

CHARLEY LAKE PRESERVE

KNOW ALL PERSONS BY THESE PRESENTS: That The Pentom Land Company, a Minnesota corporation, owner and Mattamy (Minneapolis) Partnership, a Minnesota general partnership, contract for deed vendee of the following described property situated in the City of North Oaks, County of Ramsey, State of Minnesota:

That part of Government Lot 3 lying westerly of the westerly line of REGISTERED LAND SURVEY NUMBER 506, excepting therefrom the following described parcel:

That part of Government Lot 3, Section 12, Township 30 North, Range 23 West of the Fourth Principal Meridian, lying westerly of the westerly line of REGISTERED LAND SURVEY NUMBER 506, lying northerly of the westerly extension of the southerly line of Tract K, REGISTERED LAND SURVEY NUMBER 506, and lying easterly of the following described line:

Commencing at a point on the South line of said Section 12, distant 892 feet westerly of the southeast corner of the Southwest Quarter of said Section 12 (for descriptive purposes said south line has an assumed bearing of East); thence North 3 degrees 30 minutes East a distance of 485 feet; thence North 27 degrees 45 minutes East a distance of 682 feet; thence North 2 degrees 15 minutes East to a point in the North line of said Government Lot 3 and there terminating;

AND

The South 300 feet of the Southwest Quarter of the Southwest Quarter of Section 12, Township 30, Range 23 West, which lies East of the West 600 feet thereof;

AND

That part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 30, Range 23 West, lying North of the South 300 feet thereof;

AND

All that part of Government Lot 2, Section 12, Township 30 North, Range 23 West, Ramsey County, Minnesota, lying westerly of REGISTERED LAND SURVEY NUMBERS 324 and 506 and westerly of MEADER ADDITION as filed in the office of the Registrar of Titles in and for said Ramsey County, EXCEPT the following parcels:

That part of Government Lot 2, Section 12, Township 30 North, Range 23 West, Ramsey County, Minnesota, described as follows:

Beginning at the southwest corner of Lot 1, Block 1, MEADER ADDITION, according to the recorded plat thereof; thence North 67 degrees 41 minutes 35 seconds West, assumed bearing, along the westerly extension of the south line of said Lot 1 a distance of 63.00 feet; thence North 4 degrees 20 minutes 30 seconds East 188.25 feet; thence North 11 degrees 20 minutes 30 seconds East 45.98 feet to the intersection with the westerly extension of the north line of said Lot 1; thence South 79 degrees 32 minutes 23 seconds East 56.85 feet, along said north line extended, to the northwest corner of said Lot 1; thence southerly, along the west line of said Lot 1, to the point of beginning;

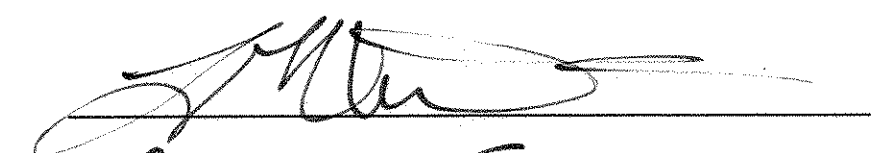
That part of Government Lot 2, Section 12, Township 30 North, Range 23 West, Ramsey County, Minnesota, described as follows:

Beginning at the northwest corner of Tract K, REGISTERED LAND SURVEY NO. 506, Ramsey County, Minnesota; thence North 67 degrees 41 minutes 35 seconds West, assumed bearing, along the westerly extension of the north line of said Tract K a distance of 63.00 feet; thence South 2 degrees 25 minutes 31 seconds East 165.02 feet to a point on the westerly line and 150.00 feet southwest of the northwest corner of said Tract K; thence northeasterly, along the westerly line of said Tract K to the point of beginning.

Have caused the same to be surveyed and platted as CHARLEY LAKE PRESERVE and do hereby donate and dedicate to the public for public use forever the public way as shown on this plat.

In witness whereof said The Pentom Land Company, a Minnesota corporation, has caused these presents to be signed by its proper officer this 10th day of DECEMBER, 2013.

