

TWIN LAKES 2ND ADDITION

KNOW ALL MEN BY THESE PRESENTS: That University Financial Corp., a Minnesota corporation, owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:
 The West 185 feet of Lot 11; and the South 89.69 feet of the West 185 feet of Lot 12, Block B, Twin View, Except those parts taken in Final Certificate per Ramsey County Document No. 1698540.
 And that Roseville Properties, a Minnesota general partnership, and the City of Roseville, a municipal corporation under the laws of Minnesota, and Roseville Acquisitions, LLC, a Minnesota limited liability company, owners of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

Lot 11, Except the west 185 feet of said Lot 11, Block B, Twin View, and also Except those parts taken in Final Certificate per Ramsey County Document No. 1698540;
 Together with Lot 12, Except the south 89.69 feet of the west 185 feet of said Lot 12, Block B, and also Except those parts taken in Final Certificate per Ramsey County Document No. 1698540;
 Together with Lots 7, 8 and 9, said Block B, and Lots 2, 3, and 4, Block C, said Twin View;
 Together with that part of the east 10.00 feet of Lot 6, said Block B, lying southerly of a line drawn parallel with and distant 168.18 feet northerly of the southerly line of said Lot 7, Block B;
 Together with those parts of the following described property:

Said Lot 6, Block B, lying westerly of the east 10.00 feet of said Lot 6; Lot 13, said Block B, Except that part taken in Final Certificate per Ramsey County Document No. 1698540; and all of Lots 14 and 15, said Block B,
 which lie southerly, southeasterly, easterly and southerly of a line described as commencing at the intersection of a line drawn parallel with and distant 10.00 feet west of the east line of said Lot 6, Block B, and the north line of said Lot 6; thence South 1 degree 12 minutes 10 seconds East, assumed bearing, along said line drawn parallel with and distant 10.00 feet west of the east line of Lot 6, a distance of 84.35 feet to the point of beginning of the line to be described; thence westerly 114.74 feet, along a non-tangential curve concave to the north, having a radius of 388.16 feet, a central angle of 16 degrees 56 minutes 12 seconds and a chord which bears South 80 degrees 56 minutes 56 seconds West; thence South 89 degrees 25 minutes 02 seconds West, tangent to said curve, 419.04 feet; thence South 36 degrees 22 minutes 36 seconds West 22.00 feet; thence South 1 degree 32 minutes 35 seconds East 193.22 feet; thence South 5 degrees 25 minutes 15 seconds West 4.05 feet to the south line of the North Half of said Lot 13, Block B; thence South 89 degrees 24 minutes 23 seconds West, along said south line of the North Half of Lot 13, a distance of 10.05 feet to the east line of that part taken in Final Certificate per Ramsey County Document No. 1698540 and said line there terminating;

Together with that part of Lot 10, said Block B, lying northerly of the northerly right of way line of County Road C per Ramsey County Document Nos. 1594225 and 1639968;
 Together with that part of Lot 5, said Block C, lying northerly of the northerly right of way line of County Road C per Ramsey County Document Nos. 1604588 and 1639968;
 Together with that part of Mount Ridge Road as dedicated in said Twin View, lying northerly of the northerly right of way line of County Road C per Ramsey County Document No. 1639968, and lying southerly and southwesterly of a line described as beginning at the intersection of the easterly line of said Lot 6, Block B, and a line drawn parallel with and distant 168.18 feet northerly of the southerly line of said Lot 7, Block B; thence easterly, along the easterly extension of said line drawn parallel with and distant 168.18 feet northerly of the southerly line of Lot 7, 20.00 feet; thence southeasterly to the northwest corner of said Lot 2, Block C, and said line there terminating;

