

# POWER ESTATE

KNOW ALL PERSONS BY THESE PRESENTS: That Powerhouse, LP, a Colorado limited partnership, fee owner of the following described property situated in the Township of White Bear, County of Ramsey, State of Minnesota:

Lots 1, 2 and 3, Block 3, Town of Bald Eagle;  
 And  
 That part of Lot 1, Block 4, Town of Bald Eagle, lying Southeasterly of the Northwestery 166.15 feet thereof;  
 And  
 The Northwestery 13.15 feet of Lot 1, Block 4, Town of Bald Eagle;  
 And  
 Lots 2, 3, 4 and 5, Block 4, Town of Bald Eagle;  
 Together with that part of North Street adjacent to said Lots. Together with that part of the Southwestery 25 feet of Short Avenue that is adjacent to Lot 1, Block 3, those parts of Lot 1, Block 4, Lot 2, Block 4 and to North Street;  
 Together with that part of the Westery 25 feet of East Avenue that is adjacent to said Lots 2 and 3, Block 4;  
 And  
 Lot 29, Lakewood Park;  
 And  
 That part of the northerly half of the Lane as dedicated in the plat of Lakewood Park, vacated, lying between the extended East line of Lot 29, Lakewood Park, extended to the centerline of Lane; and a line drawn perpendicular to the centerline of Lane from the Southwestern-most corner of Lot 29, Lakewood Park;  
 And  
 That portion of Bald Eagle Boulevard East, formerly known as Lake Avenue, as dedicated on the plat of Town Of Bald Eagle, Ramsey County, Minnesota, vacated, lying Southwestery of the Northwestery extension of a line parallel with and 25 feet Northeastery of the Northeastery line of Lot 1, Block 3, said Town Of Bald Eagle and lying Northeastery of the Northwestery extension of the Southwestery line of Lot 3, Block 3, said Town Of Bald Eagle. For purposes of this registration, said extended lines shall not extend more than 100 feet from the corners of said Lots 1 and 3, Block 3, as shown in the original plat of Town Of Bald Eagle. Subject to the restrictions and easements set forth in Doc. No. 1823980.  
 And  
 The Southeastery 153 feet of the Northwestery 166.15 feet of Lot 1, Block 4, Town of Bald Eagle, together with that part of the Southwestery 25 feet of Short Street that is adjacent to the said Southeastery 153 feet of the Northwestery 166.15 feet of said Lot 1.

Has caused the same to be surveyed and platted as POWER ESTATE and does hereby dedicate to the public for public use forever the public way and the drainage and utility easements across Outlots A, B, C, E and F and as otherwise shown on this plat.

In witness whereof said Powerhouse, LP, a Colorado limited partnership, has caused these presents to be signed by its proper partner this 10 day of August, 2011.

Signed: Powerhouse, LP  
Heidi P. McLean  
 Heidi P. McLean, General Partner

STATE OF Colorado  
 COUNTY OF Jefferson  
 The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August, 2011, by Heidi P. McLean, General Partner of Powerhouse, LP, a Colorado limited partnership, on behalf of the partnership.

Emily R. Amburst  
 Notary Public, Jefferson County, Jefferson  
 My Commission Expires 12-22-11

I, Daniel W. Obermiller, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 9<sup>th</sup> day of August, 2011.  
Daniel W. Obermiller  
 Daniel W. Obermiller, Land Surveyor  
 Minnesota License No. 25341

STATE OF MINNESOTA  
 COUNTY OF RAMSEY  
 The foregoing Surveyor's Certificate was acknowledged before me this 9<sup>th</sup> day of August, 2011, by Daniel W. Obermiller, a Licensed Land Surveyor.  
Debbie L. Munnich  
Debbie L. Munnich  
 Notary Public, RAMSEY County, Minnesota  
 My Commission Expires January 31, 2014

TOWNSHIP OF WHITE BEAR  
 We do hereby certify that on the 16<sup>th</sup> day of July, 2011, the Board of Supervisors for the Township of White Bear, Ramsey County, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.  
Devin Romberg Chairman [Signature] Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE  
 Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2011 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered this 23<sup>rd</sup> day of August, 2011.  
Mark Osward Director By Mary Kay Simpson Deputy  
 Property Records and Revenue

COUNTY SURVEYOR  
 I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this 23<sup>rd</sup> day of August, 2011.  
Craig W. Hinzman  
 Craig W. Hinzman, L.S.  
 Ramsey County Surveyor

