

MOGREN RETAIL ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Country View Golf Center, Inc., a Minnesota Corporation, and CarMax Auto Superstores, Inc., a Virginia Corporation, fee owners, of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota:

Tract A, B, C, D, E, F, G, H, I, and J, Registered Land Survey No. 210, Ramsey County, Minnesota;

AND

Tract B, Registered Land Survey No. 466, Ramsey County, Minnesota;

AND

Lot 1, Block 1, Tire View Estate, Ramsey County, Minnesota;

Have caused the same to be surveyed and platted as MOGREN RETAIL ADDITION 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 Country View Golf Center, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 11 day of MAY, 2007.

Signed: Country View Golf Center, Inc.

Bruce M. Mogren
Bruce M. Mogren, Vice President

Monica Mogren
Monica Mogren, Vice President

STATE OF MN
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 11 day of May, 2007, by Bruce M. Mogren, Vice President, of Country View Golf Center, Inc., a Minnesota Corporation, on behalf of the corporation.

Michelle Chy
Notary Public, Sakota County, MN
My Commission Expires Jan 31, 2010



STATE OF MN
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 11 day of May, 2007, by Monica Mogren, Vice President, of Country View Golf Center, Inc., a Minnesota Corporation, on behalf of the corporation.

Michelle Chy
Notary Public, Hennepin County, MN
My Commission Expires 1/31/10



In witness whereof said CarMax Auto Superstores, Inc., a Virginia Corporation, has caused these presents to be signed by its proper officer this 14th day of May, 2007.

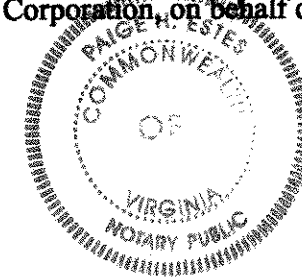
Signed: CarMax Auto Superstores, Inc.

K. Douglass Moyers
K. Douglass Moyers, Vice President of Real Estate

STATE OF Virginia
COUNTY OF Henrico

The foregoing instrument was acknowledged before me this 14 day of MAY, 2007, by K. Douglass Moyers, Vice President of Real Estate, of CarMax Auto Superstores, Inc., a Virginia Corporation, on behalf of the corporation.

Paige H. Estep
Notary Public, Henrico County, Virginia
My Commission Expires 2/2/08



I, Jonathan M. Pittmann, hereby certify that I have surveyed and platted the property described on this plat as MOGREN RETAIL ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on this 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 this 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.

Jonathan M. Pittmann
Jonathan M. Pittmann, Licensed Land Surveyor
Minnesota License Number 44647

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 14 day of May, 2007, by Jonathan M. Pittmann, a Licensed Land Surveyor.

Michelle Chy
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2010



CITY OF MAPLEWOOD

We hereby certify that on the 14th day of May, 2007, the City Council of the City of Maplewood, Minnesota, approved this plat. Pursuant to Minnesota Statutes, Section 505.02, Subd. 1, all monuments must be set as specified by the City Council and as stated and shown on this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Diana Songie
Mayor

Karen B. Guey
Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Taxes payable in the year 2007 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 15th day of May, 2007.

David Twa, Director
Property Records and Revenue

By Mary Kay Simpson, Deputy

RAMSEY COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 17th day of MAY, 2007.

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

REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of MOGREN RETAIL ADDITION was filed in the office of the Registrar of Titles for public record on this _____ day of _____, 2007, at _____ o'clock _____ M., and was duly filed in Book _____ of Plats, Pages _____ and _____, as Document Number _____.

