

LAKE AVENUE TOWNHOMES

KNOW ALL MEN BY THESE PRESENTS: That Pineview Builders, Inc., a Minnesota corporation, fee owner and MinnWest Mortgage, a Minnesota corporation, mortgagee of the following described property situated in the City of White Bear Lake, County of Ramsey, State of Minnesota:

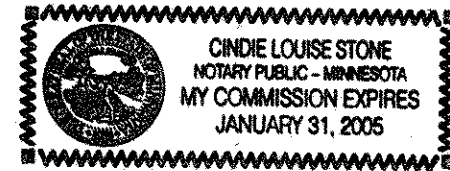
Lot 11, Sarah Marchand's Addition to White Bear Lake, Minn., according to the recorded plat thereof and being subject to public easement in Lake Avenue, except therefrom the tract of land heretofore conveyed to Minneapolis & St. Paul Suburban Railway Company by "486" Deeds 333 and excepting further such portion of said tract as lies within the half acre of land heretofore conveyed to Duncan D. Ross by "W" Deeds 76 and except so much of said tract as lies within a tract of land heretofore conveyed to the Presbyterian Church by "RR" Deeds 461.

Have caused the same to be surveyed and platted as LAKE AVENUE TOWNHOMES and do hereby dedicate to the public for public use forever the drainage easements, thoroughfare and the drainage and utility easement as shown on this plat.

In witness whereof said Pineview Builders, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 22 day of May, 2001.

Signed: Pineview Builders, Inc.

Frank N. Greczyna
Frank N. Greczyna, President



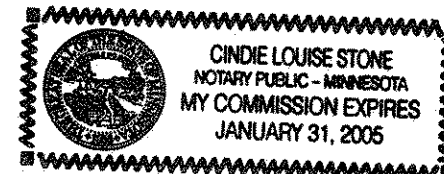
STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 22 day of May, 2001 by Frank N. Greczyna, President of Pineview Builders, Inc., a Minnesota corporation, on behalf of the corporation.

Cindie Louise Stone
Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2005

In witness whereof said MinnWest Mortgage, a Minnesota corporation, has caused these presents to be signed by its proper officer this 22nd day of May, 2001.
Signed: MinnWest Mortgage

L. M. Aschfeld Egan Office President



STATE OF Minnesota
COUNTY OF Dakota

The foregoing instrument was acknowledged before me this 22 day of May, 2001, by L. M. Aschfeld Egan Office President of MinnWest Mortgage, a Minnesota corporation, on behalf of the corporation.

Cindie Louise Stone
Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2005

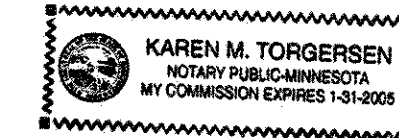
I hereby certify that I have surveyed and platted the property described on this plat as LAKE AVENUE TOWNHOMES; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed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

David E. Torgersen
David E. Torgersen, Land Surveyor
Minnesota License No. 17551

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing Surveyor's Certificate was acknowledged before me this 31st day of May, 2001 by David E. Torgersen, a Licensed Land Surveyor.

Karen M. Torgersen
Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2005



City of White Bear Lake

We do hereby certify that on the 8th day of May, 2001, the City Council of the City of White Bear Lake, 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.

Paul J. Clout Compt. Vadnais
Mayor Clerk

Taxes payable in the year 2001 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 12th day of June, 2001.

Dorothy McClung, Director
Department of Property Taxation
By Yusea Cornejo, Deputy

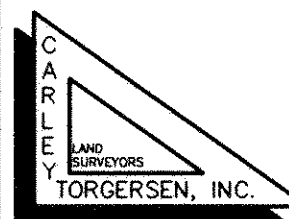
Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 12th day of JUNE, 2001 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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 LAKE AVENUE TOWNHOMES was filed in the office of the County Recorder for public record on this 12th day of June, 2001, at 4:15 o'clock P.M. and was duly filed in Book 117 of Plats, Pages 6 and 7, as Document Number 3396178.