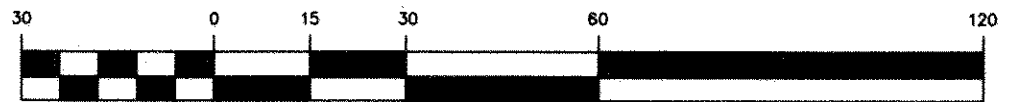
REGISTRAR OF TITLES,  
 COUNTY OF RAMSEY, STATE OF MINNESOTA  
 I hereby certify that this plat of POWER ESTATE was filed in the office of the Registrar of Titles for public record on this 24<sup>th</sup> day of August, 2011, at 1:00 o'clock P.M., and was duly filed in Book 48 of Plats, Pages 11 and 12, as Document Number 2149775.  
 Deputy Registrar of Titles



# POWER ESTATE

FOR THE PURPOSES OF THIS PLAT THE NORTH SOUTH QUARTER LINE OF SECTION 11, TOWNSHIP 30, RANGE 22, RAMSEY COUNTY, MINNESOTA, IS ASSUMED TO HAVE A BEARING OF N00°06'39"W.

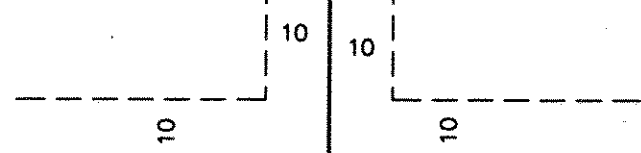
GRAPHIC SCALE IN FEET



( IN FEET )  
SCALE: 1 INCH = 30 FEET

- DENOTES FOUND MONUMENT AS LABELED
- DENOTES 1/2 INCH BY 14 INCH SET IRON PIPE MONUMENT MARKED BY LICENSED LAND SURVEYOR NO. 25341, UNLESS OTHERWISE SHOWN ON THIS PLAT.

DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.

THE ENTIRE AREA OF OUTLOTS A, B, C, E AND F ARE COVERED BY A DRAINAGE AND UTILITY EASEMENT.

OUTLOTS A, B, C ARE SUBJECT TO EASEMENTS FOR CONSTRUCTION MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE FACILITIES AND A BICYCLE/PEDESTRIAN PATHWAY PER RAMSEY COUNTY BOARD RESOLUTION NO. 96-476 AND TOWN OF WHITE BEAR RESOLUTION RECORDED AS DOC. NO. 1823980.

BENCHMARK: Minnesota Department of Transportation GSD Station # 25248, "MELTZIN MND". Elevation = 943.207 feet (N.G.V.D. 29)

ORDINARY HIGH WATER LEVEL = 911.00 feet (N.G.V.D. 29) per Minnesota Department of Natural Resources.

HIGHEST RECORDED WATER ELEVATION = 912.02 feet (N.G.V.D. 29) on 5/14/86 per Minnesota Department of Natural Resources.

