

# BETH HEIGHTS FIRST ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Chad D. Lemmons and R. Mary Hayden Lemmons, husband and wife, Raymond L. Lemmons and Jane M. Lemmons, husband and wife, all owners, and Phalen Bank, a Minnesota Corporation, mortgagee, of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota:

The Southwest Quarter of the Southeast Quarter of Section 12, Township 28, Range 22, Ramsey County, Minnesota.  
Except that part of the Southwest Quarter of the Southeast Quarter of Section 12, Township 28, Range 22, Ramsey County, Minnesota, described as beginning at the southeast corner thereof; thence on an assumed bearing of North 89 degrees 48 minutes 43 seconds West along the south line thereof 310.00 feet; thence North 01 degree 12 minutes 27 seconds East 525.00 feet; thence South 89 degrees 48 minutes 43 seconds East 89.99 feet; thence North 09 degrees 12 minutes 30 seconds East 133.80 feet; thence northerly 150.06 feet along a nontangential curve concave to the west having a radius of 60 feet, a central angle of 143 degrees 18 minutes and the chord of said curve bears North 27 degrees 33 minutes 30 seconds East; thence North 45 degrees 54 minutes 30 seconds East and not tangent to said curve 214.38 feet to a point on the east line of said Southwest Quarter of the Southeast Quarter distant 908.03 feet north from the southeast corner thereof; thence South 01 degree 12 minutes 27 seconds West along said east line to the point of beginning.

And except that part of the Southwest Quarter of the Southeast Quarter of Section 12, Township 28, Range 22, Ramsey County, Minnesota, described as follows: Commencing at the Northwest corner thereof; thence South 89 degrees 54 minutes 22 seconds East along the north line of said Southwest Quarter of the Southeast Quarter 254.46 feet to the point of beginning of the tract of land to be described; thence South 00 degrees 41 minutes 58 seconds West 75.00 feet; thence South 89 degrees 18 minutes 02 seconds East 302.26 feet; thence North 13 degrees 13 minutes 22 seconds West 80.35 feet to the north line of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 54 minutes 22 seconds West along said north line 282.94 feet to the point of beginning;

and that American Estates Homes, Inc., a Minnesota Corporation, owner of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota,

That part of the Southwest Quarter of the Southeast Quarter of Section 12, Township 28, Range 22, Ramsey County, Minnesota, described as follows: Commencing at the Northwest corner thereof; thence South 89 degrees 54 minutes 22 seconds East along the north line of said Southwest Quarter of the Southeast Quarter 254.46 feet to the point of beginning of the tract of land to be described; thence South 00 degrees 41 minutes 58 seconds West 75.00 feet; thence South 89 degrees 18 minutes 02 seconds East 302.26 feet; thence North 13 degrees 13 minutes 22 seconds West 80.35 feet to the north line of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 54 minutes 22 seconds West along said north line 282.94 feet to the point of beginning.

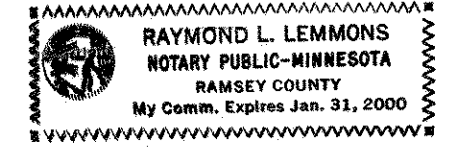
Have caused the same to be surveyed and platted as BETH HEIGHTS FIRST ADDITION and do hereby dedicate to the public for public use forever the thoroughfares, the drainage and utility easements and drainage easements as shown on this plat.

In witness whereof said Chad D. Lemmons and R. Mary Hayden Lemmons, husband and wife, have hereunto set their hands this 6th day of December, 1994.

Chad D. Lemmons  
Chad D. Lemmons  
R. Mary Hayden Lemmons  
R. Mary Hayden Lemmons

State of Minnesota  
County of Ramsey

The foregoing instrument was acknowledged before me this 6th day of December, 1994 by Chad D. Lemmons and by R. Mary Hayden Lemmons, husband and wife.