AND
 That part of the following described property:
 Lot 1, Block C, Twin View, and the south 833.00 feet of the West Half of the Southwest Quarter of Section 4, Township 29, Range 23, lying east and north of said Block C, Except the east 30 feet thereof,
 which lies northerly of the northerly right of way line of County Road C per Ramsey County Document No. 1639968, and which lies westerly, southwesterly, southerly and easterly of a line described as commencing at the intersection of a line drawn parallel with and distant 30.00 feet west of the east line of the Southwest Quarter of said Southwest Quarter of Section 4, with the north line of said south 833.00 feet of the West Half of the Southwest Quarter of Section 4; thence South 1 degree 10 minutes 51 seconds East, assumed bearing, along said line drawn parallel with and distant 30.00 feet west of the east line of the Southwest Quarter of the Southwest Quarter of Section 4, a distance of 401.36 feet to the point of beginning of the line to be described; thence North 7 degrees 28 minutes 46 seconds West 227.30 feet; thence North 57 degrees 42 minutes 35 seconds West 88.57 feet; thence South 83 degrees 51 minutes 34 seconds West 96.54 feet; thence North 89 degrees 06 minutes 19 seconds West 136.85 feet; thence westerly and southwesterly 171.52 feet, along a tangential curve concave to the southeast, having a radius of 275.00 feet and a central angle of 35 degrees 44 minutes 09 seconds; thence South 30 degrees 14 minutes 25 seconds West, not tangent to the last described curve, 61.99 feet; thence South 1 degree 03 minutes 54 seconds East 64.23 feet to the north line of Lot 2, said Block C and said line there terminating.

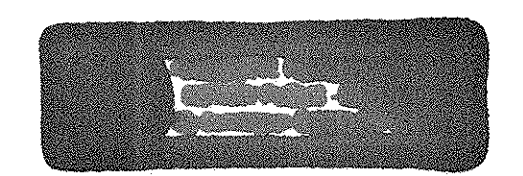
Have caused the same to be surveyed and platted as TWIN LAKES 2ND ADDITION and do hereby dedicate or donate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said University Financial Corp., a Minnesota corporation, has caused these presents to be signed by its proper officer this 20th day of MARCH, 2013.

Signed: University Financial Corp.
[Signature] its CEO

STATE OF MINNESOTA
 COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 20th day of MARCH, 2013 by DAVID C. Reiling CEO of University Financial Corp., a Minnesota corporation, on behalf of the corporation.



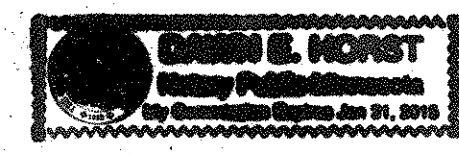
Hannah R. Heinz Helmers
Hannah R. Heinz Helmers
 Notary Public, Minnesota
 My Commission Expires January 31, 2017

In witness whereof said Roseville Properties, a Minnesota general partnership, has caused these presents to be signed by its proper officer this 11th day of MARCH, 2013.

Signed: Roseville Properties
[Signature] its Managing Partner

STATE OF MINNESOTA
 COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 11th day of MARCH, 2013, by DANIEL P. CONNORS MANAGING PARTNER of Roseville Properties, a Minnesota general partnership, on behalf of the partnership.



[Signature]
DAWN E. HORST
 Notary Public, MINNESOTA
 My Commission Expires JANUARY 31, 2015

In witness whereof said City of Roseville, a municipal corporation under the laws of Minnesota, has caused these presents to be signed by its proper officers this 8 day of April, 2013.

Signed: City of Roseville
[Signature] its MAYOR [Signature] its City Manager

STATE OF Minnesota
 COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 5 day of April, 2013, by Daniel S. Roe Mayor and William S. Malin City Manager of City of Roseville, a municipal corporation under the laws of Minnesota, on behalf of the corporation.



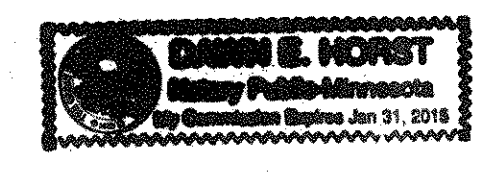
[Signature]
Kari E. Collins
 Notary Public, Minnesota
 My Commission Expires 1/21/2017

In witness whereof said Roseville Acquisitions, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 11th day of MARCH, 2013.

