

MIDWEST
Land Surveyors & Civil Engineers, Inc.

BEAVER LAKE TOWNHOMES

THE DISTANCES SHOWN ALONG LOT LINES ARE THE DISTANCES OF THE LOT LINES AND NOT THE DISTANCE OF OR TO EASEMENT LINES, UNLESS OTHERWISE SHOWN.

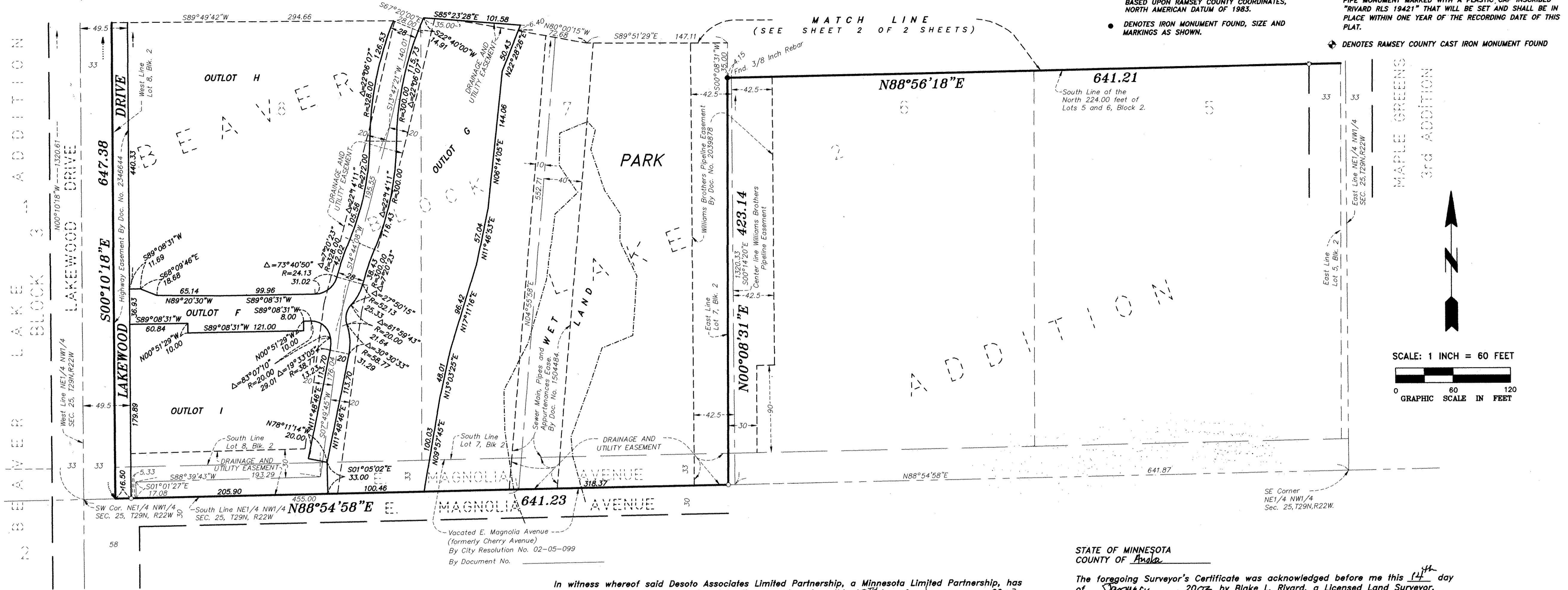
ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON RAMSEY COUNTY COORDINATES, NORTH AMERICAN DATUM OF 1983.

• DENOTES IRON MONUMENT FOUND, SIZE AND MARKINGS AS SHOWN.

○ DENOTES 1/2 INCH DIA. X 14 INCHES IN LENGTH IRON PIPE MONUMENT SET AND MARKED WITH A PLASTIC CAP INSCRIBED "RIVARD RLS 19421".

NO MONUMENT SYMBOL AT ANY STATUTE REQUIRED LOCATION DENOTES A 1/2 INCH DIA. X 14 INCHES IN LENGTH IRON PIPE MONUMENT MARKED WITH A PLASTIC CAP INSCRIBED "RIVARD RLS 19421" THAT WILL BE SET AND SHALL BE IN PLACE WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT.