Signed: THE PENTOM LAND COMPANY


its ASSISTANT SECRETARY

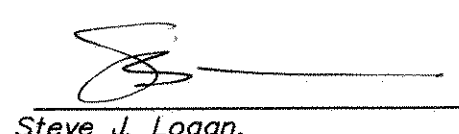
STATE OF MINNESOTA
COUNTY OF HENNEPIN
The foregoing instrument was acknowledged before me this 10th day of DECEMBER, 2013, by LARRY M. WERTHEIM, the ASSISTANT SECRETARY of The Pentom Land Company, a Minnesota corporation, on behalf of the corporation.


GRACE A. KOEBNICK
(Name Printed)

Notary Public, Hennepin County, Minnesota
My Commission Expires 1-31-2015

In witness whereof said Mattamy (Minneapolis) Partnership, a Minnesota general partnership, has caused these presents to be signed by its proper partner this 6th day of December, 2013.

Signed: MATTAMY (MINNEAPOLIS) PARTNERSHIP
By: Calben (Minnesota) Corporation
Its: General Partner


Steve J. Logan, Vice President


STATE OF MINNESOTA
COUNTY OF HENNEPIN
The foregoing instrument was acknowledged before me this 10th day of December, 2013, by Steve J. Logan, Vice President of Calben (Minnesota) Corporation, a Minnesota corporation, general partner of Mattamy (Minneapolis) Partnership, a Minnesota general partnership, on behalf of the partnership.


SARA ANN OKERLUND
(Name Printed)

Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2017

I, Craig W. Morse, 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 5th day of December, 2013.

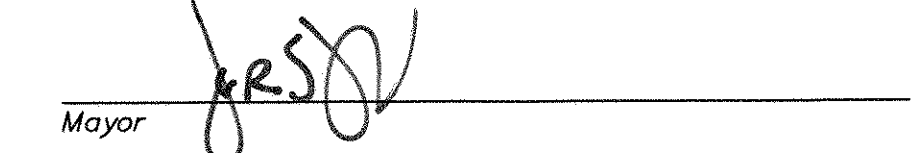


Craig W. Morse, Licensed Land Surveyor
Minnesota License No. 23021

STATE OF MINNESOTA
COUNTY OF HENNEPIN
The foregoing Surveyor's Certificate was acknowledged before me this 5th day of December, 2013, by Craig W. Morse, a Professional Land Surveyor.



(Signature) Shannon Sinnen
(Name Printed)

Notary Public, Carver County, Minnesota
My Commission Expires January 31, 2015

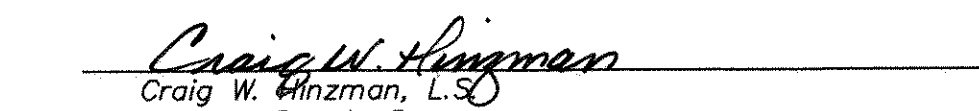
CITY COUNCIL
City of North Oaks, Ramsey County, Minnesota
We do hereby certify that on the 13th day of December, 2013, the City Council of the City of North Oaks, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.


Mayor JKSO 
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 hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 20th day of December, 2013.


Department of Property Records and Revenue, Director
By Mary Kay Simpson, 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 20th day of December, 2013.


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

COUNTY RECORDER, County of Ramsey, State of Minnesota
I hereby certify that this plat of CHARLEY LAKE PRESERVE was filed in the office of the County Recorder for public record on this 20th day of DECEMBER, 2013, at 4 o'clock P.M., and was duly filed in Book 125 & 126 of Plats, Pages 48 through 50+1/2 as Document Number 4439734.

