

# GRANDVIEW TOWNHOMES

## COMMON INTEREST COMMUNITY NUMBER 302

KNOW ALL MEN BY THESE PRESENTS: That Good Value Homes, Inc., a Minnesota Corporation, owner, and Lexington Greens Associates, a Minnesota Partnership, mortgagee and Construction Mortgage Investors Co., a Minnesota Corporation, mortgagee of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

Parcel 1:

That part of Lot 2, Block 1, Rose of Sharon 2nd Addition, overlying Lots 2 and 3, Block 1, Rose of Sharon Addition;

AND

Lot 3, Block 1, Rose of Sharon 2nd Addition.

Parcel 2:

Lot 2, Block 1, Rose of Sharon 2nd Addition, except that part overlying Lots 2 and 3, Block 1, Rose of Sharon Addition.

Have caused the same to be surveyed and platted as GRANDVIEW TOWNHOMES and do hereby donate to the public for public use forever the utility easements as shown on this plat.

In witness whereof said Good Value Homes, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 24<sup>TH</sup> day of MAY, 1994.

Signed: Good Value Homes, Inc.

Betty R. Hardle  
Betty R. Hardle, Chief Executive Officer

John R. Peterson  
John R. Peterson, President

In witness whereof said Lexington Greens Associates, a Minnesota Partnership, has caused these presents to be signed by its proper officer this 24<sup>TH</sup> day of MAY, 1994.

Signed: Lexington Greens Associates

Allan V. Gustafson  
Its Vice Presidents

In witness whereof said Construction Mortgage Investors Co., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 24<sup>TH</sup> day of MAY, 1994.

Signed: Construction Mortgage Investors Co.

Ron Allar  
Ron Allar, Vice President

State of Minnesota  
County of Anoka

The foregoing instrument was acknowledged before me this 24<sup>TH</sup> day of MAY, 1994 by Betty R. Hardle, Chief Executive Officer and by John R. Peterson, President of Good Value Homes, Inc., a Minnesota Corporation, on behalf of the corporation.

Theresa L. Danulom  
Notary Public, Anoka County, Minnesota  
My Commission Expires OCT. 22, 1996



State of Minnesota  
County of Anoka

The foregoing instrument was acknowledged before me this 24<sup>TH</sup> day of MAY, 1994 by Allan V. Gustafson, V. PRESIDENT of Lexington Greens Associates, a Minnesota Partnership, on behalf of the partnership.

Theresa L. Danulom  
Notary Public, Anoka County, Minnesota  
My Commission Expires OCT. 22, 1996



State of Minnesota  
County of Anoka

The foregoing instrument was acknowledged before me this 24<sup>TH</sup> day of MAY, 1994 by Ron Allar, Vice President of Construction Mortgage Investors Co., a Minnesota Corporation, on behalf of the corporation.

Theresa L. Danulom  
Notary Public, Anoka County, Minnesota  
My Commission Expires OCT. 22, 1996



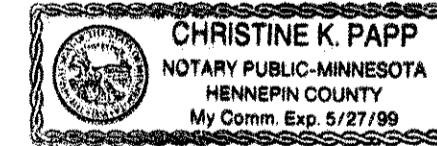
I hereby certify that I have surveyed and platted the property described on this plat as GRANDVIEW TOWNHOMES; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in 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.

Marvin G. Lovlein  
Marvin G. Lovlein, Land Surveyor  
Minnesota License Number 17259

State of Minnesota  
County of Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 19<sup>TH</sup> day of May, 1994 by Marvin G. Lovlein, a Licensed Land Surveyor.

Christine K. Papp  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 5-27-99



City of Roseville

We do hereby certify that on the 28<sup>TH</sup> day of February, 1994, the City Council of the City of Roseville, 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.

Vernon A. Johnson, Mayor David R. DeJoy, Clerk

Taxes payable in the year 1994 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 16<sup>th</sup> day of JUNE, 1994.

Lou McKenna, Director  
Department of Property Taxation  
By Abdur Khan, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 3<sup>rd</sup> day of AUGUST, 1994 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 GRANDVIEW TOWNHOMES was filed in the office of the County Recorder for public record on this 30<sup>TH</sup> day of AUGUST, 1994, at 9:28 o'clock A.M. and was duly filed in Book 2827737 of Plats Pages and as Document Number 2827737.