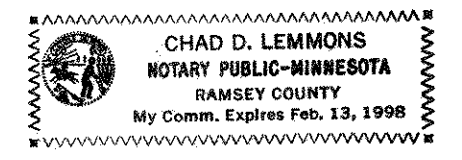
Raymond L. Lemmons  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

In witness whereof said Raymond L. Lemmons and Jane M. Lemmons, husband and wife, have hereunto set their hands this 6th day of December, 1994.

Raymond L. Lemmons  
Raymond L. Lemmons  
Jane M. Lemmons  
Jane M. Lemmons

State of Minnesota  
County of Ramsey

The foregoing instrument was acknowledged before me this 6th day of December, 1994 by Raymond L. Lemmons and by Jane M. Lemmons, husband and wife.



Chad D. Lemmons  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

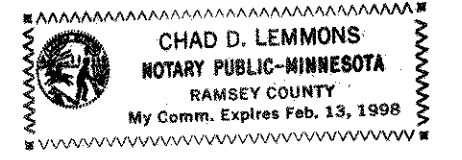
In witness whereof said Phalen Bank, a Minnesota Corporation, has caused these presents to be signed by Stephen Johnson, Vice President, this 7th day of December, 1994.

Signed: Phalen Bank  
Stephen Johnson  
Stephen Johnson, Vice President

State of Minnesota  
County of Ramsey

The foregoing instrument was acknowledged before me this 7th day of December, 1994 by Stephen Johnson, Vice President, of Phalen Bank, a Minnesota Corporation, on behalf of the corporation.

Chad D. Lemmons  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

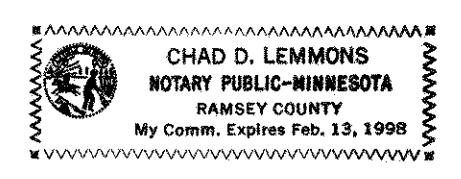


In witness whereof said American Estates Homes, Inc., a Minnesota Corporation, has caused these presents to be signed by Lynn K. Bockert, C.F.O., this 6th day of December, 1994.

Signed: American Estates Homes, Inc.  
Lynn K. Bockert, CEO  
Lynn K. Bockert, C.F.O.

State of Minnesota  
County of Ramsey

The foregoing instrument was acknowledged before me this 6th day of December, 1994 by Lynn K. Bockert, C.F.O., of American Estates Homes, Inc., a Minnesota Corporation, on behalf of the corporation.



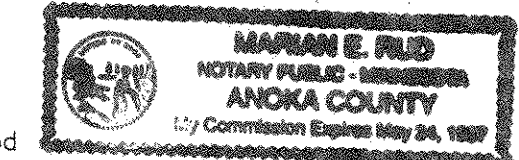
Chad D. Lemmons  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I hereby certify that I have surveyed and platted the property described on this plat as BETH HEIGHTS FIRST ADDITION; 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.

State of Minnesota  
County of Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 6th day of December, 1994 by Ernest G. Rud, a Licensed Land Surveyor.

Ernest G. Rud  
Ernest G. Rud, Land Surveyor  
Minnesota License No. 9808



We do hereby certify that on the 8th day of December, 1994, the City Council of the City of Maplewood, 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.

Mayor  
Mayor  
Michael D. McJannet  
Manager

Taxes payable in the year 1994 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 12th day of December, 1994.

Lou McKenna  
Lou McKenna, Director  
Department of Property Taxation  
By D. Bynark  
Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 13th day of December, 1994 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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

County Recorder  
County of Ramsey, State of Minnesota

I hereby certify that this plat of BETH HEIGHTS FIRST ADDITION was filed in the office of the County Recorder for public record on this 14th day of DECEMBER, 1994, at 3:41 o'clock P.M. and was duly filed in Book 110 of Plats, Pages 27, 28 and 29 as Document Number 2844986.

