

# FRATTALONE'S HIGHPOINT RIDGE

KNOW ALL MEN BY THESE PRESENTS: That Highpoint Ridge L.L.C., a Minnesota limited liability corporation, fee owner of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota:

Tract A, Registered Land Survey No. 322, files of Registrar of Titles, County of Ramsey;

AND

The Northeast Quarter of the Northeast Quarter of Section 4, Township 29, Range 22, Ramsey County, Minnesota, except the north 605.00 feet of the east 661.60 feet thereof and except that part included in the following:

Beginning at the northeast corner of said Section 4; thence south along the east line of said Section, 741 feet; thence west at right angles, 15 feet; thence northeasterly a distance of 741.3 feet to a point on the north line of said Section, 5 feet west of the point of beginning; thence east 5 feet to the point of beginning; lying north of a line lying 676.00 feet south of and parallel with the north line of said Northeast Quarter;

AND

The east 9 acres of the Northwest Quarter of the Northeast Quarter of Section 4, Township 29, Range 22, Ramsey County, Minnesota except the following:

The South 218.84 feet of the north 1,263.80 feet of said east 9 acres of the Northwest Quarter of the Northeast Quarter of Section 4, Township 29, Range 22, Ramsey County, Minnesota, lying westerly of the following described line: Beginning at a point on the northerly line of said Section 4, a distance of 130 feet westerly of the east line of said quarter-quarter section; thence southerly, parallel with said east line, a distance of 954 feet; thence on a tangential curve to the left, central angle of 20 degrees, radius of 334.61 feet, for an arc distance of 116.8 feet; thence on a tangential curve to the right, central angle of 40 degrees, radius of 162.1 feet for an arc length of 113.17 feet; thence on a tangential curve to the left, central angle of 20 degrees, radius of 334.61 feet for an arc length of 116.8 feet; thence southerly, tangent to last described curve, to the south line of said Northwest Quarter of the Northeast Quarter and there terminating; and except that part lying South of the North 1263.80 feet of said East 9 acres and lying 30 feet West of the above described line.

And that Talmage G. Carey and Theresia K. Carey, husband and wife, as Trustees of the Talmage G. Carey Revocable Trust, owners of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota:

That part of the south 218.84 feet of the north 1,263.80 feet of the east 9 acres of the Northwest Quarter of the Northeast Quarter of Section 4, Township 29, Range 22, Ramsey County, Minnesota, lying westerly of the following described line:

Beginning at a point on the northerly line of said Section 4, a distance of 130 feet westerly of the east line of said quarter-quarter section; thence southerly, parallel with said east line, a distance of 954 feet; thence on a tangential curve to the left, central angle of 20 degrees, radius of 334.61 feet, for an arc distance of 116.8 feet; thence on a tangential curve to the right, central angle of 40 degrees, radius of 162.1 feet for an arc length of 113.17 feet; thence on a tangential curve to the left, central angle of 20 degrees, radius of 334.61 feet for an arc length of 116.8 feet; thence southerly, tangent to last described curve, to the south line of said Northwest Quarter of the Northeast Quarter and there terminating.

Have caused the same to be surveyed and platted as FRATTALONE'S HIGHPOINT RIDGE 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 Highpoint Ridge L.L.C., a Minnesota limited liability corporation, has caused these presents to be signed by its proper officer this 23 day of April, 2001.

Signed: Highpoint Ridge L.L.C.

Frank M. Frattalone  
Frank M. Frattalone, President

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 23 day of April, 2001 by Frank M. Frattalone, President of Highpoint Ridge L.L.C., a Minnesota limited liability corporation, on behalf of the corporation.

Michelle M.H. Bass  
Notary Public, Ramsey County, Minnesota  
My Commission Expires Jan 31, 2005

In witness whereof said Talmage G. Carey and Theresia K. Carey, as Trustees, husband and wife, have hereunto set their hands this 23 day of April, 2001.

Talmage G. Carey  
Talmage G. Carey, Trustee of the Talmage G. Carey Revocable Trust  
Theresia K. Carey  
Theresia K. Carey, Trustee of the Talmage G. Carey Revocable Trust

STATE OF Minnesota  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 23 day of April, 2001, by Talmage G. Carey and by Theresia K. Carey, as Trustees of the Talmage G. Carey Revocable Trust

Michelle M.H. Bass  
Notary Public, Ramsey County, Minnesota  
My Commission Expires Jan 31, 2005

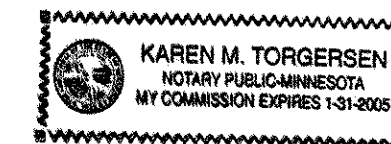
I hereby certify that I have surveyed and platted the property described on this plat as FRATTALONE'S HIGHPOINT RIDGE; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed 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.

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 19th day of April, 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 Maplewood

We do hereby certify that on the 20 day of April, 2001, 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. 2.

Robert Cardinal  
Mayor

Richard J. Jansman  
Manager

Taxes payable in the year 2001 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 23rd day of April, 2001.

Dorothy McClung, Director  
Department of Property Taxation

By Jennifer, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 27th day of April, 2001 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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

County Recorder, County of Ramsey, State of Minnesota

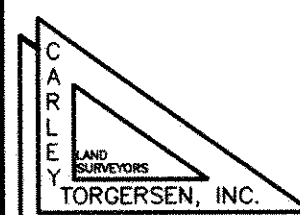
I hereby certify that this plat of FRATTALONE'S HIGHPOINT RIDGE was filed in the office of the County Recorder for public record on this 25th day of June, 2001, at 2:10 o'clock P.M. and was duly filed in Book 117 of Plats, Pages 1 and 2, as Document Number 3399452.