Lou McKenna, County Recorder

By \_\_\_\_\_, Deputy

TORRENS:

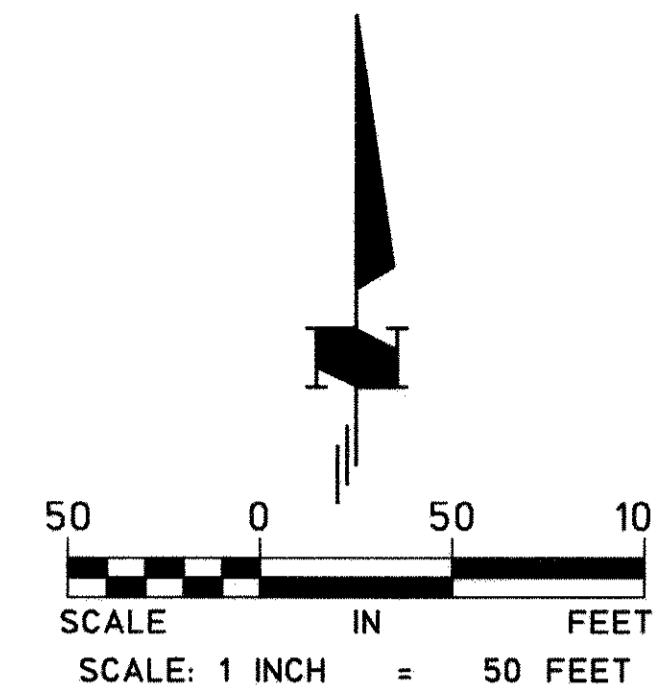
ON THIS 30<sup>TH</sup> DAY OF AUGUST, 1994  
AT 10:00 O'CLOCK A.M. AS DOCUMENT  
NO. 1068852.

RAMSEY COUNTY CAST IRON MONUMENT  
THE NORTHWEST CORNER OF THE SOUTHWEST  
QUARTER OF SECTION 11, TOWNSHIP 29,  
RANGE 23, RAMSEY COUNTY COORDINATES  
X (EASTING) 561,237.059  
Y (NORTHING) 181,219.246

