

COMMONS PARK ADDITION NUMBER TWO

KNOW ALL MEN BY THESE PRESENTS: That the City of Shoreview, a Minnesota Municipal Corporation, owner of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

All that part of the Southwest Quarter of the Southeast Quarter of Section 14, Township 30, Range 23, lying Westerly of a line described as beginning at a point in the North line of said Southwest Quarter of the Southeast Quarter distant 800 feet East of the Northwest corner thereof; thence Southerly 481.66 feet along a curve concave to the West having a radius of 728.63 feet and the tangent of said curve at its point of beginning is parallel with the West line of said Southwest Quarter of the Southeast Quarter; thence Southwesterly tangent to last described curve 152.10 feet; thence Southerly 481.66 feet along a tangential curve to the left having a radius of 728.63 feet; thence East 35 feet along a line radial to the last described curve; thence South at right angles 302.70 feet to the South line of said Southwest Quarter of the Southeast Quarter and there terminating, and which lies Westerly and Southwesterly of the plat of COMMONS PARK ADDITION, EXCEPT

That part of the Southwest Quarter of the Southeast Quarter of Section 14, Township 30, Range 23, described as beginning at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence North along the West line of the Southwest Quarter of the Southeast Quarter 354.60 feet; thence East at right angles 401.64 feet, more or less, to the center line of Victoria Street; thence Southerly along said center line on a curve to the left having a radius of 728.63 feet a distance of 54.14 feet; thence East 35.00 feet along a line radial to the last described curve; thence South at right angles 302.70 feet to a point on the South line of the Southwest Quarter of the Southeast Quarter of said Section 14, said point being 434.65 feet East of the point of beginning; thence West along the South line of said Southwest Quarter of the Southeast Quarter 434.65 feet to the point of beginning;

Also EXCEPT: A strip of land 50 feet in width running over and across the Southwest Quarter of the Southeast Quarter of Section 14, Township 30, Range 23, said strip of land being 25 feet in width on each side of center line of right of way of transmission line of St. Croix Falls Minnesota Improvement Company as same is now located and staked out across said section which said center line crosses said Southwest Quarter of the Southeast Quarter and is described as follows, to-wit: Commencing at a stake on East line of said section, 481 feet South of Northeast corner thereof, running thence South 32 degrees 29 minutes West 5774 feet to a stake on South line of said section, 2045 feet East of Southwest corner thereof;

Also; The East 285 feet of the Southeast Quarter of the Southwest Quarter, Section 14, Township 30, Range 23, EXCEPT

A strip of land 50 feet in width running over and across the Southeast Quarter of the Southwest Quarter, Section 14, Township 30, Range 23, said strip of land being 25 feet in width on each side of center line of right of way of transmission line of St. Croix Falls Minnesota Improvement Company, as same is now located and staked out across said section which said center line crosses said Southeast Quarter of the Southwest Quarter and is described as follows, to-wit: Commencing at a stake on East line of said section, 481 feet South of Northeast corner thereof, running thence South 32 degrees 29 minutes West 5774 feet to a stake on South line of said section, 2045 feet East of Southwest corner thereof.

And that the County of Ramsey, a political subdivision of the State of Minnesota, owner of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

All that part of the following described tract:

That part of the Southwest Quarter of the Southeast Quarter of Section 14, Township 30, Range 23, described as beginning at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence North along the West line of the Southwest Quarter of the Southeast Quarter 354.60 feet; thence East at right angles 401.64 feet, more or less, to the center line of Victoria Street; thence Southerly along said center line on a curve to the left having a radius of 728.63 feet a distance of 54.14 feet; thence East 35.00 feet along a line radial to the last described curve; thence South at right angles 302.70 feet to a point on the South line of the Southwest Quarter of the Southeast Quarter of said Section 14, said point being 434.65 feet East of the point of beginning; thence West along the South line of said Southwest Quarter of the Southeast Quarter 434.65 feet to the point of beginning, EXCEPT that part taken for State Trunk Highway No. 96;

Which lies Westerly and Southwesterly of the Plat of COMMONS PARK ADDITION.

Have caused the same to be surveyed and platted as COMMONS PARK ADDITION NUMBER TWO and do hereby dedicate to the public for public use forever the thoroughfares and the drainage and utility easements as shown on this plat.

In witness whereof said City of Shoreview, a Minnesota Municipal Corporation, has caused these presents to be signed by its proper officers this 2ND day of NOVEMBER, 1998. In witness whereof said County of Ramsey, a political subdivision of the State of Minnesota, has caused these presents to be signed by its proper officers this 15TH day of December, 1998.

