

FRANKLIN POND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Helen Street Senior Housing, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of North St. Paul, County of Ramsey, State of Minnesota:

That part of Lots 6, 7, 8, and 9, Block 2, THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT NO. 1 IN BLOCKS 14, 15, AND 18 OF NORTH ST. PAUL PROPER RAMSEY CO., MINN., which lies north of the following described line:

Commencing at the southwest corner of Lot 1, Block 2, THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT NO. 1 IN BLOCKS 14, 15, AND 18 OF NORTH ST. PAUL PROPER RAMSEY CO., MINN.; thence on an assumed bearing of North 00 degrees 24 minutes 26 seconds West along the west line of Lots 1, 2, 3, 4, 5 and that part of Lot 6, said Block 2, THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT NO. 1 IN BLOCKS 14, 15, AND 18 OF NORTH ST. PAUL PROPER RAMSEY CO., MINN., a distance of 204.00 feet to the point of beginning of the line to be described; thence North 89 degrees 35 minutes 34 seconds East, a distance of 110.00 feet to the east line of said Lot 6, Block 2, and said line there terminating;

AND

That part of Lot 28, Block 2, THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT NO. 1 IN BLOCKS 14, 15, AND 18 OF NORTH ST. PAUL PROPER RAMSEY CO., MINN., which lies north of the westerly extension of the following described line:

Commencing at the southwest corner of Lot 1, Block 2, THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT NO. 1 IN BLOCKS 14, 15, AND 18 OF NORTH ST. PAUL PROPER RAMSEY CO., MINN.; thence on an assumed bearing of North 00 degrees 24 minutes 26 seconds West along the West line of Lots 1, 2, 3, 4, 5 and that part of Lot 6, said Block 2, THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT NO. 1 IN BLOCKS 14, 15, AND 18 OF NORTH ST. PAUL PROPER RAMSEY CO., MINN., a distance of 204.00 feet to the point of beginning of the line to be described; thence North 89 degrees 35 minutes 34 seconds East, a distance of 110.00 feet to the east line of said Lot 6, Block 2, and said line there terminating;

LESS AND EXCEPT that part thereof described as follows:

Those parts of Lots 20, 21, and 22, Block 14, NORTH ST. PAUL PROPER RAMSEY COUNTY, MINN., and that part of Lot 28, Block 2, THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT NO. 1 IN BLOCKS 14, 15, AND 18 OF NORTH ST. PAUL PROPER RAMSEY CO., MINN., described as follows: Beginning at a point on the East line of said Lot 28 where the South lot line of Lot 22, Block 2, THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT NO. 1 IN BLOCKS 14, 15, AND 18 OF NORTH ST. PAUL PROPER RAMSEY CO., MINN., intersects the East lot line of said Lot 28; thence extending said South line of Lot 22 westerly across said Lot 28 to a point 20 feet West of the West line of said Lot 28; thence in a northerly direction parallel to the East lot line of said Lot 28 to the south line of Lot 23, Block 14, said plat of NORTH ST. PAUL PROPER RAMSEY COUNTY, MINN.; thence Northeasterly, along said south line of Lot 23, to its intersection with the East line of said Lot 28; thence southerly along said East line of Lot 28 to the point of beginning;

AND

That part of Lots 1, 2, 3, 4, 15, 16, 17, 18, 19, 23, 24, and 25, Block 14, NORTH ST. PAUL PROPER RAMSEY COUNTY, MINN., lying northeasterly of the following described line:

Commencing at the northwest corner of said Block 14; thence south to the southwest corner of Lot 8, Block 14, said plat; thence east along the south line of said Lot 8 to the intersection with a line drawn parallel with and 90.00 feet northwesterly of the northwest line of Seppala Boulevard; thence northeasterly, along said parallel line, to the west line of Lot 28, Block 2, THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT NO. 1 IN BLOCKS 14, 15, AND 18 OF NORTH ST. PAUL PROPER RAMSEY CO., MINN.; thence north, along said west line of Lot 28, a distance of 18.85 feet to the point of beginning of the line to be described; thence northwesterly to a point on the northwest line of said Block 14, distant 119.98 feet from said northwest corner of Block 14 and said line there terminating;