Lou McKenna  
Lou McKenna, County Recorder  
By \_\_\_\_\_, Deputy

**E. G. RUD & SONS, INC.**  
LAND SURVEYORS





# BETH HEIGHTS FIRST ADDITION

CRESTVIEW FOREST 3RD ADDITION

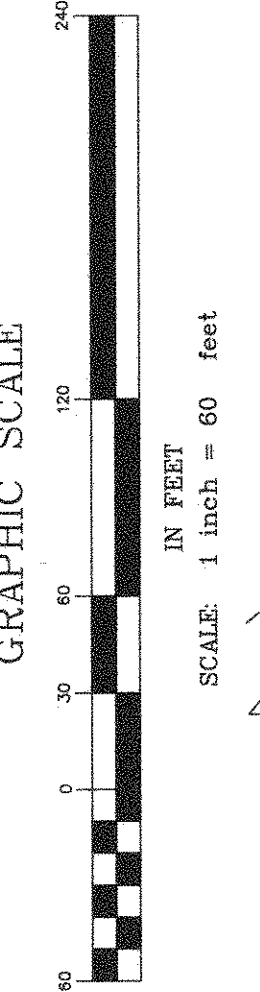
CRESTVIEW FOREST 2ND ADD

S 89°54'22" E  
---1318.67---

NW cor. of SW1/4 of SE1/4 of Sec.12

