50 feet; thence North 89 degrees 48 minutes 26 seconds West, 409.51 feet to the west line of said East Half of East Half and there terminating. Excepting the North 363.00 feet thereof.

Have caused the same to be surveyed and platted as   LINDEN PLACE and do   hereby dedicate to the public for public use forever the thoroughfare, cul-de-sac and drainage and utility easements as shown on this plat. In witness whereof said The Rottlund Company, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 31st day of August, 19 92. In witness whereof said Kenneth W. Bacchus and Anita Bacchus, husband and wife, have hereunto set their hands this 1 day of September, 19 92.
Signed: The Rottlund Company, Inc.

_____ its Vice President   Kenneth W. Bacchus   Anita Bacchus

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 31st day of August, 19 92, by Bernard J. Ratter, Vice President of The Rottlund Company, Inc., a Minnesota corporation, on behalf of the corporation.

KATHERINE A. DOLS
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Comm. Exp. May 29, 1997
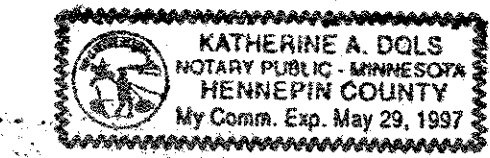
Katherine A. Dols
Notary Public, Hennepin County, Minnesota
My Commission Expires May 29, 1997

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this ___ day of September, 19 92, by Kenneth W. Bacchus and Anita Bacchus, husband and wife.

MICHAEL C. FLEMING
NOTARY

Michael C. Fleming
Notary Public, Ramsey County, Minnesota
My Commission Expires April 20, 1996

I hereby certify that I have surveyed and platted the property described on this plat as LINDEN PLACE; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways other than as shown on this plat.

Robert B. Sikich, Land Surveyor
Minnesota License Number 14891

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing Surveyor's Certificate was acknowledge before me this 30th day of October, 1992 by Robert B. Sikich, a Licensed Land Surveyor.

BRENDA L. HAGEL
NOTARY PUBLIC - MINNESOTA
RAMSEY COUNTY
My Commission Expires 4/30/96
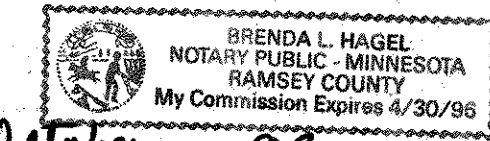
Brenda L. Hagel
Notary Public, Ramsey County, Minnesota
My Commission Expires April 30, 1996

City Of White Bear Lake

We do hereby certify that on the 13 day of October, 19 92, the City Council of the City of White Bear Lake, Minnesota, approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.

Harry Mares   _____
Mayor   Clerk

Taxes payable in the year 1992 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 2nd day of November, 1992.

Lou McKenna   , Director
Department of Property Taxation
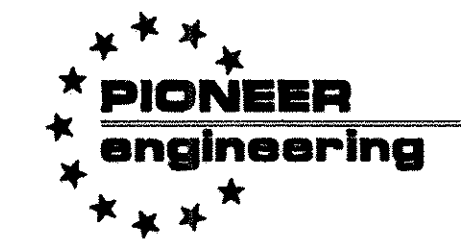
By Jennifer Adamn   , Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 2nd day of November, 19 92, 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 LINDEN PLACE was filed in this office this 5TH day of NOVEMBER, 19 92, at 3:39 o'clock P.M. and was filed in Book 107 of Plats, Pages 44 and 45 as Document No. 2683088.