Deputy Registrar of Titles



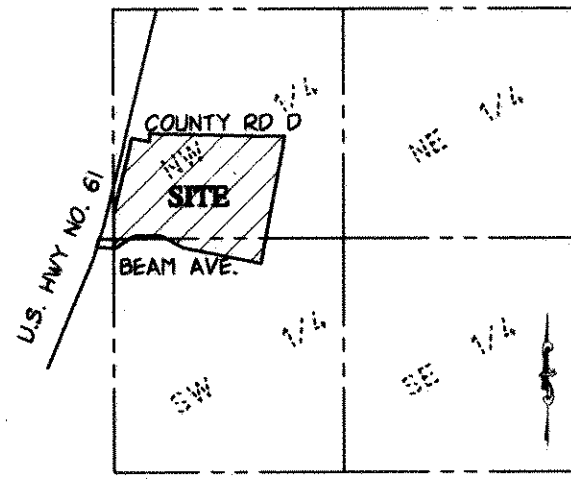
MOGREN RETAIL ADDITION

R.L.S. NO. 525

S89°44'33"E
1653.11
1654.28 R.L.S. NO. 466

R.L.S. NO. 262

VICINITY MAP



SECTION 3, TOWNSHIP 29, RANGE 22
NOT TO SCALE

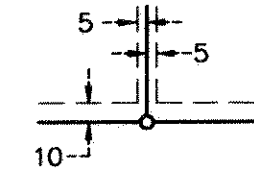
R.L.S. DENOTES REGISTERED LAND SURVEY

- DENOTES FOUND MN/DOT 3 INCH DIA. BRASS DISK
- ⊙ DENOTES FOUND CAST IRON MONUMENT
- DENOTES 1/2 INCH IRON PIPE FOUND, LICENSE NUMBERS AS SHOWN ON PLAT.
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET AND MARKED BY RLS 44647
- DENOTES 1-1/4 INCH MAG NAIL SET

