

POPPYSEED ESTATES

KNOW ALL MEN BY THESE PRESENTS: That Robert J. Eibensteiner and Roger G. Loxtercamp, Trustees of Kootenia Builders, Inc. Profit-Sharing Plan and Trust, owners of the following described property situated in the City of New Brighton, County of Ramsey, State of Minnesota:

- That part of the Southwest Quarter of the Northwest Quarter of Section 17, Township 30, Range 23, Ramsey County, Minnesota;
- lying Westerly of the recorded plat of Brittany Beach;
- lying Southerly of the Southerly right-of-way of Poppyseed Street as platted in Brittany Beach;
- lying Easterly of the Easterly right-of-way of Long Lake Road;
- lying Northeasterly of the Northerly right-of-way line of the Minnesota Belt Line Railway as described in Book 257 of Deeds, page 416;

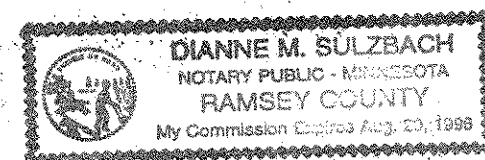
and
EXCEPT that part of said Southwest Quarter of the Northwest Quarter as follows:
Beginning at an iron stake marking the intersection of the East right-of-way line of Long Lake Road (said line being 33 feet distant from and parallel with the West line of said Section 17 and the center line of Long Lake Road) and the Northerly right-of-way line of the Minnesota Belt Line Railway (said line being 50 feet from the center line of said right-of-way); thence due North along the East line of Long Lake Road and parallel with the West line of said Section 17, a distance of 150 feet to an iron stake; thence at a right angle East a distance of 150 feet to an iron stake; thence due South parallel with the West line of said Section 17 a distance of 214.5 feet to an iron stake located in the Northerly right-of-way line of the Minnesota Belt Line Railway; thence North 66 degrees 44 minutes West along said Northerly right-of-way line a distance of 163.28 feet to the point of beginning.

Have caused the same to be surveyed and platted as POPPYSEED ESTATES and do hereby dedicate to the public for public use forever the cul-de-sac, thoroughfare and drainage and utility easements as shown on this plat. In witness whereof said Robert J. Eibensteiner and Roger G. Loxtercamp, Trustees of Kootenia Builders, Inc. Profit-Sharing Plan and Trust, have hereunto set their hands this 17th day of August, 1993.

Robert J. Eibensteiner
Robert J. Eibensteiner, Trustee of Kootenia Builders, Inc. Profit-Sharing Plan and Trust

Roger G. Loxtercamp
Roger G. Loxtercamp, Trustee of Kootenia Builders, Inc. Profit-Sharing Plan and Trust

State of Minnesota
County of Ramsey
The foregoing instrument was acknowledged before me this 17th day of August, 1993 by Robert J. Eibensteiner and by Roger G. Loxtercamp, Trustees of Kootenia Builders, Inc. Profit-Sharing Plan and Trust, on behalf of the trust.



Dianne M. Sulzbach
Notary Public, Ramsey Co., MINN
My Commission Expires 8-20-96

I hereby certify that I have surveyed and platted the property described on this plat as POPPYSEED ESTATES; 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 to be designated other than as shown on this plat.

Milton E. Hyland
Milton E. Hyland, Land Surveyor
Minnesota License No. 20262

State of Minnesota
County of Hennepin
The foregoing Surveyor's Certificate was acknowledged before me this 13th day of August, 1993 by Milton E. Hyland, a Licensed Land Surveyor.



Ruthanne Mary Hyland
Ruthanne Mary Hyland, Notary Public, Henn. Co., Minnesota
My Commission Expires July 31, 1997

City of New Brighton
We do hereby certify that on the 17th day of August, 1993, the City Council of the City of New Brighton, 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.