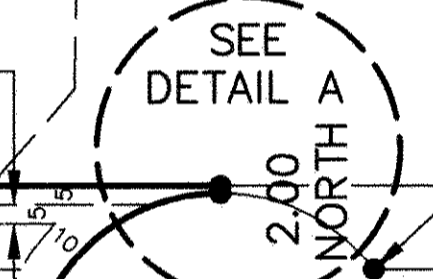
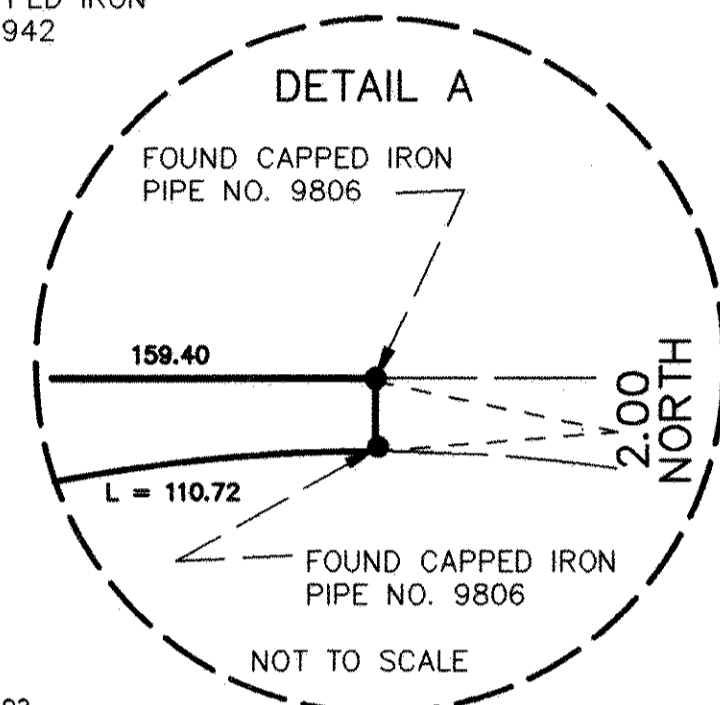
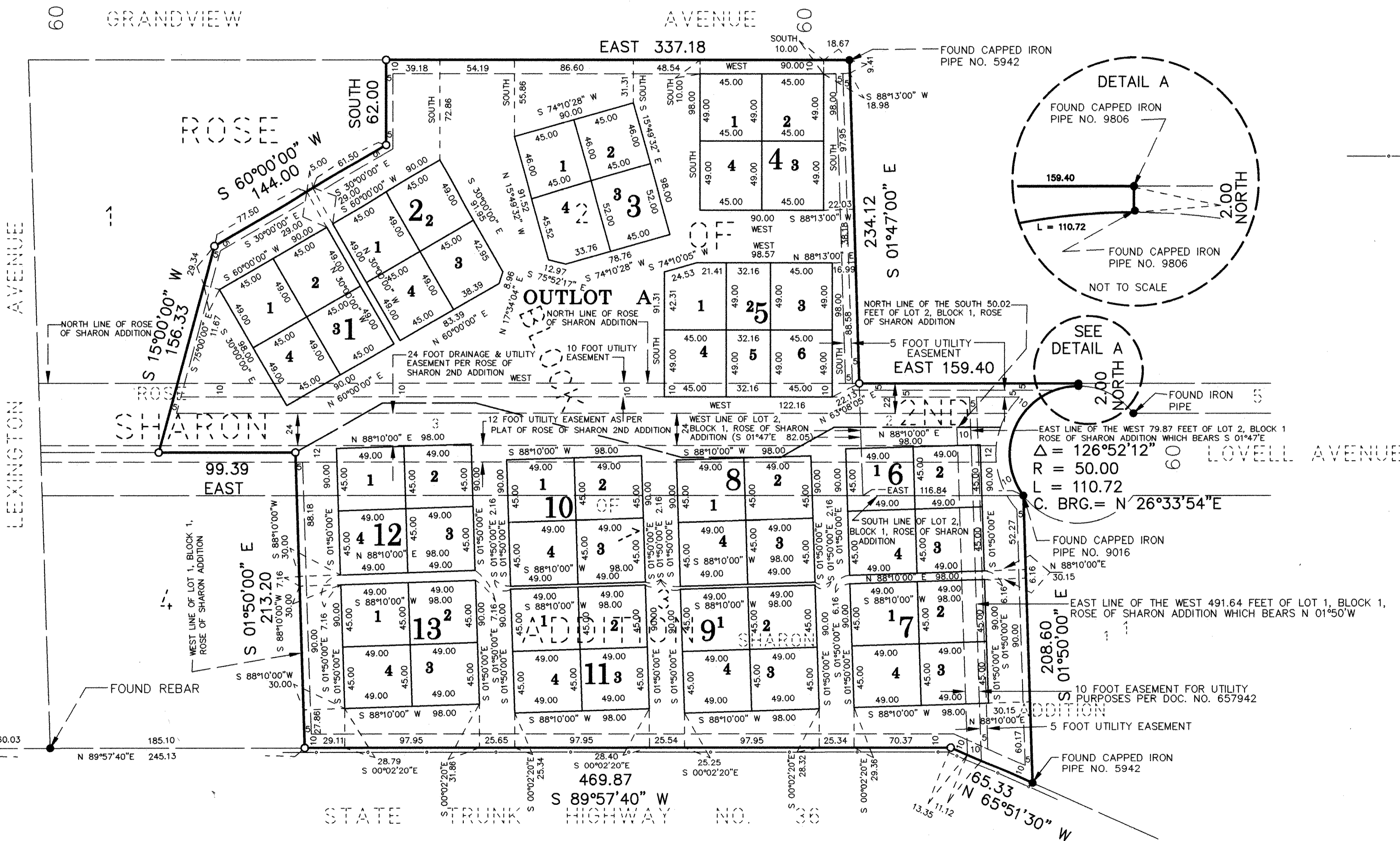
# GRANDVIEW TOWNHOMES

COMMON INTEREST COMMUNITY NUMBER 302

C. W. MICHAEL SECOND ADDITION



N 00°59'53" W 2625.02 BEARING AS PER RAMSEY COUNTY COORDINATES



o denotes 5/8 inch by 18 inch iron rebar set and marked by Registration No. 17259, unless otherwise shown.

No monument symbol shown at any statute required location indicates a plat monument that will be set, and which shall be in place on or before the 1st day of May, 1995.

— denotes restricted access right-of-way

**BEARING NOTE:**  
The bearings are based on the plat of Rose of Sharon 2nd Addition according to the recorded plat thereof.

Dashed lines along the Plat Boundary denote Drainage and Utility Easements as per plat of ROSE OF SHARON 2ND ADDITION.

△ = 126°52'12"  
R = 50.00  
L = 110.72  
C. BRG. = N 26°33'54"E

RAMSEY COUNTY CAST IRON MONUMENT  
THE SOUTHWEST CORNER OF SECTION 11,  
TOWNSHIP 29, RANGE 23  
RAMSEY COUNTY COORDINATES  
X (EASTING) 561,282.781  
Y (NORTHING) 178,594.622

THIS PLAT OF GRANDVIEW TOWNHOMES IS A PLANNED COMMUNITY PER MINNESOTA STATUTES, SECTION 515.B 1-103 (24)

CHERRIER LAND SURVEYORS, INC.  
REGISTERED PROFESSIONAL • LAND SURVEYORS