Deputy County Recorder



LAKE AVENUE TOWNHOMES

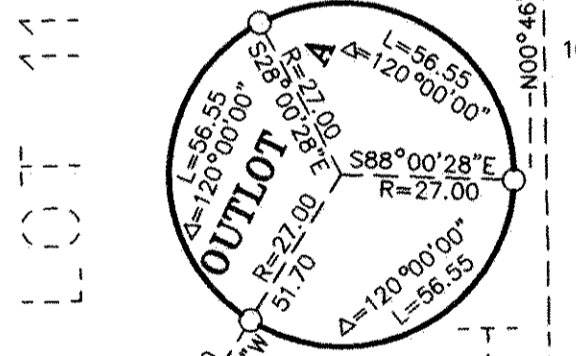
N.W. COR. OF THE S.E. 1/4, SEC. 14, T. 30, R. 22 RAMSEY CO. (C.I.M.)

WEST LINE OF THE S.E. 1/4, SEC. 14, T. 30, R. 22

BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT-OF-WAY

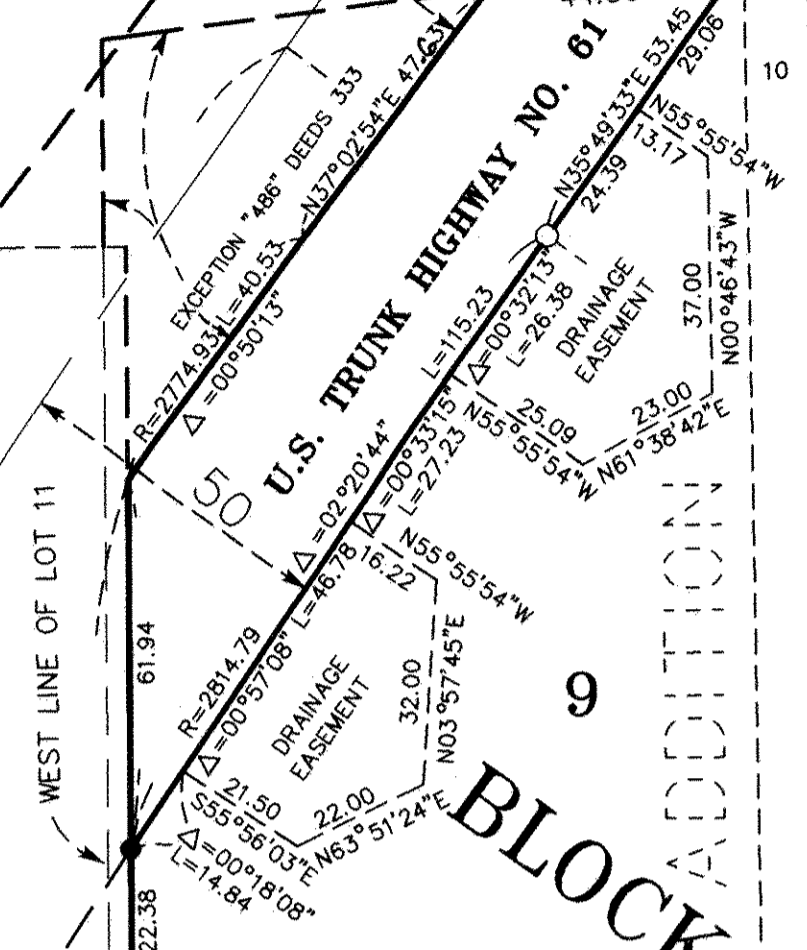
U.S. TRUNK HIGHWAY NO. 61

EAST LINE OF PRESBYTERIAN CHURCH PROPERTY ("RR DEEDS 461")