Less and Except that part of said Lots 15, 16, 17, 18, and 19 now platted as THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT NO. 1 IN BLOCKS 14, 15, AND 18 OF NORTH ST. PAUL PROPER RAMSEY CO., MINN.;

AND

That part of Lots 20, 21, and 22, Block 14, NORTH ST. PAUL PROPER RAMSEY COUNTY, MINN., lying West of THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT NO. 1 IN BLOCKS 14, 15, AND 18 OF NORTH ST. PAUL PROPER RAMSEY CO., MINN., less and except that part described as follows:

Those parts of Lots 20, 21, and 22, Block 14, NORTH ST. PAUL PROPER RAMSEY COUNTY, MINN., and that part of Lot 28, Block 2, THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT NO. 1 IN BLOCKS 14, 15, AND 18 OF NORTH ST. PAUL PROPER RAMSEY CO., MINN., described as follows: Beginning at a point on the East line of said Lot 28 where the South lot line of Lot 22, Block 2, THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT NO. 1 IN BLOCKS 14, 15, AND 18 OF NORTH ST. PAUL PROPER RAMSEY CO., MINN., intersects the East lot line of said Lot 28; thence extending said South line of Lot 22 westerly across said Lot 28 to a point 20 feet West of the West line of said Lot 28; thence in a northerly direction parallel to the East lot line of said Lot 28 to the south line of Lot 23, Block 14, said plat of NORTH ST. PAUL PROPER RAMSEY COUNTY, MINN.; thence Northeasterly, along said south line of Lot 23, to its intersection with the East line of said Lot 28; thence southerly along said East line of Lot 28 to the point of beginning;

AND

Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27, Block 2, THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT NO. 1 IN BLOCKS 14, 15, AND 18 OF NORTH ST. PAUL PROPER RAMSEY CO., MINN.;

AND

Those parts of Lots 20, 21, and 22, Block 14, NORTH ST. PAUL PROPER RAMSEY COUNTY, MINN., and that part of Lot 28, Block 2, THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT NO. 1 IN BLOCKS 14, 15, AND 18 OF NORTH ST. PAUL PROPER RAMSEY CO., MINN., described as follows: Beginning at a point on the East line of said Lot 28 where the South lot line of Lot 22, Block 2, THE NORTH ST. PAUL LAND CO'S RE-ARRANGEMENT NO. 1 IN BLOCKS 14, 15, AND 18 OF NORTH ST. PAUL PROPER RAMSEY CO., MINN., intersects the East lot line of said Lot 28; thence extending said South line of Lot 22 westerly across said Lot 28 to a point 20 feet West of the West line of said Lot 28; thence in a northerly direction parallel to the East lot line of said Lot 28 to the south line of Lot 23, Block 14, said plat of NORTH ST. PAUL PROPER RAMSEY COUNTY, MINN.; thence Northeasterly, along said south line of Lot 23, to its intersection with the East line of said Lot 28; thence southerly along said East line of Lot 28 to the point of beginning;

Has caused the same to be surveyed and platted as FRANKLIN POND ADDITION and does hereby dedicate to the public for public use forever the public way and the easements created by this plat for drainage and utility purposes only.

In witness whereof said Helen Street Senior Housing, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 17th day of October, 2013.

Signed: HELEN STREET SENIOR HOUSING, LLC

Samuel L. Kaplan
Samuel L. Kaplan, Chief Manager

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me on this 17th day of October, 2013 by Samuel L. Kaplan, as Chief Manager of Helen Street Senior Housing, LLC, a Minnesota limited liability company, on behalf of the company.

Sally J. Swanson
Sally J. Swanson
Notary Public, Washington County
My commission expires 1/31/2015

I, Thomas R. Balluff, Professional 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 monuments indicated on this plat will be correctly set within one year; 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 16th day of OCTOBER, 2013

Thomas R. Balluff
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me on this 16 day of October, 2013, by Thomas R. Balluff.