Signed: Roseville Acquisitions, LLC
[Signature] its Chief Manager

STATE OF MINNESOTA
 COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 11th day of MARCH, 2013, by DANIEL P. CONNORS CHIEF MANAGER of Roseville Acquisitions, LLC, a Minnesota limited liability company, on behalf of the company.



[Signature]
DAWN E. HORST
 Notary Public, MINNESOTA
 My Commission Expires JANUARY 31, 2015

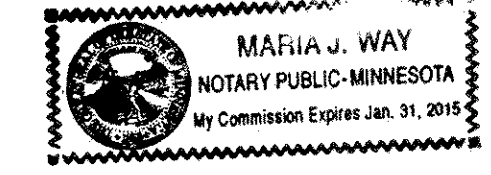
I, Mark S. Hanson, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and 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 5th day of MARCH, 2013.

[Signature]
 Mark S. Hanson, Licensed Land Surveyor
 Minnesota License No. 15480

STATE OF MINNESOTA
 COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 5th day of March, 2013 by Mark S. Hanson, a Professional Land Surveyor.



[Signature]
Maria J. Way
 Notary Public, Minnesota
 My Commission Expires January 31, 2015

City of Roseville, Minnesota

We do hereby certify that on the 8 day of April, 2013, the City Council of the City of Roseville, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Signed: [Signature] Mayor
 Attest: [Signature] Manager

Department of Property Records and Revenue

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2013 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 14th day of April, 2013.

[Signature] Director
 Department of Property Records and Revenue
 By [Signature] Deputy

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 22nd day of April, 2013.