Deputy County Recorder

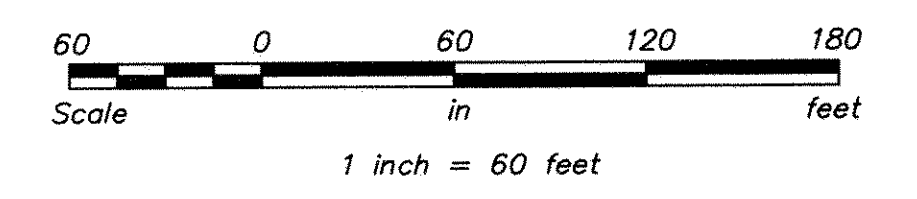
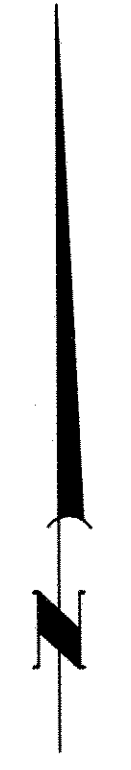
REGISTRAR OF TITLES, County of Ramsey, State of Minnesota
I hereby certify that this plat of CHARLEY LAKE PRESERVE was filed in the office of the Registrar of Titles for public record on this 20th day of DECEMBER, 2013, at 4 o'clock P.M., and was duly filed in Book 48 of Plats, Pages 39 through 43, as Document Number 223081A.