North line of SW1/4 of SE1/4 of Sec.12

HUNTINGTON HILLS SOUTH THIRD ADD.  
HUNTINGTON HILLS SOUTH SECOND ADDITION  
HUNTINGTON HILLS SOUTH FIRST ADDITION



West line of SW1/4 of the SE1/4 of Sec.12

S 01°14'20" W  
---1316.25---

HILLWOOD DRIVE

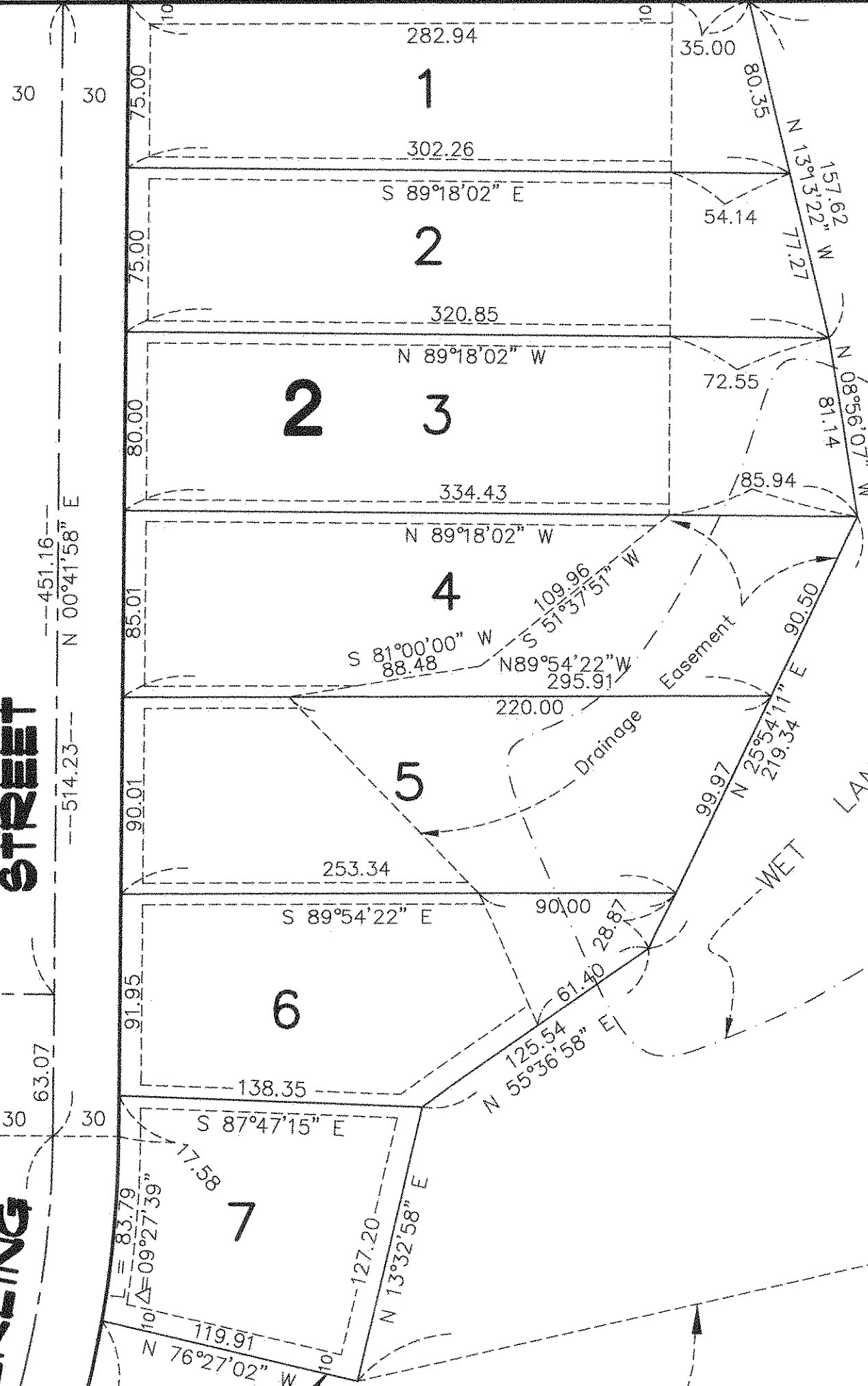
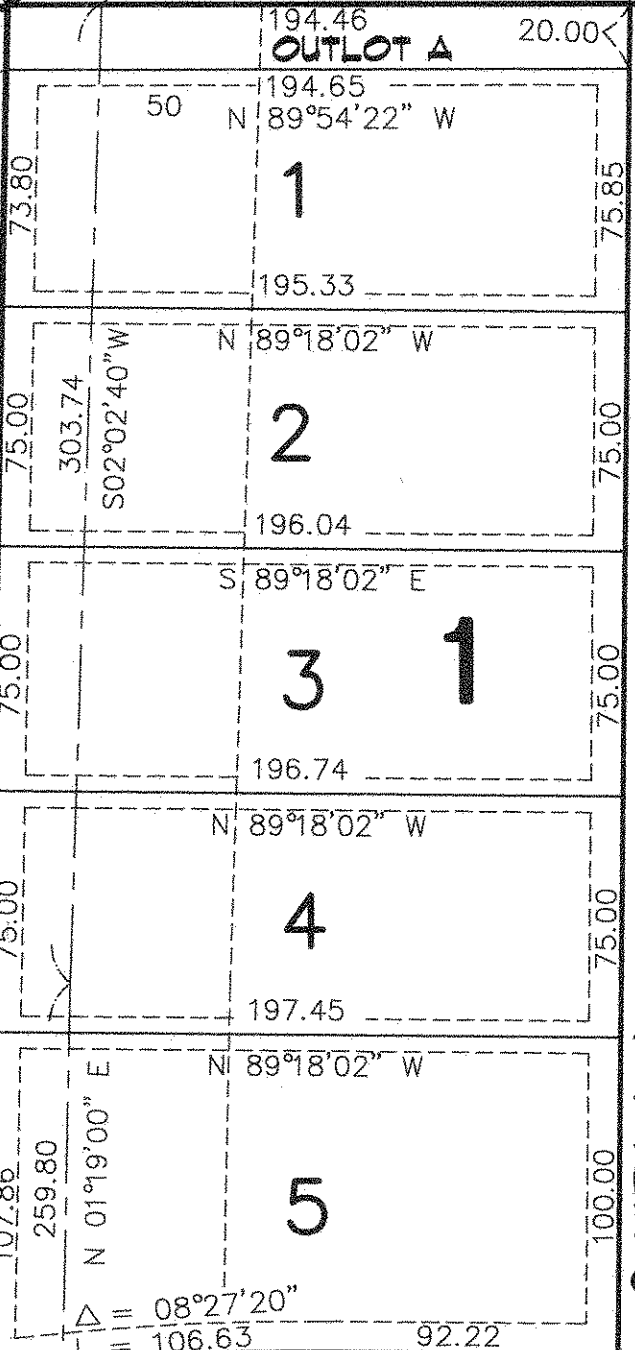
STERLING STREET

