

INDEPENDENT ESTATES

KNOW ALL MEN BY THESE PRESENTS: That Independent Realty, Inc., a Minnesota corporation, fee owner, and Dakota Bank, a Minnesota corporation, mortgagee of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota:

All that part of the west 690.00 feet of the Southwest Quarter of the Southwest Quarter of Section 24, Township 29, Range 22, lying north of the south 503 and 11/13 feet thereof described as follows:

Beginning at the northwest corner of said south 503 11/13 feet of the Southwest Quarter of the Southwest Quarter; which corner is 503.92 feet north of the Southwest corner of said Section 24, as measured along the west line of Section 24; thence east, along the north line of said south 503 11/13 feet of the Southwest Quarter of the Southwest Quarter, to the east line of said west 690.00 feet thereof; thence north, along said east line, to a point on a straight line, hereinafter referred to as Line A, which bears southwesterly from the northeast corner of said Southwest Quarter of the Southwest Quarter, to a point on said west line of Section 24, which is distant 450 feet south of the southerly line of the 100 foot right of way of the Chicago, St. Paul, Minneapolis, and Omaha Railroad, said southerly line being a line drawn parallel with and distant 56 feet southeasterly, as measured at right angles, from the center line of the main track of said Railroad, as originally located and established; thence southwesterly, along said Line A, to said west line of Section 24; thence south, along said west line, to said point of beginning.

EXCEPT that part of the above described property lying westerly of the following described line:

Beginning at a point on said Line A a distance of 222.96 feet northeasterly of said west line of Section 24, as measured along said Line A; thence southerly on a straight line to a point on said north line of the south 503 11/13 feet of the Southwest Quarter of the Southwest Quarter, which point is 270.18 feet east of said west line of Section 24, as measured along said north line, and there terminating.

Also, EXCEPT all that part of a 15 foot wide strip of land, adjacent to and southeasterly of said Line A, and lying northeasterly of the southwesterly right of way line of McKnight Road (Lakewood Drive).

Have caused the same to be surveyed and platted as INDEPENDENT ESTATES and do hereby dedicate to the public for public use forever the thoroughfare, cul-de-sac, and the drainage and utility easements as shown on this plat.

In witness whereof said Independent Realty, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 24th day of SEPTEMBER, 2001.

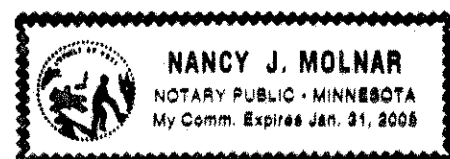
Signed: Independent Realty, Inc.

Michael E. Kolodjski
Michael E. Kolodjski, President

STATE OF Minnesota
COUNTY OF Dakota

The foregoing instrument was acknowledged before me this 24th day of September, 2001, by Michael E. Kolodjski, President of Independent Realty, Inc., a Minnesota corporation, on behalf of the corporation.

Nancy J. Molnar
Notary Public, Dakota County, Minnesota
My Commission Expires 01-31-05



In witness whereof said Dakota Bank, a Minnesota corporation, has caused these presents to be signed by its proper officer this 24th day of SEPTEMBER, 2001.

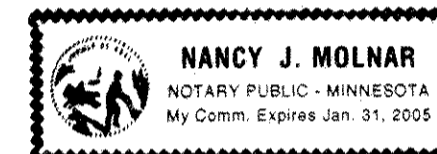
Signed: Dakota Bank

David M. Carlson
Its E.V.P.

STATE OF Minnesota
COUNTY OF Dakota

The foregoing instrument was acknowledged before me this 24th day of September, 2001, by David M. Carlson, E.V.P., of Dakota Bank, a Minnesota corporation, on behalf of the corporation.

Nancy J. Molnar
Notary Public, Dakota County, Minnesota
My Commission Expires 01-31-05



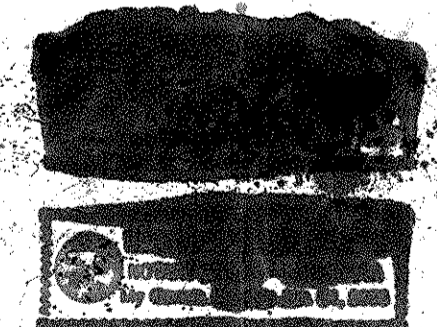
I hereby certify that I have surveyed and platted the property described on this plat as INDEPENDENT ESTATES; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground as designated; 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, Subdivision 1, or public highways to be designated other than as shown on this plat.

Wallace R. Hansen
Wallace R. Hansen, Land Surveyor
Minnesota License Number 24330

STATE OF MINNESOTA
COUNTY OF DAKOTA

The foregoing Surveyor's Certificate was acknowledged before me this 21st day of SEPTEMBER, 2001, by Wallace R. Hansen, a Licensed Land Surveyor.