Deputy Registrar of Titles

COPY

CHARLEY LAKE PRESERVE

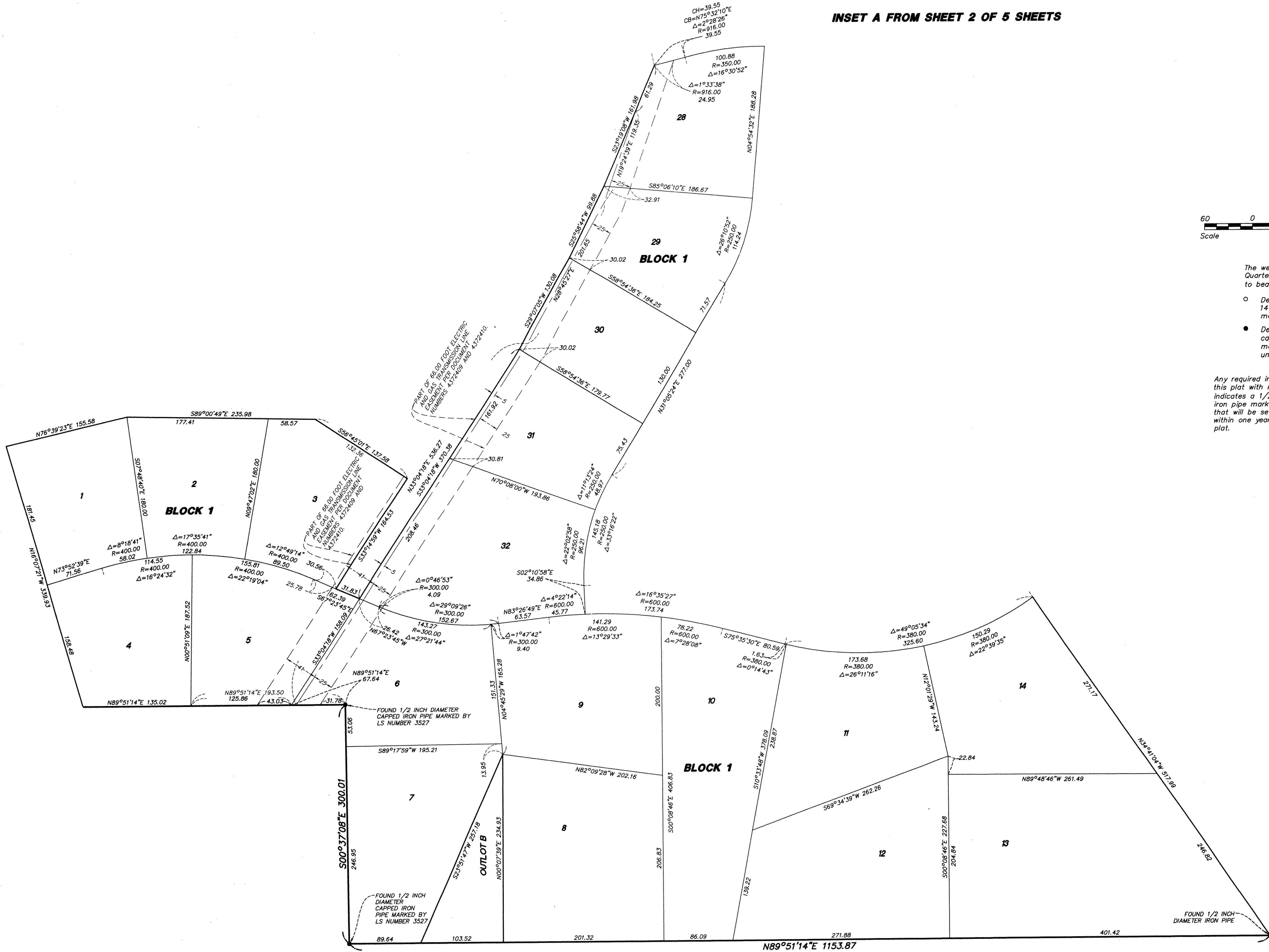
INSET A FROM SHEET 2 OF 5 SHEETS



The west line of the Southwest Quarter of Section 12, is assumed to bear N00°37'08"W.

- Denotes 1/2 inch diameter by 14 inch iron pipe set and marked by License No. 23021
- Denotes 1/2 inch diameter capped iron pipe found and marked by License No. 47481, unless otherwise noted.