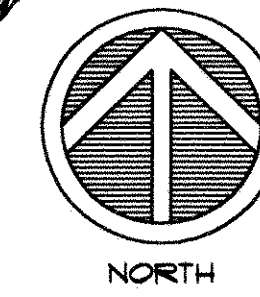
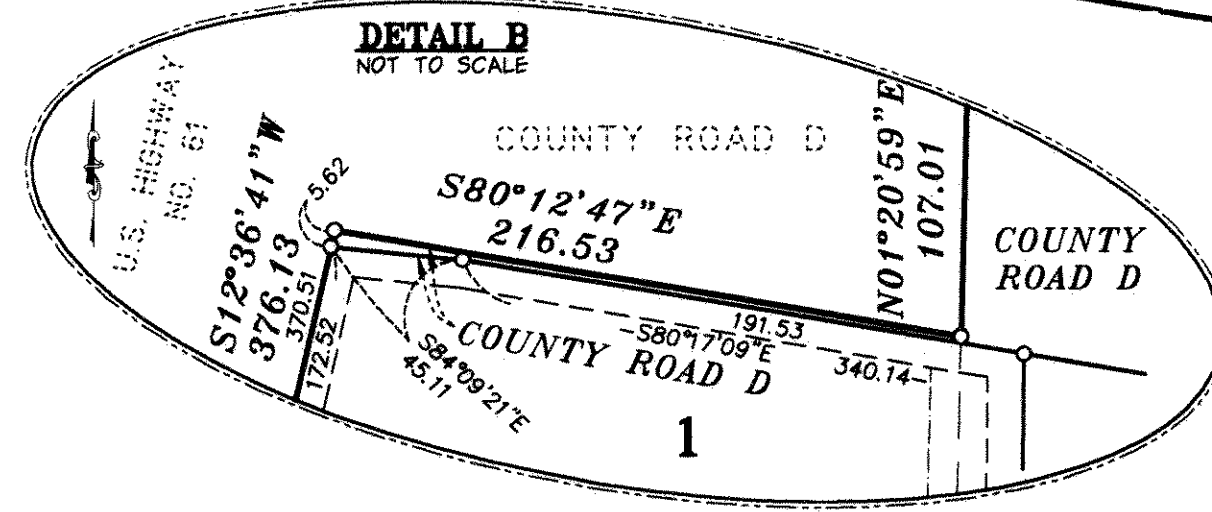
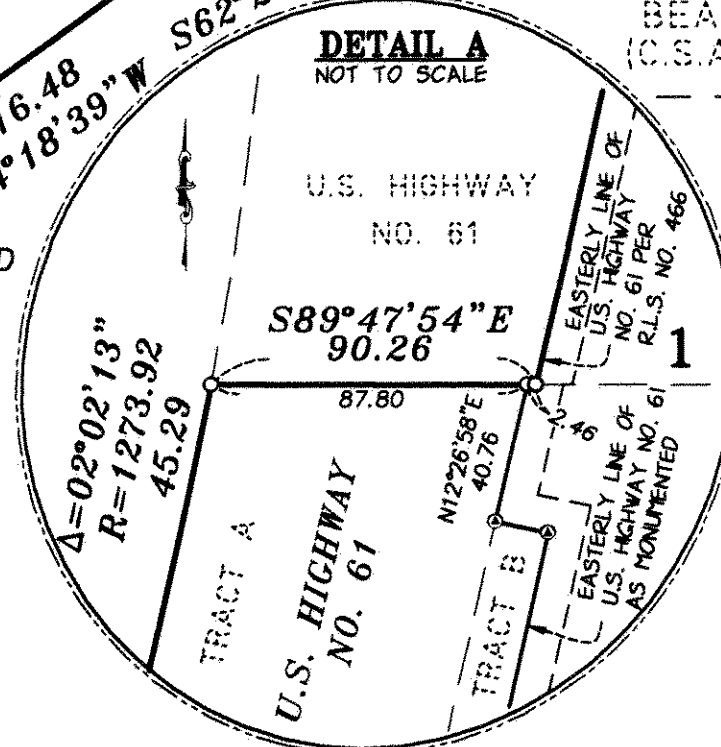
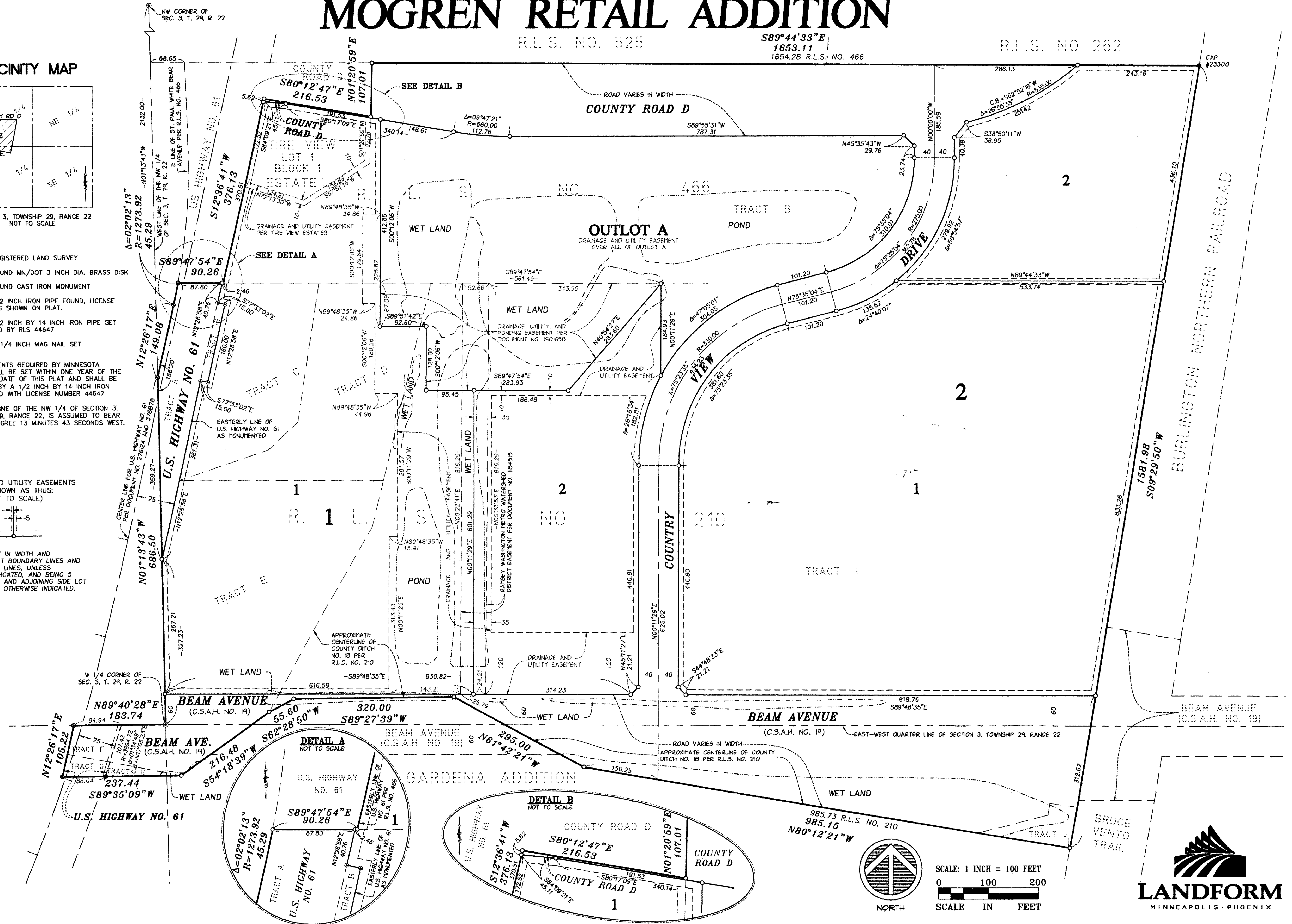
NOTE:
ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED WITH LICENSE NUMBER 44647

THE WEST LINE OF THE NW 1/4 OF SECTION 3, TOWNSHIP 29, RANGE 22, IS ASSUMED TO BEAR NORTH 1 DEGREE 13 MINUTES 43 SECONDS WEST.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS: (NOT TO SCALE)



BEING 10 FEET IN WIDTH AND ADJOINING PLAT BOUNDARY LINES AND RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED, AND BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE INDICATED.



SCALE: 1 INCH = 100 FEET
0 100 200
SCALE IN FEET