Michael E. Kolodjski
Notary Public, DAKOTA County, Minnesota
My Commission Expires 1-31-05



City of Maplewood

We do hereby certify that on the 27th day of AUGUST, 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. 1.

Robert Cardinal
Mayor
Karen Oulfi

Taxes payable in the year 2001 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 26th day of Sept, 2001

Mothe McClung, Director
Department of Property Taxation
By J. Valente, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 26th day of September, 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 INDEPENDENT ESTATES was filed in the office of the County Recorder for public record on this 26 day of SEPTEMBER, 2001, at 1:00 o'clock P.M., and was duly filed in Book 117 of Plats, Pages 15 and 16, as Document Number 3426720.

Deputy County Recorder



INDEPENDENT ESTATES

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GRAPHIC SCALE



(IN FEET)
Scale: 1 inch = 50 feet

LEGEND

- DENOTES SET CAPPED 5/8 INCH X 18 INCH REBAR MARKED WITH R.L.S. No. 24330
- DENOTES FOUND 1/2 INCH IRON PIPE
- ⊙ DENOTES FOUND RAMSEY COUNTY CAST IRON MONUMENT

NOTES

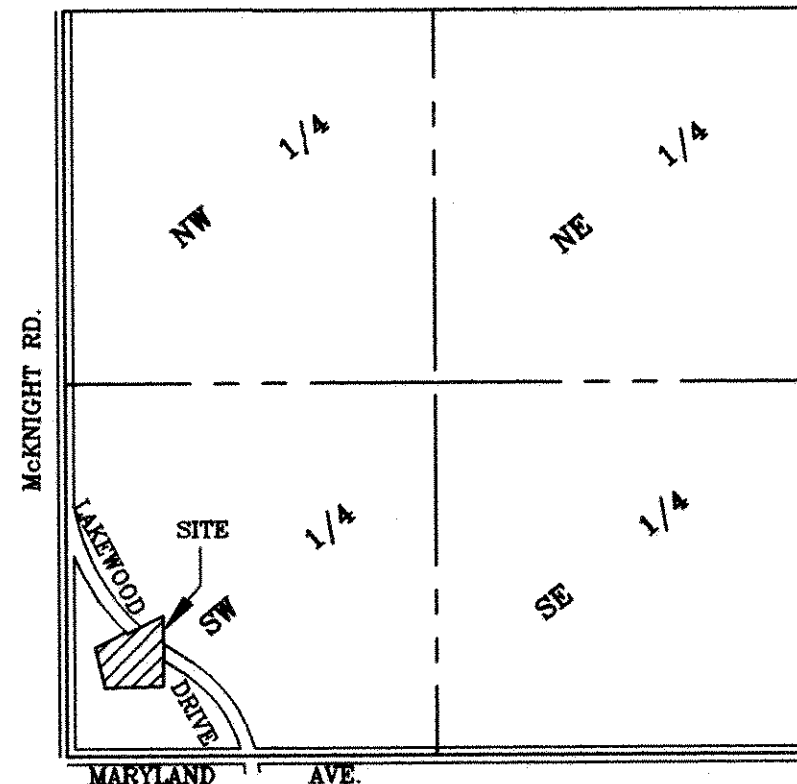
AS REQUIRED BY STATUTE A PERMANENT MONUMENT WILL BE SET AT EACH STATUTE REQUIRED LOCATION AND SHALL BE IN PLACE ON OR BEFORE THE 1ST DAY OF MARCH, 2002, SAID MONUMENT WILL BE A 5/8 INCH BY 18 INCH REBAR MARKED R.L.S. NO. 24330.

BEARING NOTE

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 29, RANGE 22, RAMSEY COUNTY, MINNESOTA, IS ASSUMED TO BEAR N 00°08'18" W.

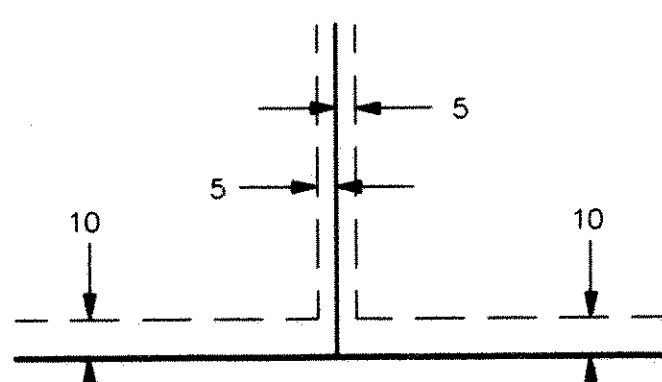
VICINITY MAP

NOT TO SCALE



SEC. 24, TWP. 29, RNG. 22

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