Lou McKenna, County Recorder

By _____, Deputy

★★★
★ PIONEER
★ engineering
★★★

LAND SURVEYORS • CIVIL ENGINEERS
LAND PLANNERS • LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120
(612) 681-1914 FAX: 681-9488

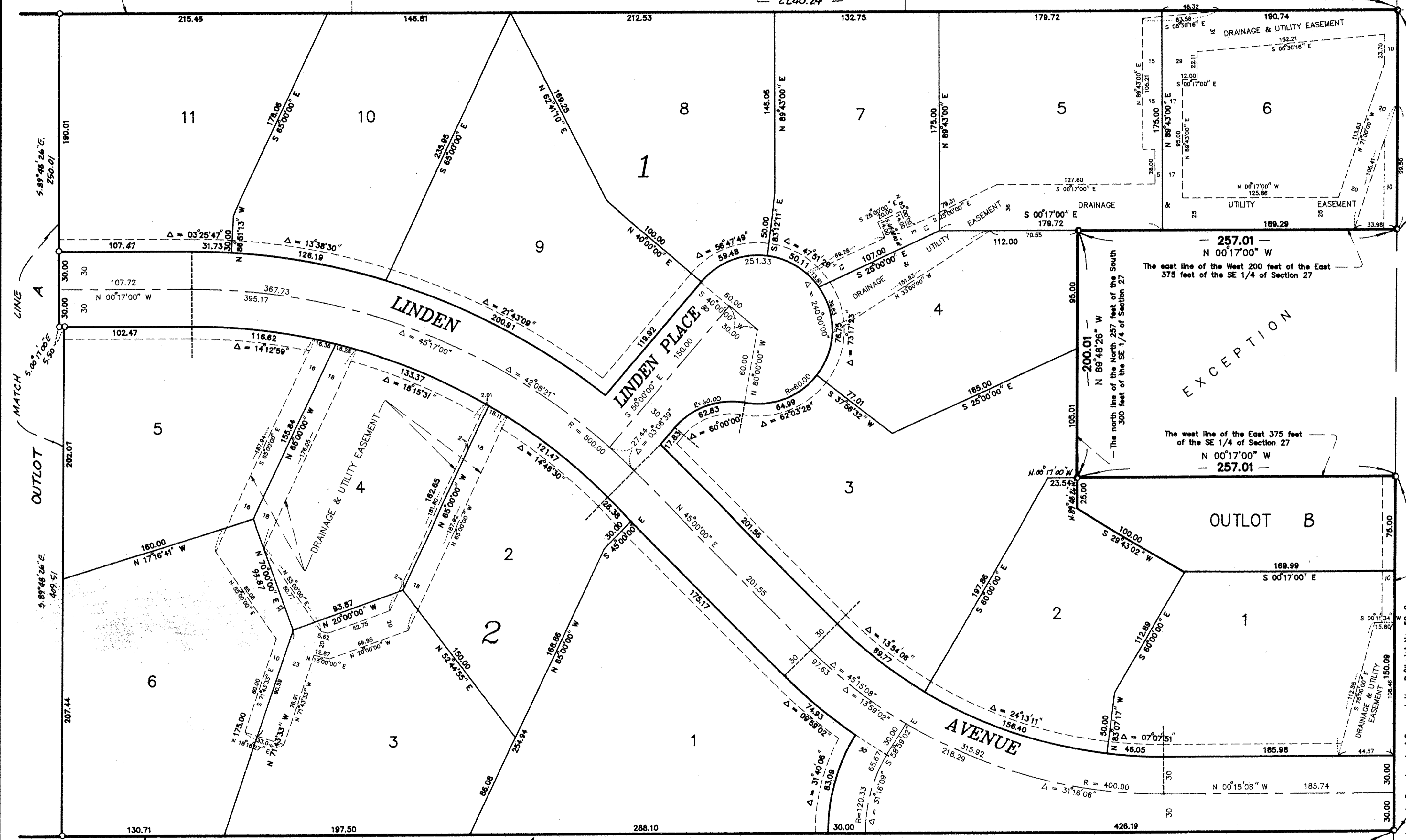625 Highway 10 N.E.
Blaine, MN 55434
(612) 783-1880 FAX: 783-1883

4412

LINDEN PLACE

AUDITOR'S SUBDIVISION NO. 78	BACCHUS EDGEWOOD PARK	AUDITOR'S SUBDIVISION NO. 78

RAMSEY CO. MINN.