[Signature]
 Craig W. Hinzman, L.S.
 Ramsey County Surveyor

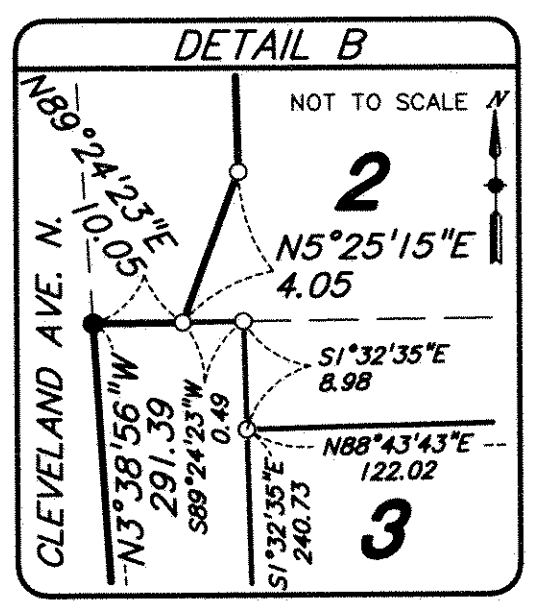
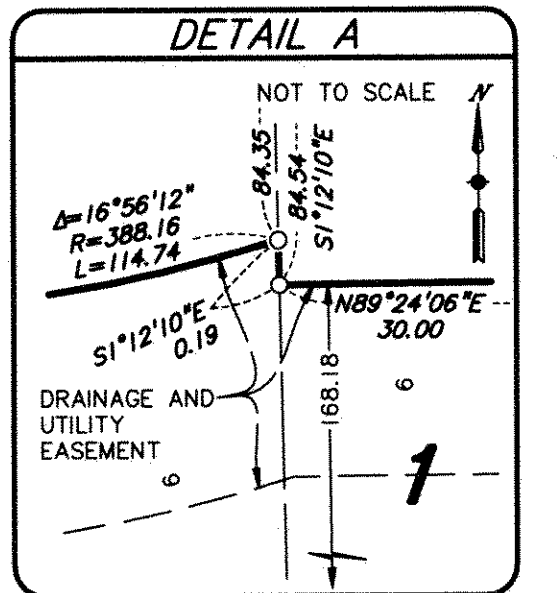
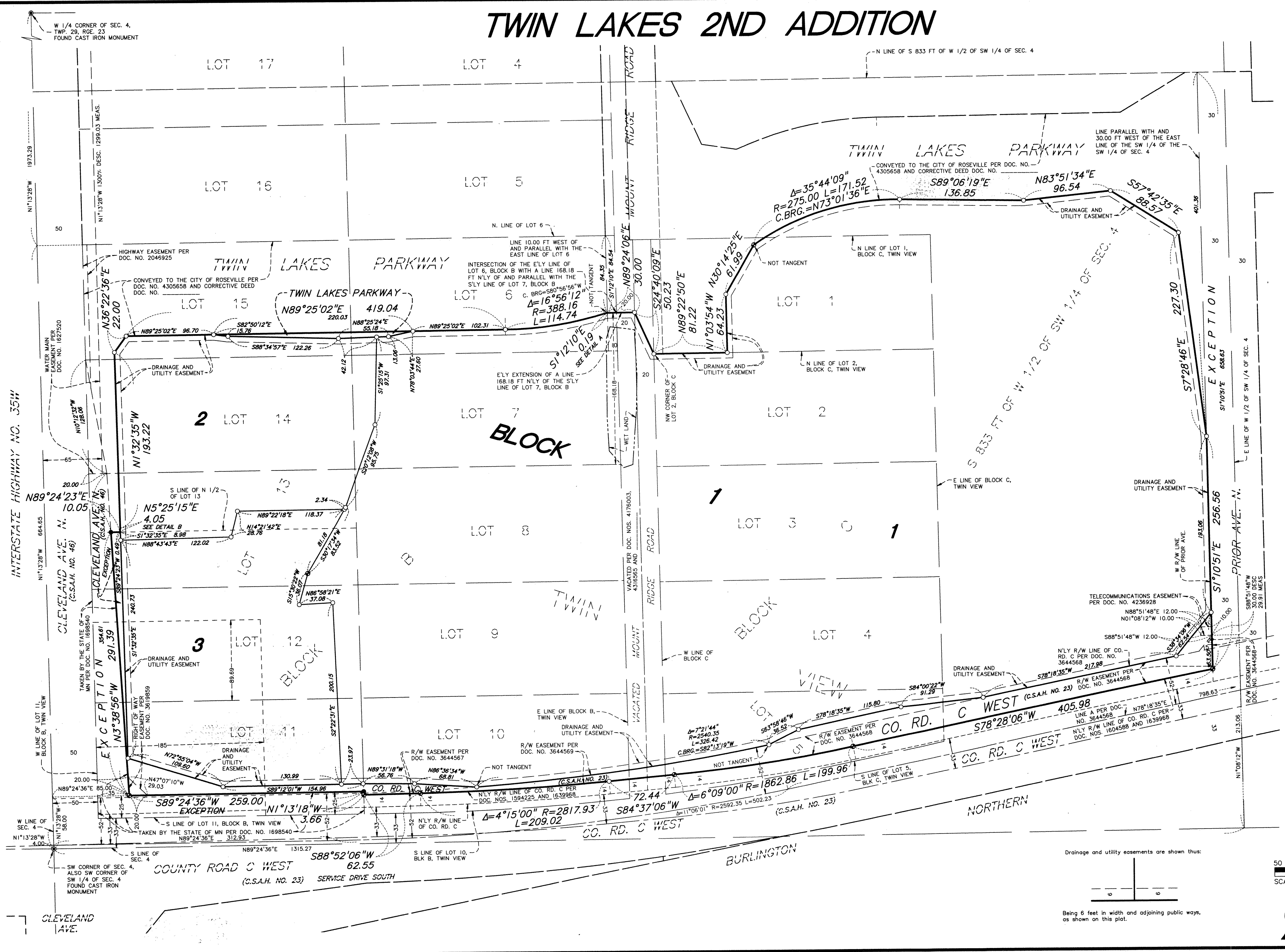
County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of TWIN LAKES 2ND ADDITION was filed in the office of the County Recorder for public record on this 22 day of APRIL, 2013, at 2 o'clock P.M., and was duly filed in Book 125 of Plats, Pages 33 and 34, as Document Number 4397683.