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

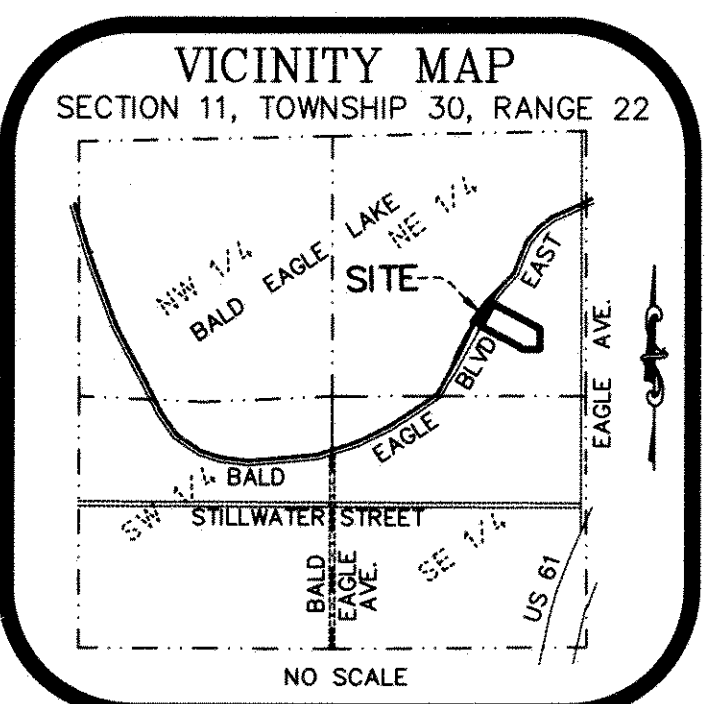
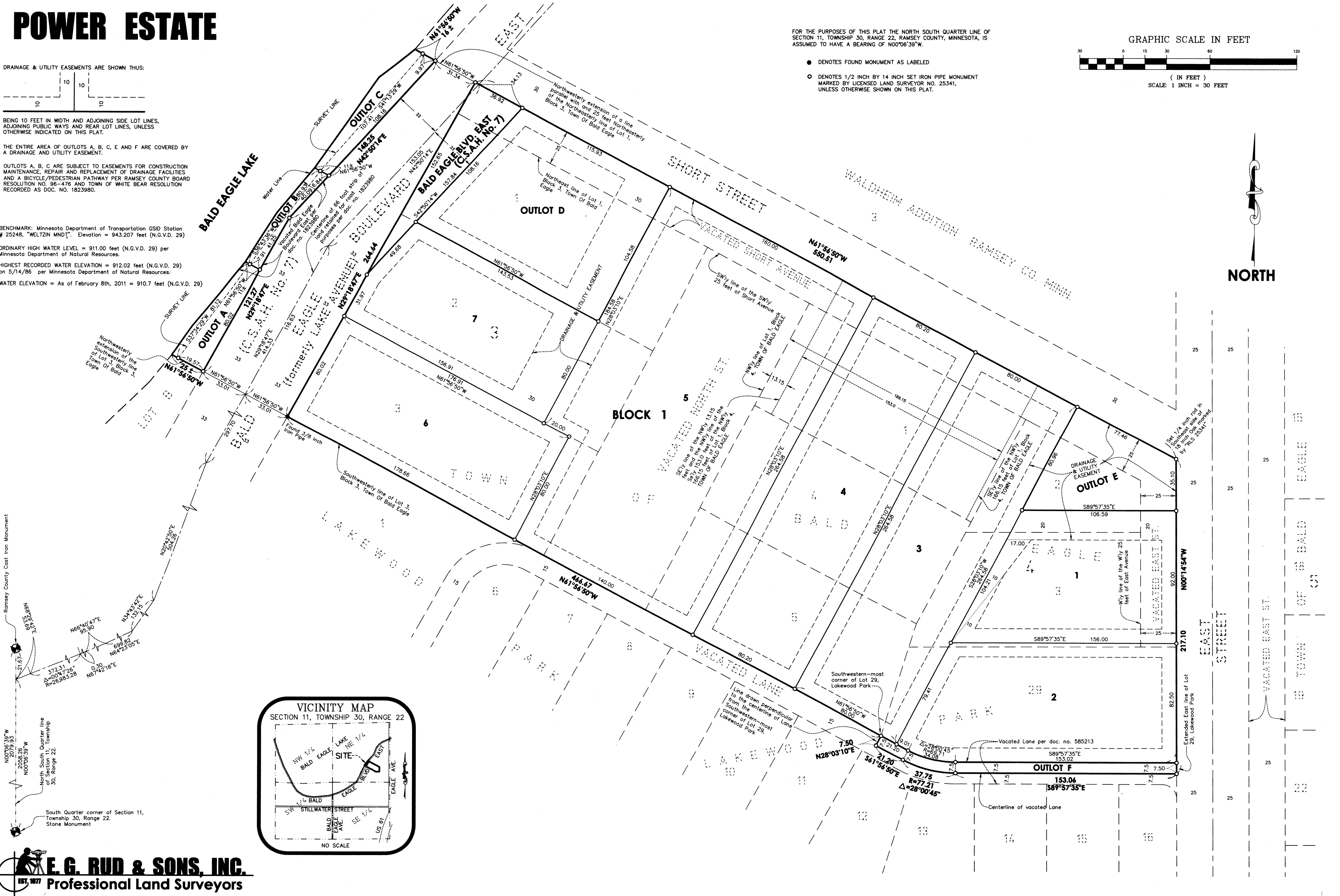
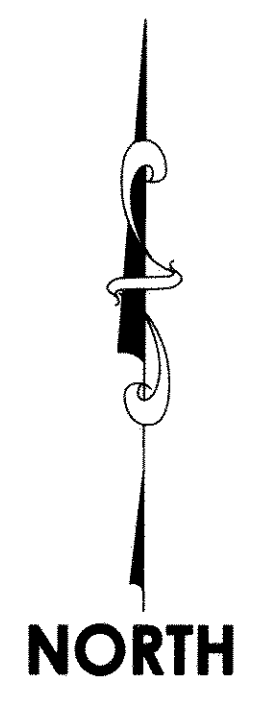
WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)



**E. G. RUD & SONS, INC.**  
Professional Land Surveyors  
EST. 1977