RAMSEY CO. MINN.

East line of Section 27, Township 30, Range 22.

LINDEN AVENUE

S 00°17'00" E — 2240.24 —

Southeast corner of the SE 1/4 of Section 27, Township 30, Range 22, Ramsey County cast iron monument

WILLOW AVENUE

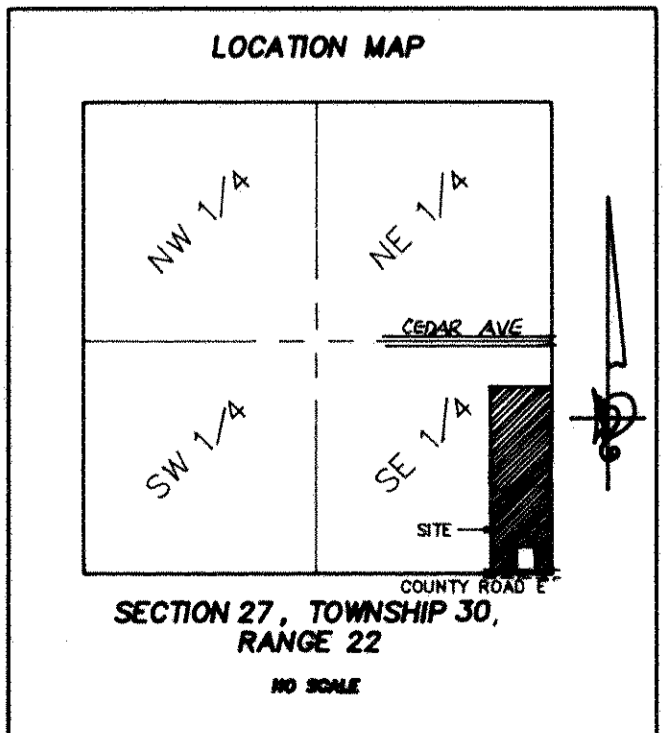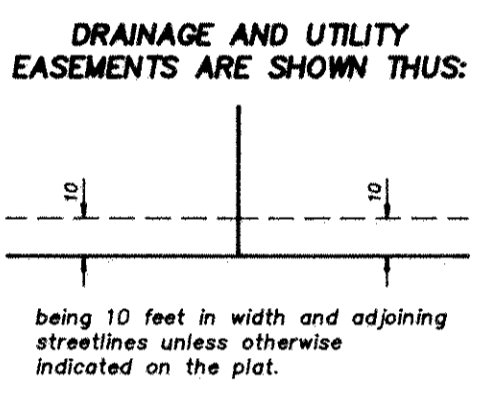South line of the SE 1/4 of Section 27, Township 30, Range 22.

DRAINAGE & UTILITY EASEMENT

UTILITY EASEMENT

EXCEPTION

The east line of the West 200 feet of the East 375 feet of the SE 1/4 of Section 27

The west line of the East 375 feet of the SE 1/4 of Section 27
N 00°17'00" W
— 257.01 —

LINDEN PLACE

LINDEN AVENUE

OUTLOT A

OUTLOT B

MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 62-2

COUNTY ROAD E

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

being 10 feet in width and adjoining streetlines unless otherwise indicated on the plat.

West line of the E1/2 of the E1/2 of the SE1/4 of Section 27

— 2236.13 —
N 00°15'08" W

STRAWBERRY ACRES

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GRAPHIC SCALE IN FEET

Scale: 1 inch = 50 feet

★ ★ ★ **PIONEER engineering**

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Mendota Heights, MN 55120
(612) 681-1914 FAX: 681-9488

625 Highway 10 N.E.
Blaine, MN 55434
(612) 783-1880 FAX: 783-1883

LOCATION MAP

NW 1/4	NE 1/4
SW 1/4	SE 1/4

CEDAR AVE.
SITE
COUNTY ROAD E

SECTION 27, TOWNSHIP 30, RANGE 22

NO SCALE

SHEET 2 OF 2 SHEETS