Deputy County Recorder

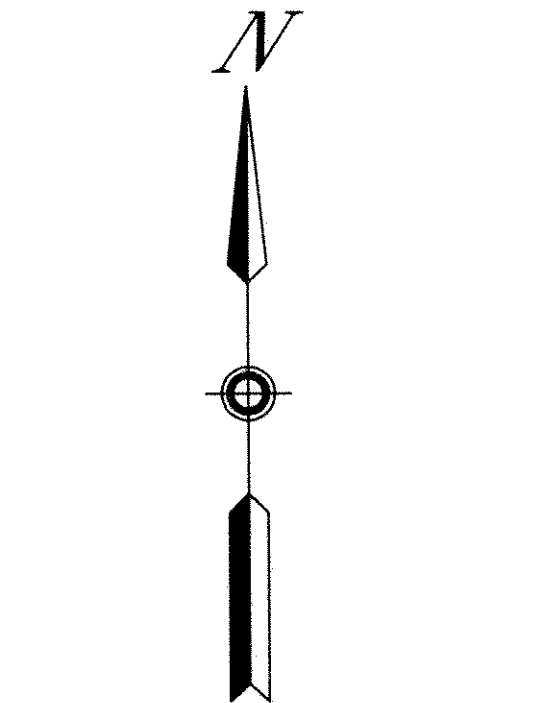
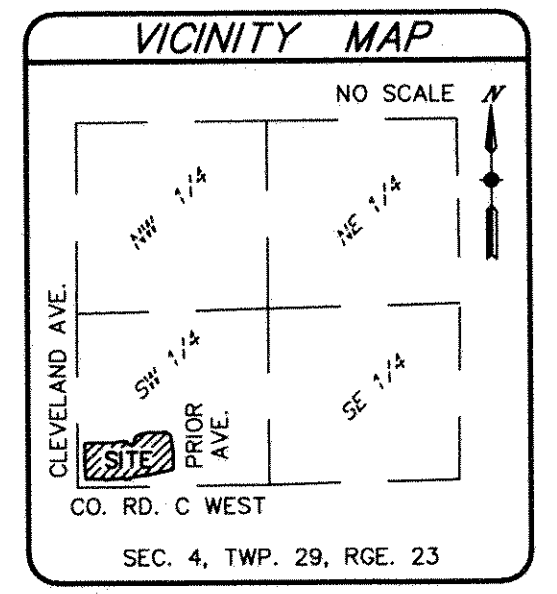


TWIN LAKES 2ND ADDITION

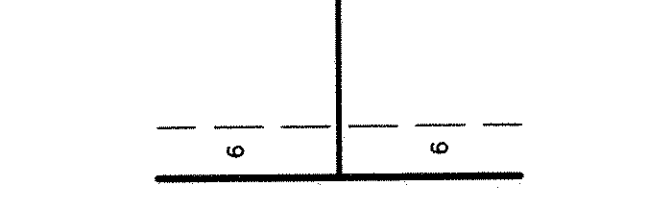


- Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 15480
- Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-15480 set
- Denotes found 1/2 inch iron pipe monument marked by License No. 15480
- Denotes found cast iron monument

For the purposes of this plat, the orientation of this bearing system is based upon Ramsey County Coordinates, North American Datum of 1983, 1986 adjustment.



Drainage and utility easements are shown thus:



Being 6 feet in width and adjoining public ways, as shown on this plat.