Robert J. Seale Mayor M. Egan Clerk

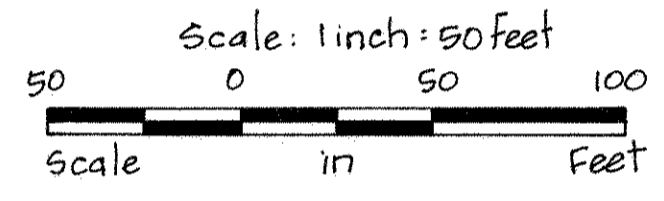
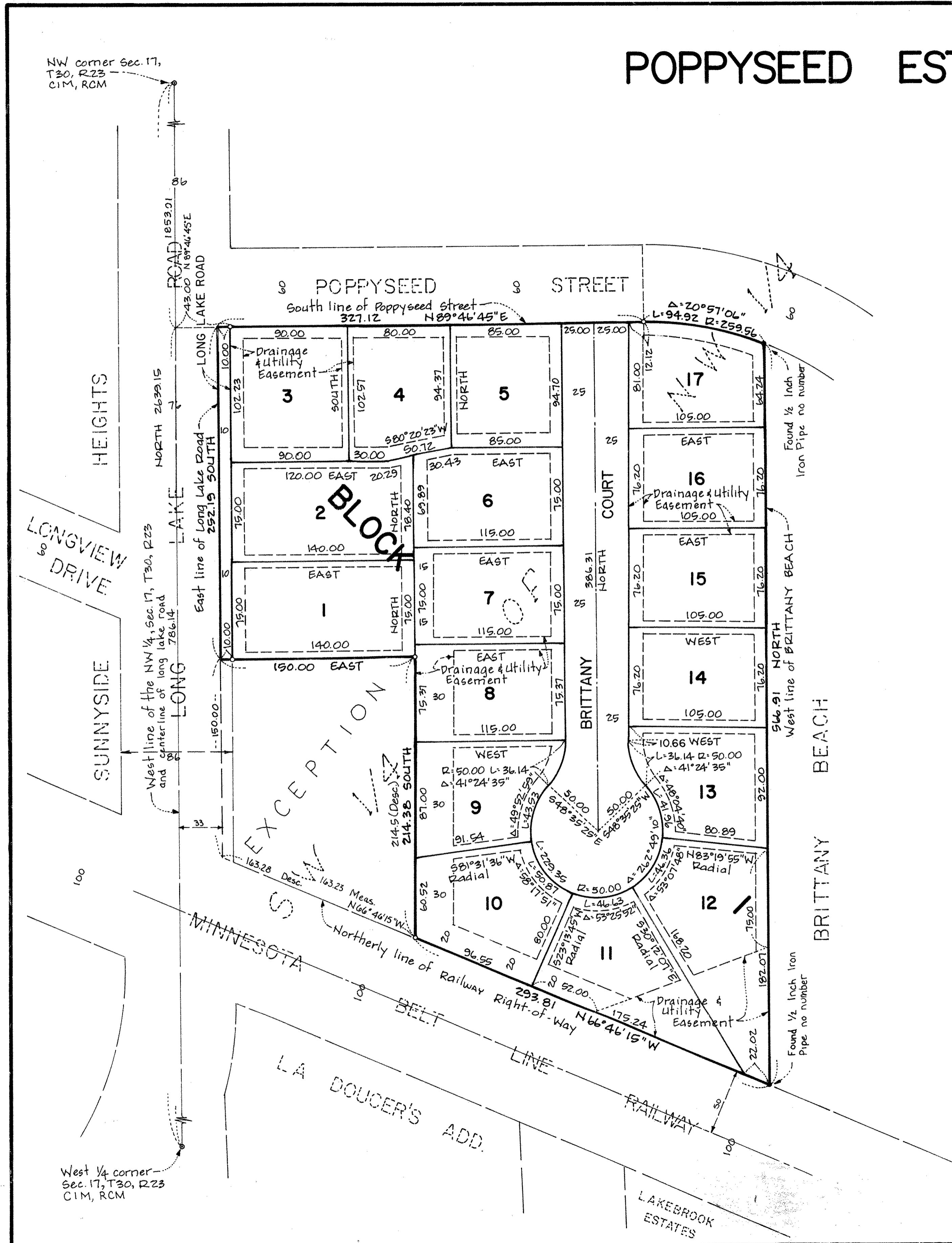
Taxes payable in the year 1993 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 19th day of August, 1993.
Jane McKenna, Director
Department of Property Taxation
By Jamie Marich, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 27th day of August, 1993 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.
David D. Claypool
David D. Claypool, R.L.S.
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this plat of POPPYSEED ESTATES was filed in the office of the County Recorder for public record on this 31 day of August, 1993 at 8:10 o'clock A.M. and was duly filed in Book 108 of Plats, Pages 43 and 44, as Document Number 2746198.

Lou McKenna, County Recorder
By _____, Deputy

POPPYSEED ESTATES



The West line of NW 1/4 Sec. 17, T.30, R.23 is assumed to bear SOUTH.

RAMSEY COUNTY COORDINATES

Northwest Corner of Section 17, Township 30, Range 23	X = 545096.610 Y = 210324.004
West 1/4 Corner of Section 17, Township 30, Range 23	X = 545102.331 Y = 207685.012

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

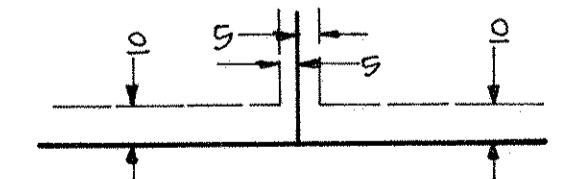
All plat monuments denoted as "will be set" shall be in place within one year of the recording of this plat.

o Denotes 1/2 inch x 14 inch Iron pipe Monument set and marked by R.L.S. No. 20262

• Denotes Iron found

Note: Unless otherwise noted, dimensions shown along Lot lines are from Lot corner to Lot corner.

DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining side lot lines, unless otherwise indicated, and being 10 feet in width and adjoining street and rear lot lines, unless otherwise indicated on the plat.

Hy-Land Surveying, P.A.
Land Surveyors