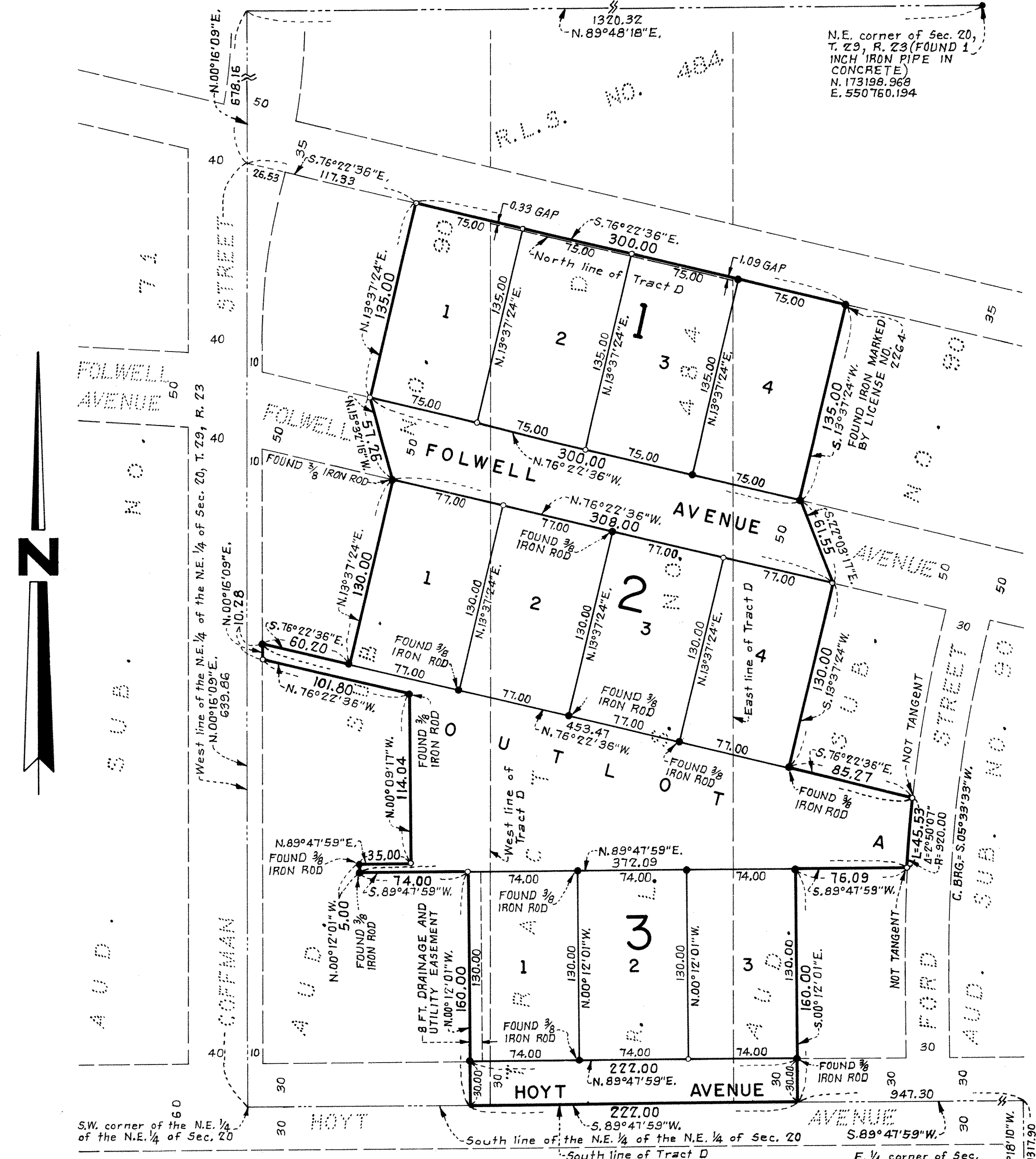


COPY

4463

UNIVERSITY GROVE SUBDIVISION NO. 2



KNOW ALL MEN BY THESE PRESENTS: That REGENTS OF THE UNIVERSITY OF MINNESOTA, a Minnesota constitutional educational corporation, owner of the following described property situated in the City of Falcon Heights, County of Ramsey, State of Minnesota:

That part of the Northeast Quarter of the Northeast Quarter, Section 20, Township 29 North, Range 23 West of the 4th Principal Meridian, Ramsey County, Minnesota described as follows:

Commencing at the southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 20; thence North 00 degrees 16 minutes 09 seconds East, assumed bearing, along the west line of said Northeast Quarter of the Northeast Quarter a distance of 639.86 feet; thence South 76 degrees 22 minutes 36 seconds East a distance of 117.35 feet to the point of beginning of the land to be described; thence South 76 degrees 22 minutes 36 seconds East a distance of 300.00 feet; thence South 13 degrees 37 minutes 24 seconds West a distance of 135.00 feet; thence South 76 degrees 22 minutes 36 seconds East a distance of 85.27 feet; thence Southerly a distance of 45.53 feet along a non-tangential curve concave to the east, having a radius of 920.00 feet, a central angle of 2 degrees 50 minutes 07 seconds and a chord that bears South 5 degrees 33 minutes 33 seconds West; thence South 89 degrees 47 minutes 59 seconds West along a line not tangent to the last described curve a distance of 76.09 feet; thence South 00 degrees 12 minutes 01 second East a distance of 160.00 feet to the south line of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 47 minutes 59 seconds West a distance of 222.00 feet; thence North 00 degrees 12 minutes 01 second West a distance of 160.00 feet; thence South 89 degrees 47 minutes 59 seconds West a distance of 74.00 feet; thence North 00 degrees 09 minutes 17 seconds West a distance of 114.04 feet; thence North 76 degrees 22 minutes 36 seconds East a distance of 35.00 feet; thence North 00 degrees 09 minutes 17 seconds West a distance of 114.04 feet; thence North 76 degrees 22 minutes 36 seconds East a distance of 60.20 feet; thence North 13 degrees 37 minutes 24 seconds East a distance of 130.00 feet; thence North 15 degrees 32 minutes 16 seconds West a distance of 57.25 feet; thence North 13 degrees 37 minutes 24 seconds East a distance of 135.00 feet to said point of beginning. Except that part of the above described land lying within Tract D, Registered Land Survey No. 484, files of the Registrar of Titles, County of Ramsey;

Tract D, Registered Land Survey No. 484, files of the Registrar of Titles, County of Ramsey.

Has caused the same to be surveyed and platted as UNIVERSITY GROVE SUBDIVISION NO. 2 and does hereby dedicate to the public for public use forever the thoroughfares and the drainage and utility easement as shown on this plat.

In witness whereof said REGENTS OF THE UNIVERSITY OF MINNESOTA, a Minnesota constitutional educational corporation, has caused these presents to be signed by its proper officers this 20 day of SEPTEMBER, 1993.

Signed: REGENTS OF THE UNIVERSITY OF MINNESOTA

Nils Hasselmo, President
Nils Hasselmo

Barbara Muesing, Secretary
Barbara Muesing

STATE OF MINNESOTA)

COUNTY OF HENNEPIN)
The foregoing instrument was acknowledged before me this 20 day of SEPTEMBER, 1993, by Nils Hasselmo, President and by Barbara Muesing, Secretary of the REGENTS OF THE UNIVERSITY OF MINNESOTA, a Minnesota constitutional educational corporation, on behalf of the corporation.

R. Joel Tierney
Notary Public, Hennepin County, Minnesota
My Commission Expires 10-14-96

I hereby certify that I have surveyed and platted the property described on this plat as UNIVERSITY GROVE SUBDIVISION NO. 2; 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 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 as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

Jack Bolke
Jack Bolke, Land Surveyor
Minnesota License No. 20281

STATE OF MINNESOTA)

COUNTY OF HENNEPIN)
The foregoing Surveyor's Certificate was acknowledged before me this 3RD day of AUGUST, 1993 by Jack Bolke, a Licensed Land Surveyor.

Richard L. Smith
Notary Public, Hennepin County, Minnesota
My Commission Expires June 06, 1996

City of Falcon Heights

We do hereby certify that on the 27th day of March, 1993, the City Council of the City of Falcon Heights, 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.

Tom Balabanis, Mayor

Dusky B. Chenoweth, 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 16th day of November, 1993.

Lou McKenna, Director
Department of Property Taxation

By John Walker, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this ___ day of _____, 199__ and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool, R.L.S.
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this plat of UNIVERSITY GROVE SUBDIVISION NO. 2 was filed in the office of the County Recorder for public record on this 14TH day of DECEMBER, 1993, at 01:15 o'clock A.M. and was duly filed in Book 109 of Plats, Page 16, as Document Number 2768678.

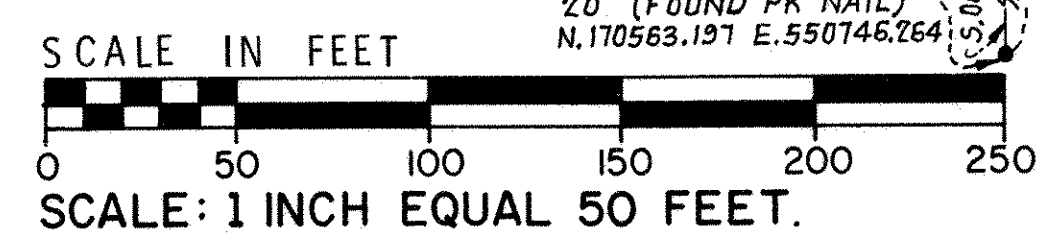
TORRENS:
BOOK No. 40, PAGE No. 5, ON THIS 14TH DAY OF
DECEMBER, 1993, AT 11:00 O'CLOCK A.M. AS
DOCUMENT No. 1038602.

Lou McKenna, County Recorder
By _____, Deputy

R.L.S. DENOTES REGISTERED LAND SURVEY.
AUD. SUB. DENOTES AUDITOR'S SUBDIVISION.

FOR PURPOSES OF THIS PLAT, THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 29, RANGE 23, IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 16 MINUTES 09 SECONDS EAST.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 20281.
● DENOTES FOUND 1/2 INCH IRON PIPE UNLESS INDICATED OTHERWISE.



EGAN, FIELD & NOWAK, INC.
SURVEYORS