◆ DENOTES RAMSEY COUNTY CAST IRON MONUMENT FOUND



KNOW ALL MEN BY THESE PRESENTS: That Richard J. Schreier and Patricia A. Schreier, husband and wife, and Desoto Associates Limited Partnership, a Minnesota Limited Partnership, owners of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota:

Lots 7 and 8 and the North 224.00 feet of Lots 5 and 6, Block 2 and Lots 5,6,7 and 8, Block 1 and that part of vacated Geranium Avenue (formerly Lake Avenue) as vacated by Document No. 2077653 that accrues to said lots all in BEAVER LAKE ADDITION, according to the recorded plat, Ramsey County, Minnesota, EXCEPT that part of said Lot 8, Block 1 described as follows:

Beginning at the Northwest corner of said Lot 8, Block 1; thence East along the North line of said Lot 8, Block 1, a distance of 33.00 feet; thence South parallel with the West line of said Lot 8, Block 1, a distance of 610.0 feet to the South line of said Lot 8, Block 1; thence West on the South line of said Lot 8, Block 1, a distance of 33.00 feet, to the Southwest corner of said Lot 8, Block 1; thence North along the West line of said Lot 8, Block 1, to the point of beginning.

Also EXCEPT that part of said Lots 7 and 8, Block 1, described as follows:

The South 375.00 feet of the North 408.00 feet of said Lots 7 and 8, Block 1, which lies East of a line 49.50 feet East of and parallel with the West line of the Northeast Quarter of the Northwest Quarter of Section 25, Township 29 North, Range 22 West and which lies West of a line 635.50 feet East of and parallel with said West line.

AND
That part of vacated East Magnolia Avenue (formerly Cherry Ave.) that accrues to said Lots 7 and 8, Block 2.

Have caused the same to be surveyed and platted as BEAVER LAKE TOWNHOMES and do hereby dedicate to the public for public use forever the thoroughfares and the drainage and utility easements as shown, and do hereby donate to the City of Maplewood the park as shown on this plat.

In witness whereof said Richard J. Schreier and Patricia A. Schreier, husband and wife, have hereunto set their hands this 17th day of January, 2003.

Richard J. Schreier
Richard J. Schreier

Patricia A. Schreier
Patricia A. Schreier

In witness whereof said Desoto Associates Limited Partnership, a Minnesota Limited Partnership, has caused these presents to be signed by its general partner this 17th day of January, 2003.

Signed: Desoto Associates Limited Partnership
Richard J. Schreier
Richard J. Schreier, General Partner

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing instrument was acknowledged before me this 17th day of January, 2003 by Richard J. Schreier and Patricia A. Schreier, husband and wife.

Baleen Roberts
Notary Public, Minnesota
My Commission Expires Jan 31, 2005

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing instrument was acknowledged before me this 17th day of January, 2003 by Richard J. Schreier, General Partner of Desoto Associates Limited Partnership, a Minnesota Limited Partnership, on behalf of the partnership.

Baleen Roberts
Notary Public, Minnesota
My Commission Expires Jan 31, 2005

I hereby certify that I have surveyed and platted the property described on this plat as BEAVER LAKE 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 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.

Blake L. Rivard
Blake L. Rivard, Land Surveyor
Minnesota License No. 19421

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing Surveyor's Certificate was acknowledged before me this 14th day of January, 2003 by Blake L. Rivard, a Licensed Land Surveyor.

Anita M. Spading
Notary Public, Minnesota
My Commission Expires Jan 31, 2005

City of Maplewood
We do hereby certify that on the 13th day of NOVEMBER, 2002, 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.

Bob Cardinal Mayor
Karen E. Augie Clerk

Taxes payable in the year 2003 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 21st day of January, 2003.