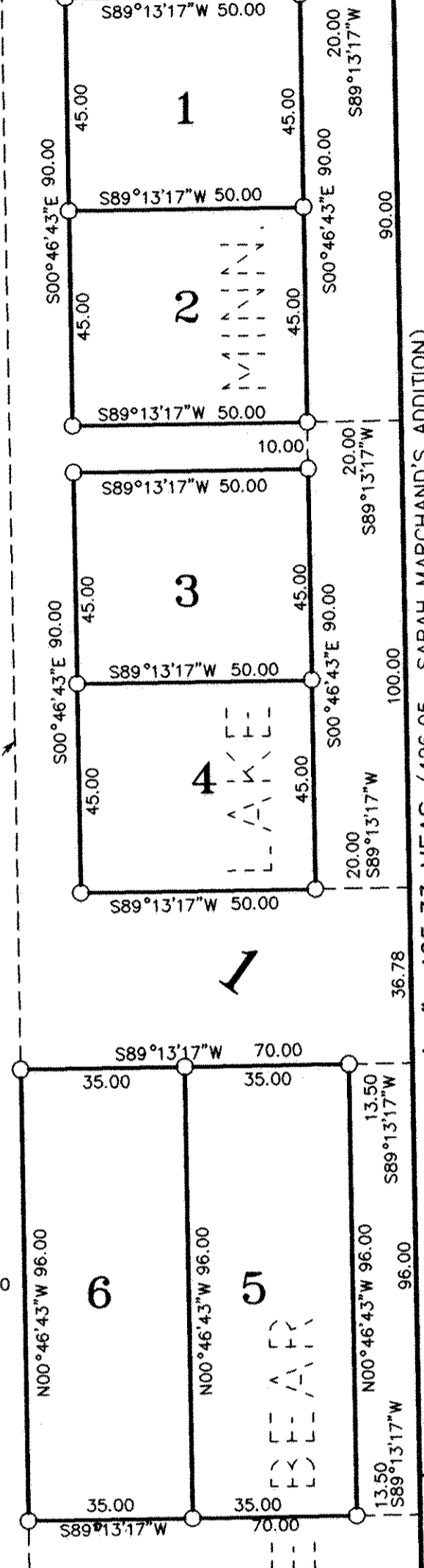
NORTH LINE OF LOT 11
N82°43'43"E 138.23

WAMPLER'S LAKESIDE RE-ARRANGEMENT

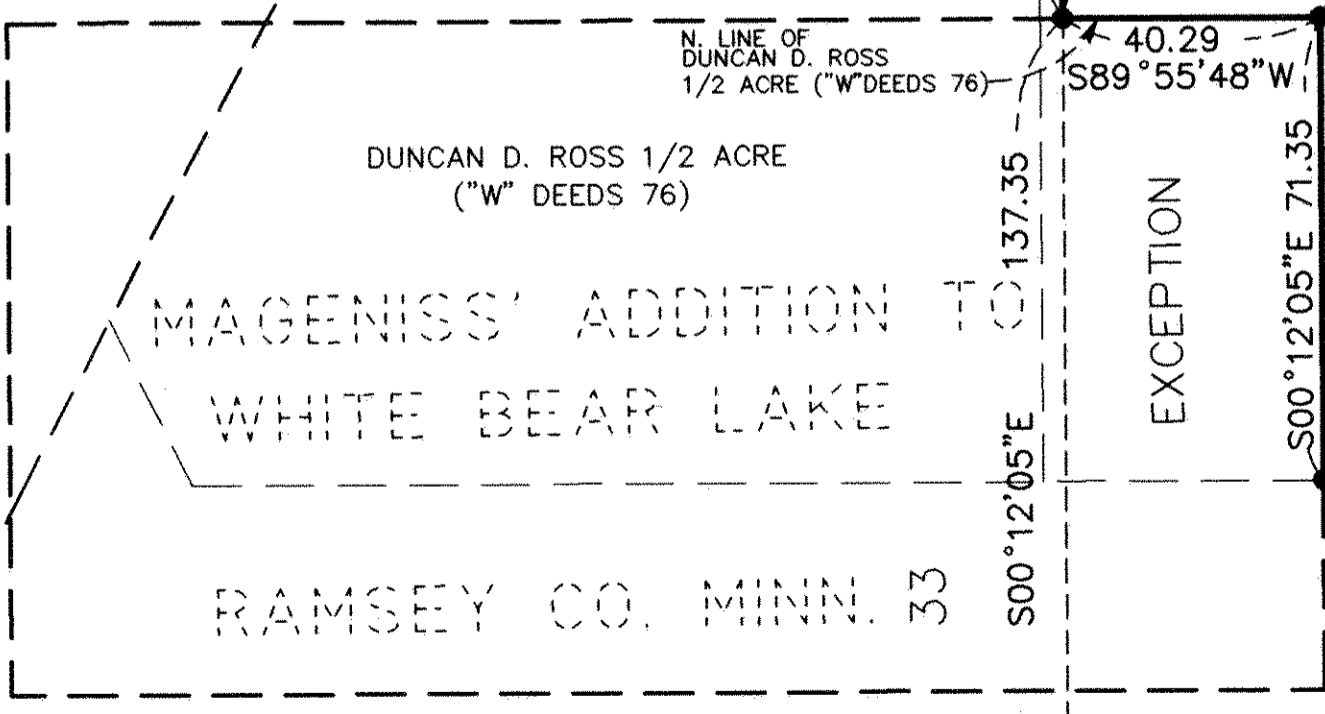


BLOCK 9

SARAH MARCHAND'S ADDITION



MURRAY'S RE-ARRANGEMENT



201.34 S89°55'48"W

S.W. COR. OF THE S.E. 1/4, SEC. 14, T. 30, R. 22 RAMSEY CO. (C.I. MON.)

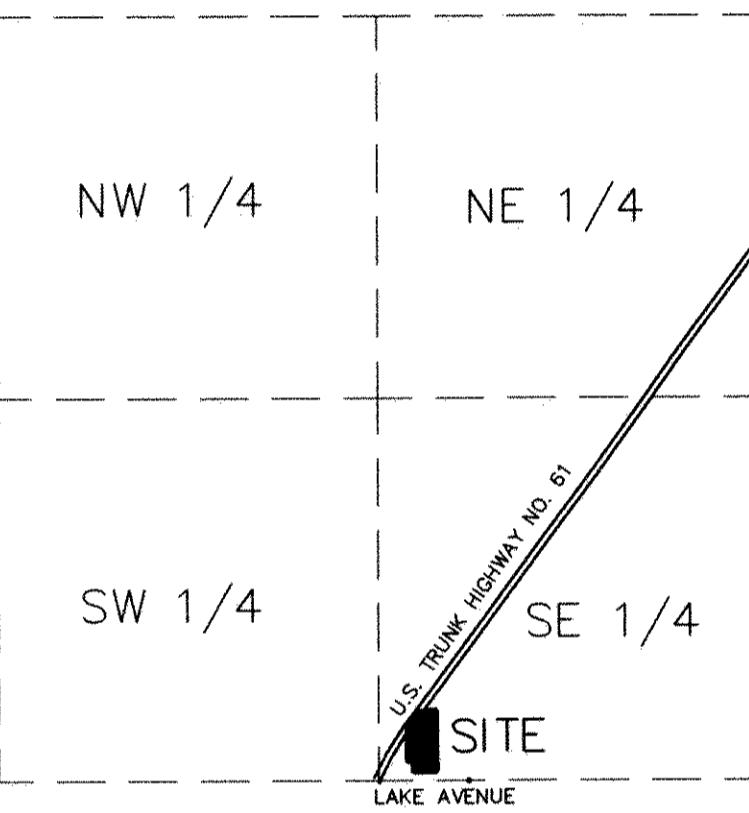
LAKE AVENUE

S89°55'48"W 623.96

SOUTH LINE OF THE S.E. 1/4, SEC. 14, T. 30, R. 22

VICINITY MAP

SEC. 14, TWP. 30, RGE. 22

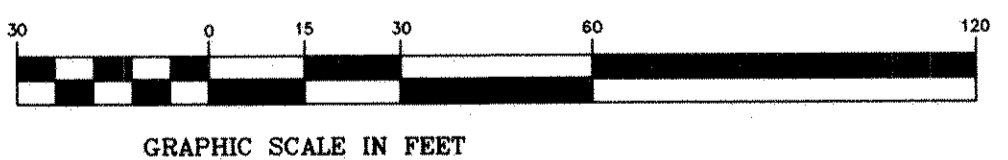


NO SCALE

THE SOUTH LINE OF THE S.E. 1/4, SEC. 14, T. 30, R.22, RAMSEY COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF S.89°55'48\"/>

- DENOTES 1/2 INCH IRON PIPE FOUND AND MARKED AS SHOWN.
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 17551

SCALE 1 INCH = 30 FEET



MEANDER CORNER NO. 4 SEC. 14, T. 30, R. 22 RAMSEY CO. (GRANITE MON.)