Signed: City of Shoreview

Sandra C. Martin, Mayor Terry C. Schwerm, Clerk

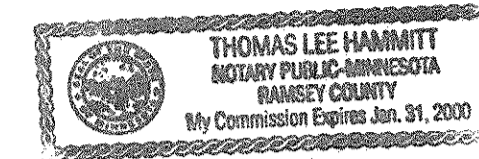
Signed: Board of Ramsey County Commissioners

Susan M. Haugh, Chair Bonnie C. Jackson, Chief Clerk

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 2ND day of NOVEMBER, 1998, by SANDRA C. MARTIN, Mayor and TERRY C. SCHWERM, Clerk of the City of Shoreview, a Minnesota Municipal Corporation, on behalf of the corporation.

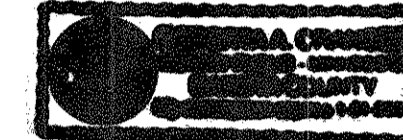
Thomas Lee Hammit
Notary Public, RAMSEY County, Minnesota
My Commission Expires January 31, 2000



STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 15TH day of December, 1998, by Susan M. Haugh, Chair and Bonnie C. Jackson, Chief Clerk of the Board of County Commissioners, for the County of Ramsey, a political subdivision of the State of Minnesota, on behalf of the political subdivision.

Roberta A. Crance
Notary Public, Dakota County, Minnesota
My Commission Expires January 31, 2000



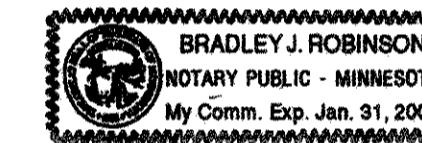
I hereby certify that I have surveyed and platted the property described on this plat as COMMONS PARK ADDITION NUMBER TWO; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly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

Keith M. Graham
Keith M. Graham, Land Surveyor
Minnesota License No. 11703

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 25TH day of AUGUST, 1998, by Keith M. Graham, a Licensed Land Surveyor.

Bradley J. Robinson
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2000



City of Shoreview

We do hereby certify that on the 2ND day of NOVEMBER, 1998, the City Council of the City of Shoreview, 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.

Sandra C. Martin, Mayor Terry C. Schwerm, Clerk

Taxes payable in the year 1998 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 15TH day of December, 1998.

Dorothy McLaughlin, Director
Department of Property Taxation

By Abdon Khan, Deputy

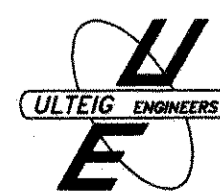
Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 16TH day of December, 1998 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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 COMMONS PARK ADDITION NUMBER TWO was filed in the office of the County Recorder for public record on this 17TH day of DECEMBER, 1998, at 1:20 o'clock, P.M. and was duly filed in Book 114 of Plats, Pages 47 and 48, as Document Number 3107266.

Deputy County Recorder



ULTEIG ENGINEERS, INC.
5201 EAST RIVER ROAD
SUITE 308
MINNEAPOLIS, MINNESOTA 55421
PHONE (612) 571-2500 FAX (612) 571-1168

COMMONS PARK ADDITION NUMBER TWO

RAMSEY COUNTY C.I.M.
THE NE CORNER
SEC. 14, T. 30, R. 23
481.00
4185.78
N. 33°07'47" E.

RAMSEY COUNTY C.I.M.
WEST 1/4 CORNER
SEC. 14, T. 30, R. 23

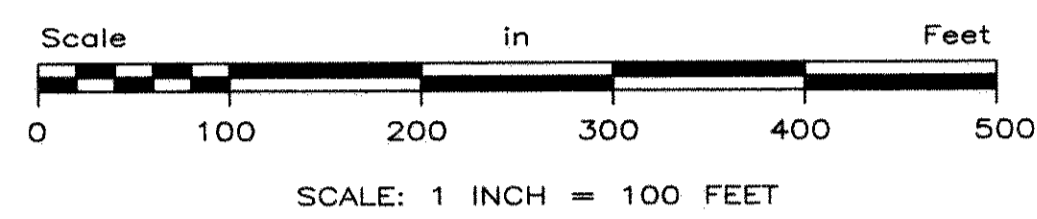
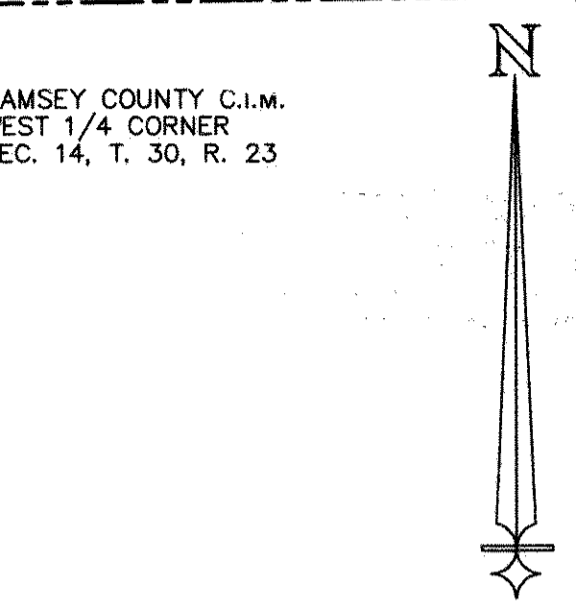
THE NORTH LINE OF
THE SW 1/4 OF
SEC. 14, T. 30, R. 23