Deputy County Recorder

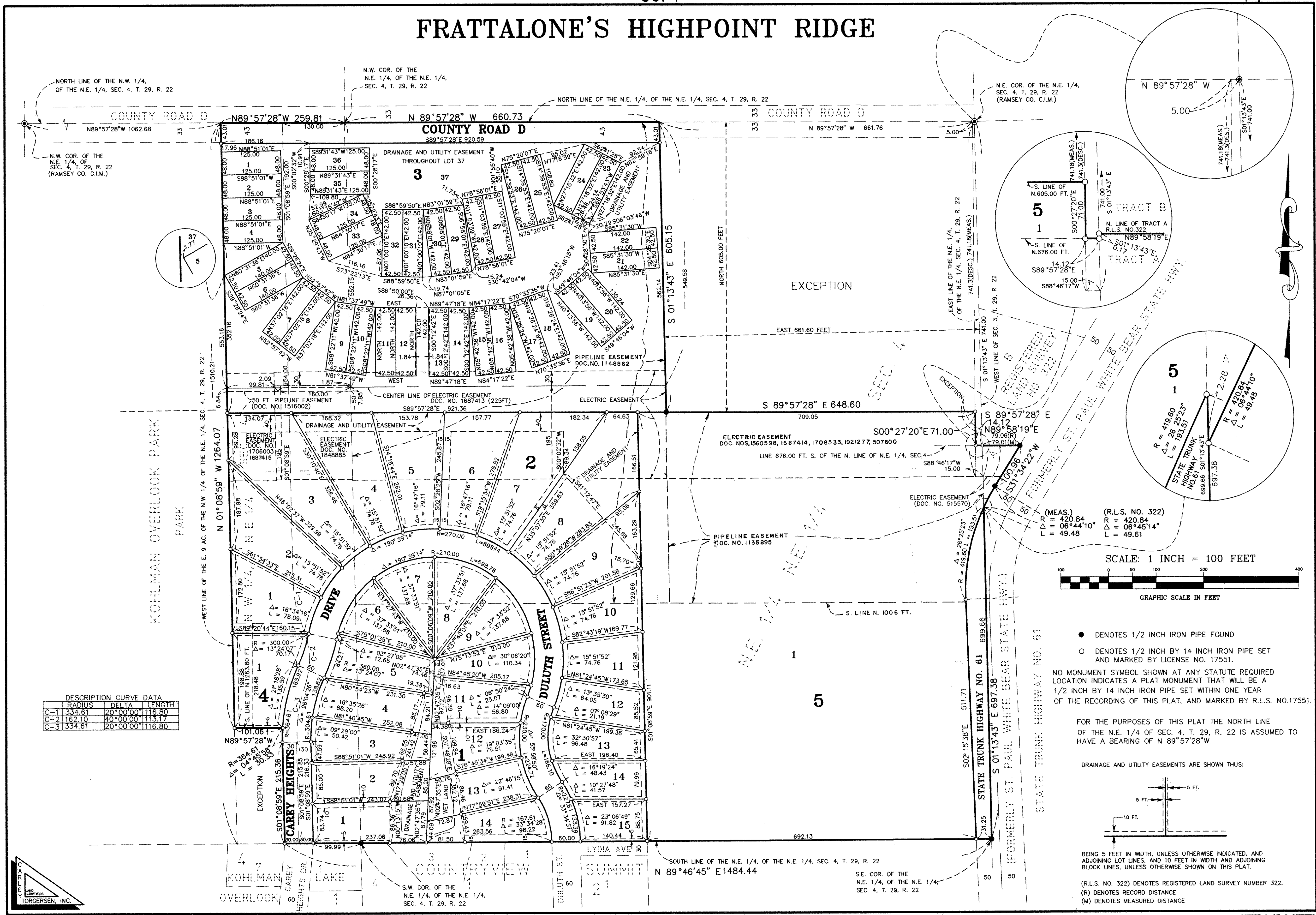
Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of FRATTALONE'S HIGHPOINT RIDGE was filed in the office of the Registrar of Titles for public record on this 21st day of May, 2001, at 4:00 o'clock P.M. and was duly filed in Book 43 of Plats, Pages 31 and 32, as Document Number 1636667.

Deputy Registrar of Titles

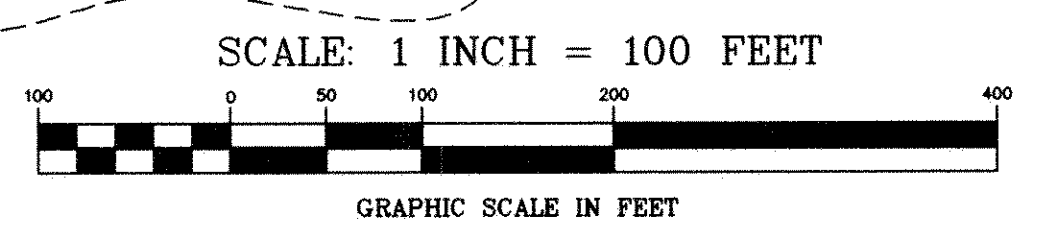


# FRATTALONE'S HIGHPOINT RIDGE



DESCRIPTION CURVE DATA

	RADIUS	DELTA	LENGTH
C-1	334.61	20°00'00"	116.80
C-2	162.10	40°00'00"	113.17
C-3	334.61	20°00'00"	116.80



- DENOTES 1/2 INCH IRON PIPE FOUND
  - DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 17551.
- NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE A 1/2 INCH BY 14 INCH IRON PIPE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT, AND MARKED BY R.L.S. NO.17551.

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE N.E. 1/4 OF SEC. 4, T. 29, R. 22 IS ASSUMED TO HAVE A BEARING OF N 89°57'28"W.