Cynthia J. Morical
Cynthia J. Morical
Notary Public, Hennepin County
My commission expires January 31, 2015

CITY OF NORTH ST. PAUL

We do hereby certify that on the 2nd day of July, 2013, the City Council of the City of North St. Paul, Minnesota approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Michael R. Kuehn Mayor

J.B. Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2013 on the land herein described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered this 18th day of October, 2013.

Mark Iswald Director
Department of Property Records and Revenue

By: Mary Kay Jumper 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 18th day of October, 2013.

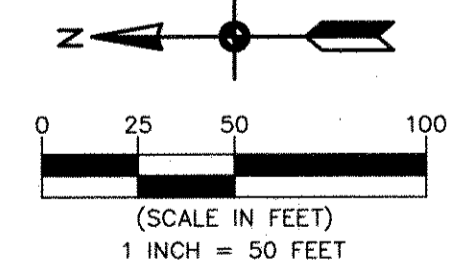
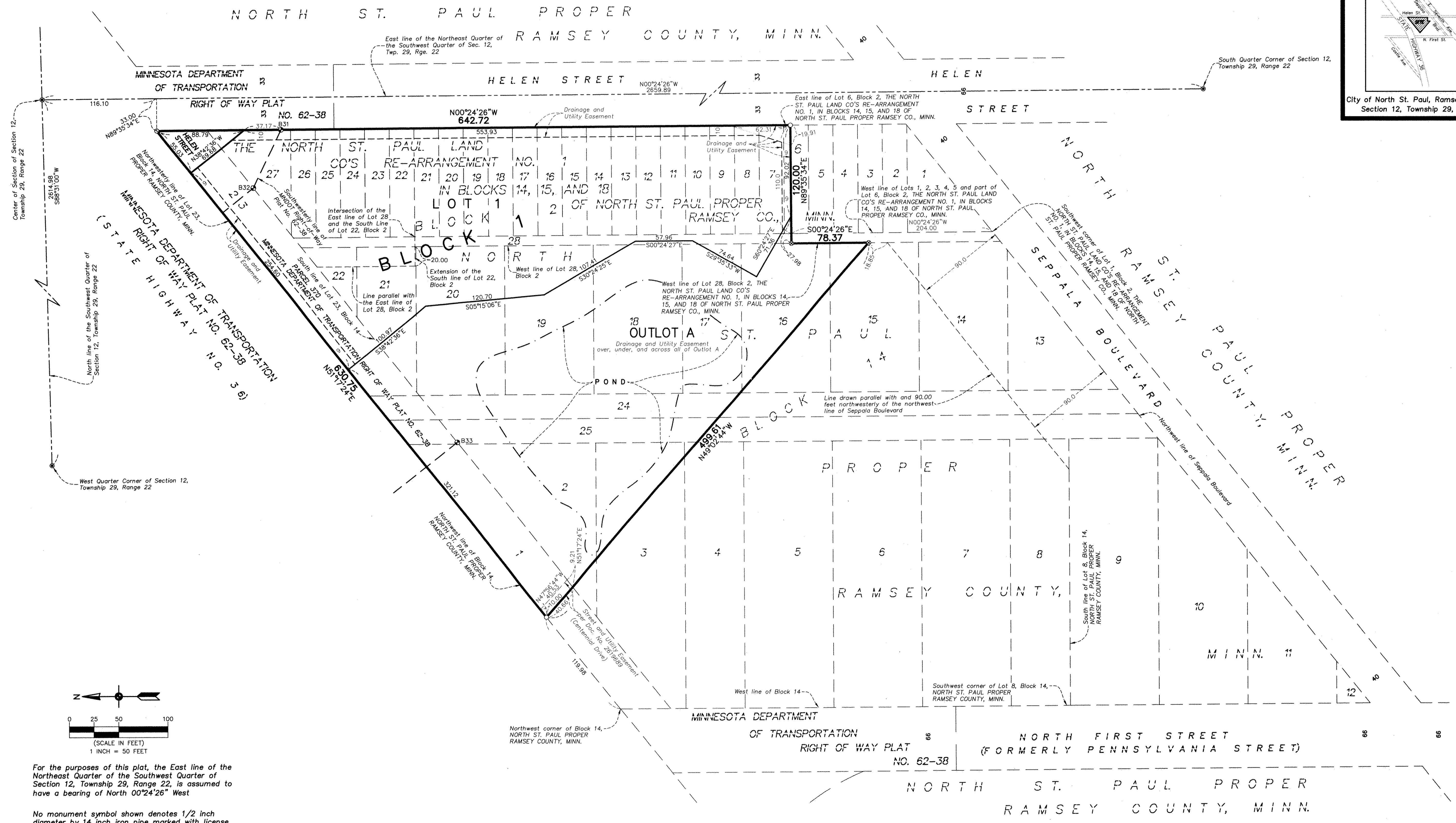
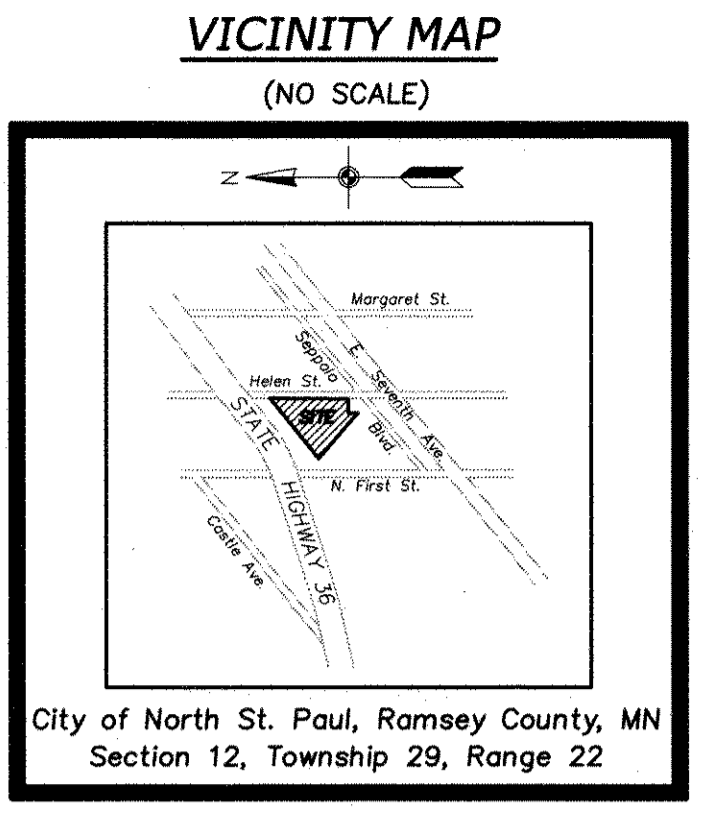
Craig W. Higman
Craig W. Higman, L.S.
Ramsey County Surveyor

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of FRANKLIN POND ADDITION was filed in the office of the County Recorder for public record on this 18th day of October, 2013 at 2:00 o'clock P.M. and was duly filed in Book 125 of Plats, Pages 41 and 42 as Document Number 4430818.

Deputy County Recorder

FRANKLIN POND ADDITION



For the purposes of this plat, the East line of the Northeast Quarter of the Southwest Quarter of Section 12, Township 29, Range 22, is assumed to have a bearing of North 00°24'26" West

No monument symbol shown denotes 1/2 inch diameter by 14 inch iron pipe marked with license number 40361 to be set within one year after the recording of this plat

- Denotes Found Ramsey County Cast Iron Monument
- Denotes 1/2 inch diameter by 14 inch iron pipe set and marked with license number 40361
- ⊙ Denotes Set PK Nail with disk bearing license number 40361
- ⊕ Denotes Found MNDOT Right-of-Way Monument (Aluminum Disc on 3/4 inch iron rod)