S. 89°18'25" W.
2634.17

RAMSEY COUNTY C.I.M.
CENTER OF SECTION
SEC. 14, T. 30, R. 23

N. 89°18'41" E.
2629.48

RAMSEY COUNTY C.I.M.
THE EAST 1/4 CORNER
SEC. 14, T. 30, R. 23



- LEGEND**
- denotes Found 3/4 inch Iron Pipe Monument marked by Minn. Lic. No. 11703 unless otherwise noted.
 - denotes 3/4 inch x 14 inch Iron Pipe Monument set and marked by Minn. Lic. No. 11703.
 - COMM. PK denotes COMMONS PARK ADDITION.

Orientation of this bearing system is based upon Ramsey County Coordinates, North American datum of 1983.

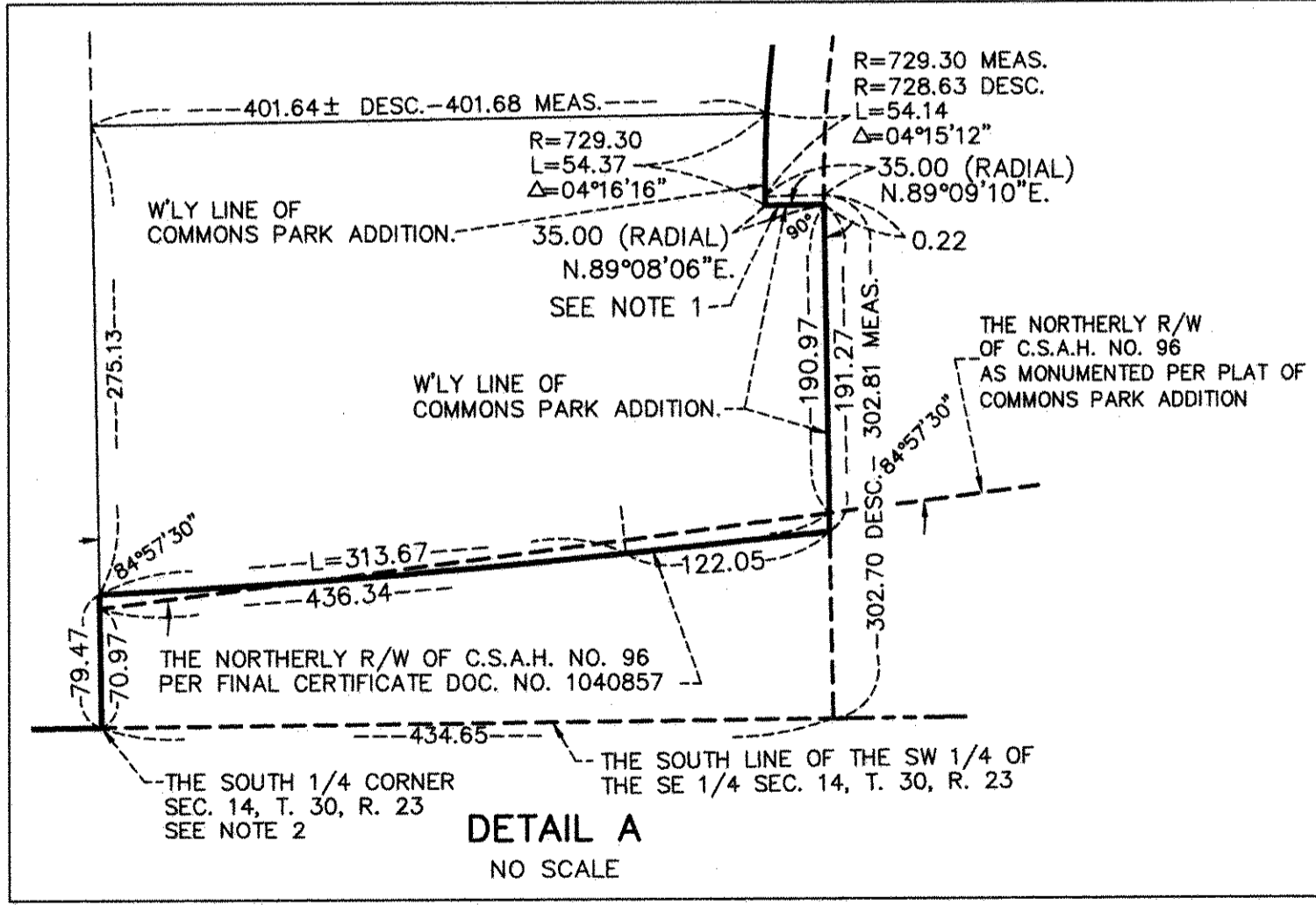
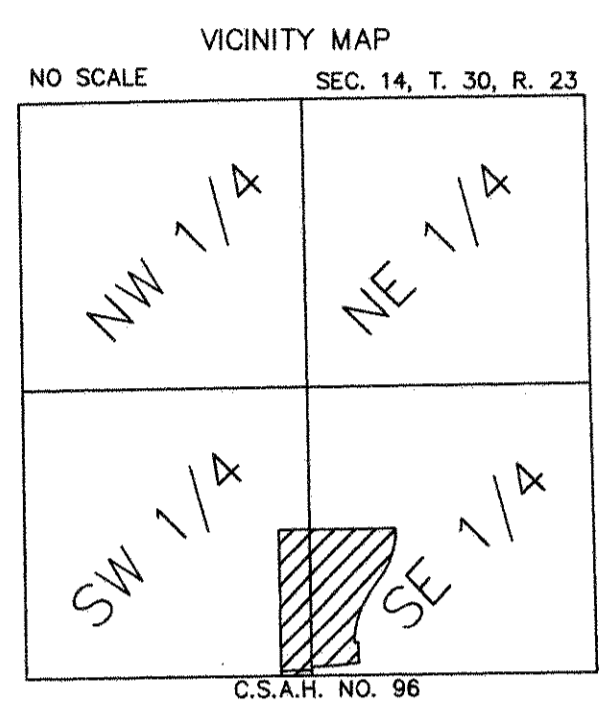
BENCHMARK: TOP NUT HYDRANT EAST SIDE OF VICTORIA STREET AS SHOWN ON THIS PLAT ELEVATION= 915.78 FEET (N.G.V.D. 1929 ADJ.)

