

GRAND AVENUE TOWNHOMES

KNOW ALL MEN BY THESE PRESENTS: That Pineview Builders, Inc., a Minnesota corporation, fee owner and Minwest Bank, a national corporation, mortgagee of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

The West half of Lot 13, Block 3, Rosedale Park and Lot 14, Block 3, Rosedale Park

Have caused the same to be surveyed and platted as GRAND AVENUE TOWNHOMES and do hereby dedicate to the public for public use forever the thoroughfare as shown on this plat.

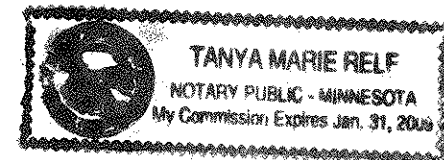
In witness whereof said Pineview Builders, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 15th day of November, 2004.

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 1st day of November, 2004 by Frank N. Greczyna, President of Pineview Builders, Inc., a Minnesota corporation, on behalf of the corporation.



Tanya Marie Relf
Notary Public, Ramsey County, Minnesota
My Commission Expires Jan. 31, 2009

In witness whereof said Minwest Bank, a national corporation, has caused these presents to be signed by its proper officer this 1st day of November, 2004.

Signed: Minwest Bank

Colbert its Vice President

STATE OF Minnesota
COUNTY OF Dakota

The foregoing instrument was acknowledged before me this 1st day of November, 2004, by Col A. Christensen, Vice President of Minwest Bank, a national corporation, on behalf of the corporation.

Thomas E. Hansen
Notary Public, _____ County, _____
My Commission Expires _____



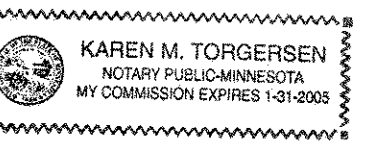
I hereby certify that I have surveyed and platted the property described on this plat as GRAND AVENUE TOWNHOMES; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed 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 21st day of October, 2004 by David E. Torgersen, a Licensed Land Surveyor.

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



City of Saint Paul

I do hereby certify that on the 17 day of November, 2004, the City Council of the City of Saint Paul, 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.

Donald J. Lynn
Clerk

Taxes payable in the year 2004 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 1st day of November, 2004.

Dorothy McCong, Director
Department of Property Taxation
By Y. Conkko, Deputy

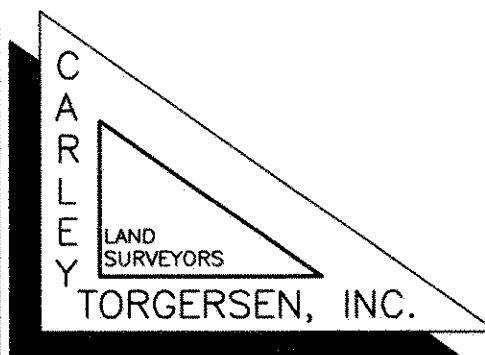
Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 29th day of November, 2004 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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

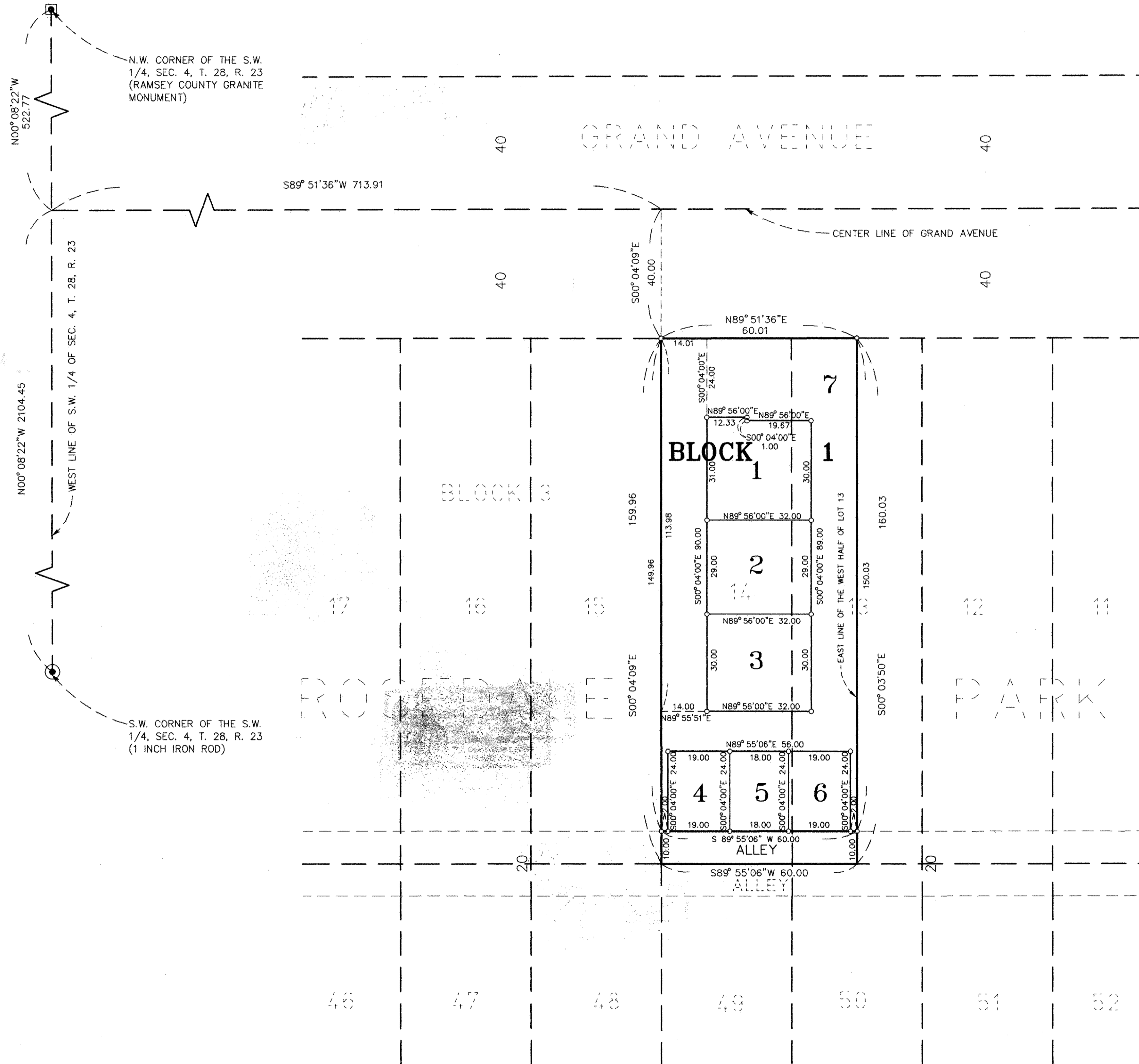
Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of GRAND AVENUE TOWNHOMES was filed in the office of the Registrar of Titles for public record on this 29th day of November, 2004, at 2 o'clock P.M. and was duly filed in Book 45 of Plats, Pages 28 and 29, as Document Number 1845884.

Deputy Registrar of Titles



GRAND AVENUE TOWNHOMES



○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY R.L.S. NO. 17551

FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF THE SW 1/4, SEC. 4, T. 28, R. 23 IS ASSUMED TO HAVE A BEARING OF N 00°08'22" W.