Dorothy Melting
Department of Property Taxation
Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 21st day of JANUARY, 2003, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

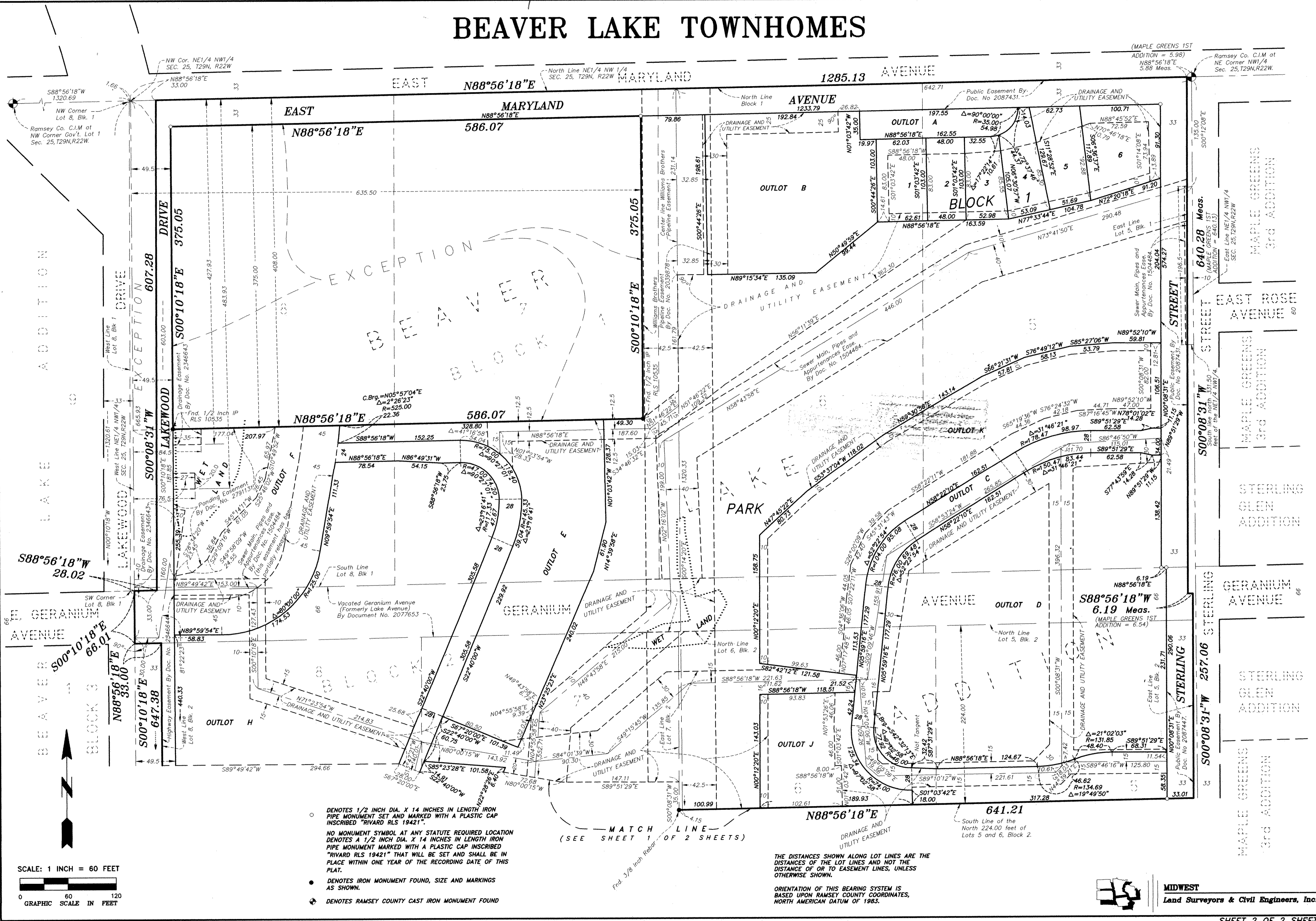
David D. Claypool
David D. Claypool, L.S.
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this plat of BEAVER LAKE TOWNHOMES was filed in the office of the County Recorder for public record on this 21st day of January, 2003, at 4:00 o'clock P.M. and was duly filed in Book 118 of Plats, Pages 40 and 41, as Document Number 3676748.

Deputy County Recorder

BEAVER LAKE TOWNHOMES

COPY



SCALE: 1 INCH = 60 FEET

GRAPHIC SCALE IN FEET

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- DENOTES IRON MONUMENT FOUND, SIZE AND MARKINGS AS SHOWN.
- ◆ DENOTES RAMSEY COUNTY CAST IRON MONUMENT FOUND

MATCH LINE
(SEE SHEET 1 OF 2 SHEETS)

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ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON RAMSEY COUNTY COORDINATES, NORTH AMERICAN DATUM OF 1983.

MIDWEST
Land Surveyors & Civil Engineers, Inc.