NOTE 1:

NORTH LINE AND WESTERLY EXTENSION OF NORTH LINE OF LANDS CONVEYED BY: WARRANTY DEED FILED NOVEMBER 28, 1955, 1503 DEEDS 633, NO. 1384310 WARRANTY DEED FILED NOVEMBER 28, 1955, 1503 DEEDS 635, NO. 1384311 WARRANTY DEED FILED JUNE 25, 1956, 1522 DEEDS 53, NO. 1401301 WARRANTY DEED FILED DECEMBER 2, 1958, 1602 RAMSEY CO. RECORDS 609, NO. 1471488 WARRANTY DEED FILED JULY 16, 1959, 1638 RAMSEY CO. RECORDS 105, NO.1488748

NOTE 2:

MONUMENT POSITION AS PUBLISHED BY RAMSEY COUNTY PUBLIC WORKS LAND SURVEY DIVISION, DECEMBER 17, 1991.



THE SOUTHWEST CORNER
SEC. 14, T. 30, R. 23
SEE NOTE 2

2645.47
S. 89°23'36" W.
L=450.00

THE SOUTH LINE OF
THE SW 1/4 OF
SEC. 14, T. 30, R. 23

CENTER LINE OF C.S.A.H. NO. 96
(FORMERLY STATE TRUNK HWY. NO. 96)
PER FINAL CERTIFICATE DOC. NO. 1040857

THE SOUTH LINE OF THE SE 1/4 OF
THE SW 1/4 SEC. 14, T. 30, R. 23

THE SOUTH 1/4 CORNER
SEC. 14, T. 30, R. 23
SEE NOTE 2

THE SOUTH LINE OF THE SW 1/4 OF
THE SE 1/4 SEC. 14, T. 30, R. 23

THE SOUTH LINE OF
THE SE 1/4 OF
SEC. 14, T. 30, R. 23

THE SOUTHEAST CORNER
SEC. 14, T. 30, R. 23
SEE NOTE 2

ULTEIG ENGINEERS, INC.
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