STERLING STREET

STERLING STREET

STERLING STREET

E. G. RUD & SONS, INC.  
LAND SURVEYORS



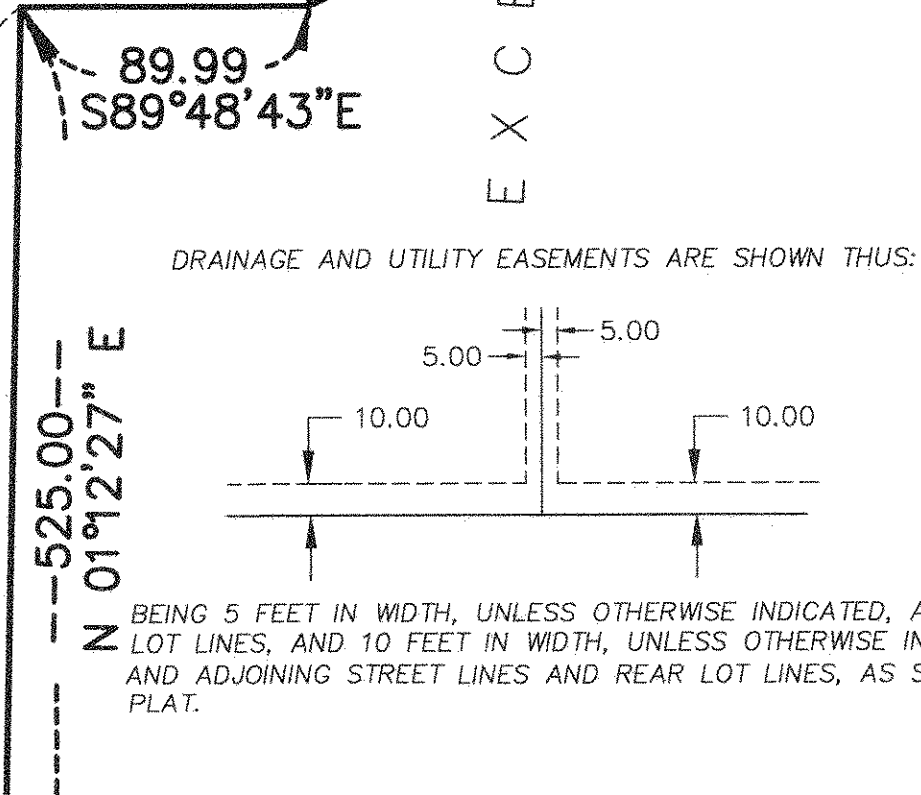
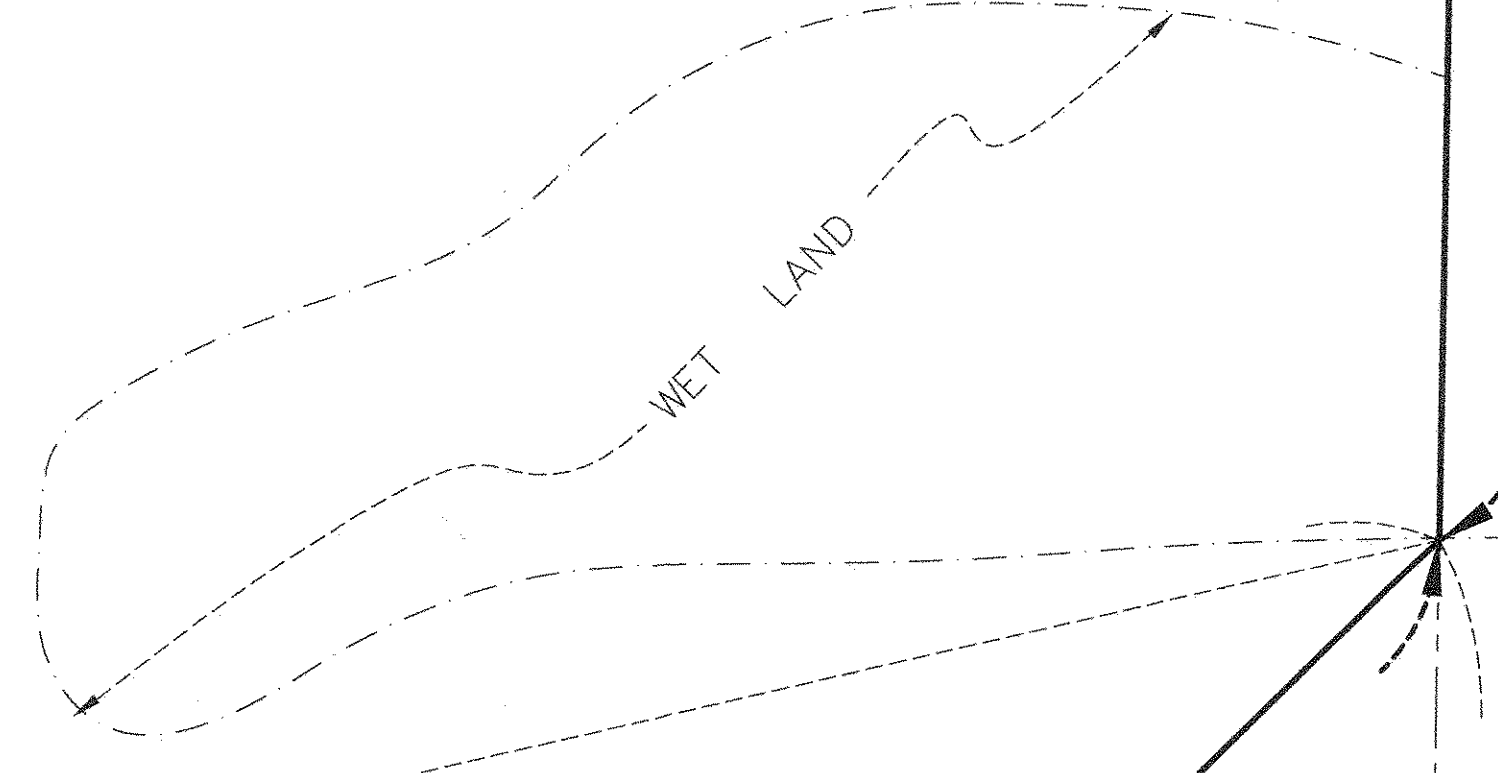
# OUTLOT C

# OUTLOT B

# HILLWOOD DRIVE

# STERLING STREET

MATCH LINE  
SEE SHEET 2



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING STREET LINES AND REAR LOT LINES, AS SHOWN ON THIS PLAT.

At all lot corners with no monuments shown will be 1/2 inch by 18 inch iron pipe marked R.L.S. 9808 within one year of the recording of this plat.

The orientation of this bearing system is based on the South line of the SW1/4 of the SE1/4 of Sec.12, T28, R22, which is assumed to have a bearing of S 89°48'43" E.

East line of SW1/4 of SE1/4 of Sec.12

---908.03---

---491.99---

---525.00---  
N 01°12'27" E