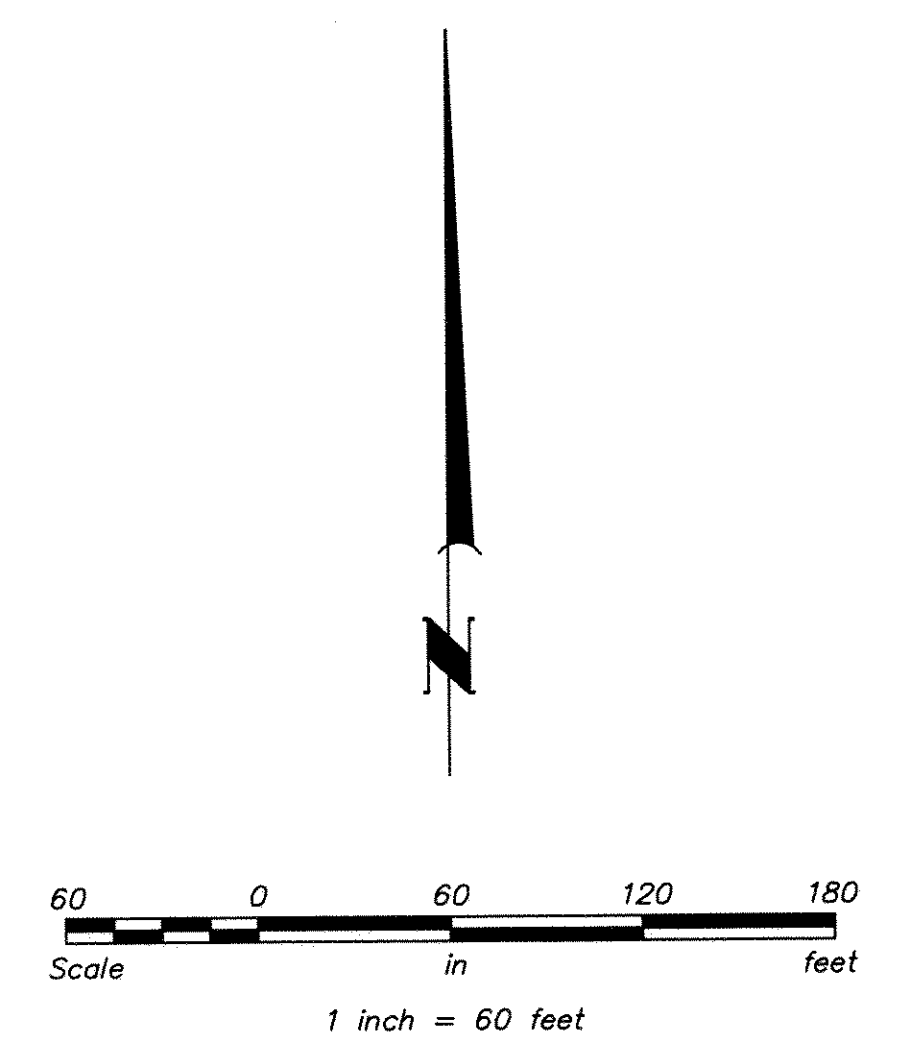
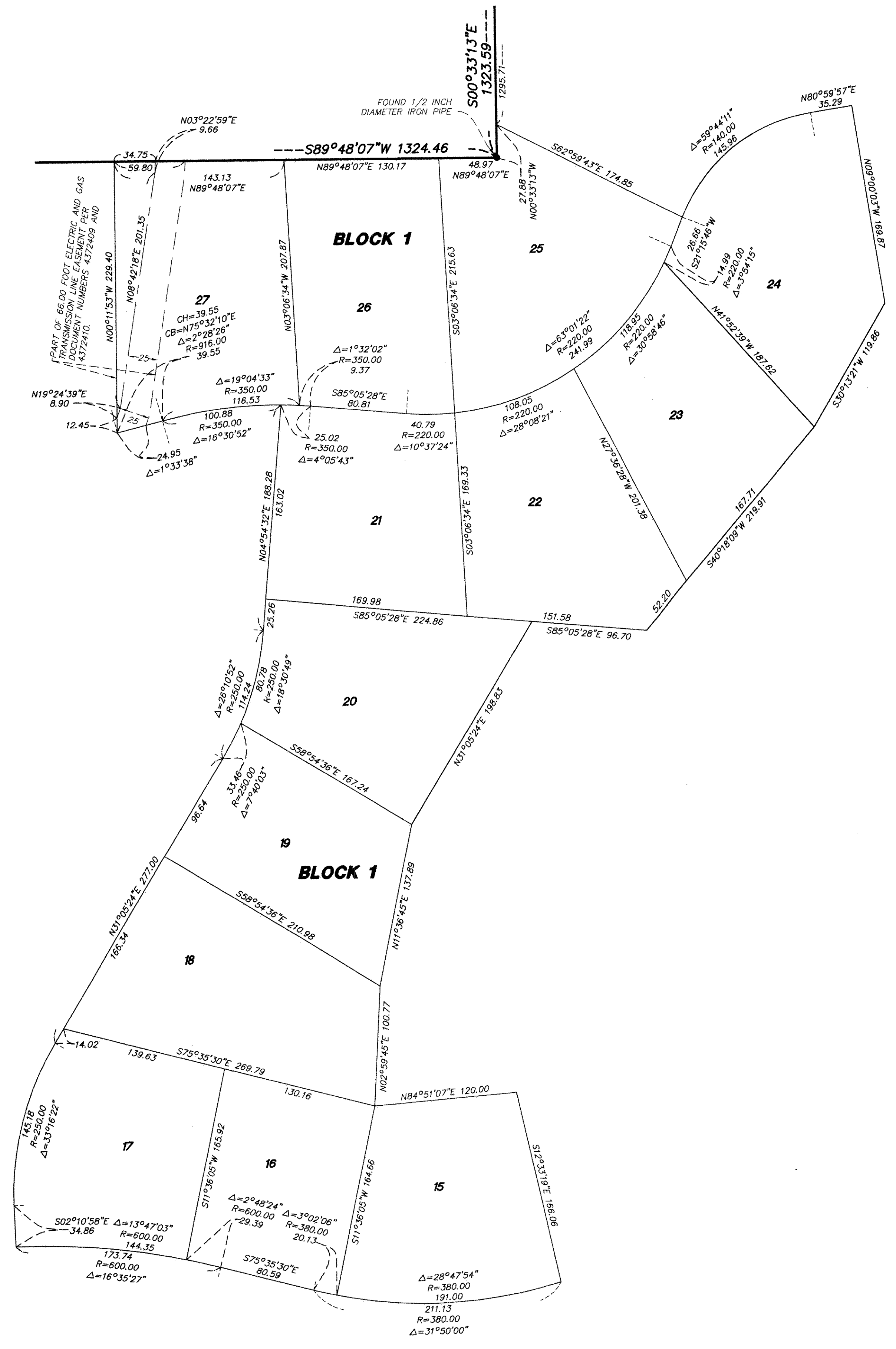
Any required interior monument location on this plat with no monument symbol shown, indicates a 1/2 inch diameter by 14 inch iron pipe marked by License Number 23021 that will be set, and which shall be in place within one year after the recording of this plat.



COPY

CHARLEY LAKE PRESERVE

INSET B FROM SHEET 2 OF 5 SHEETS



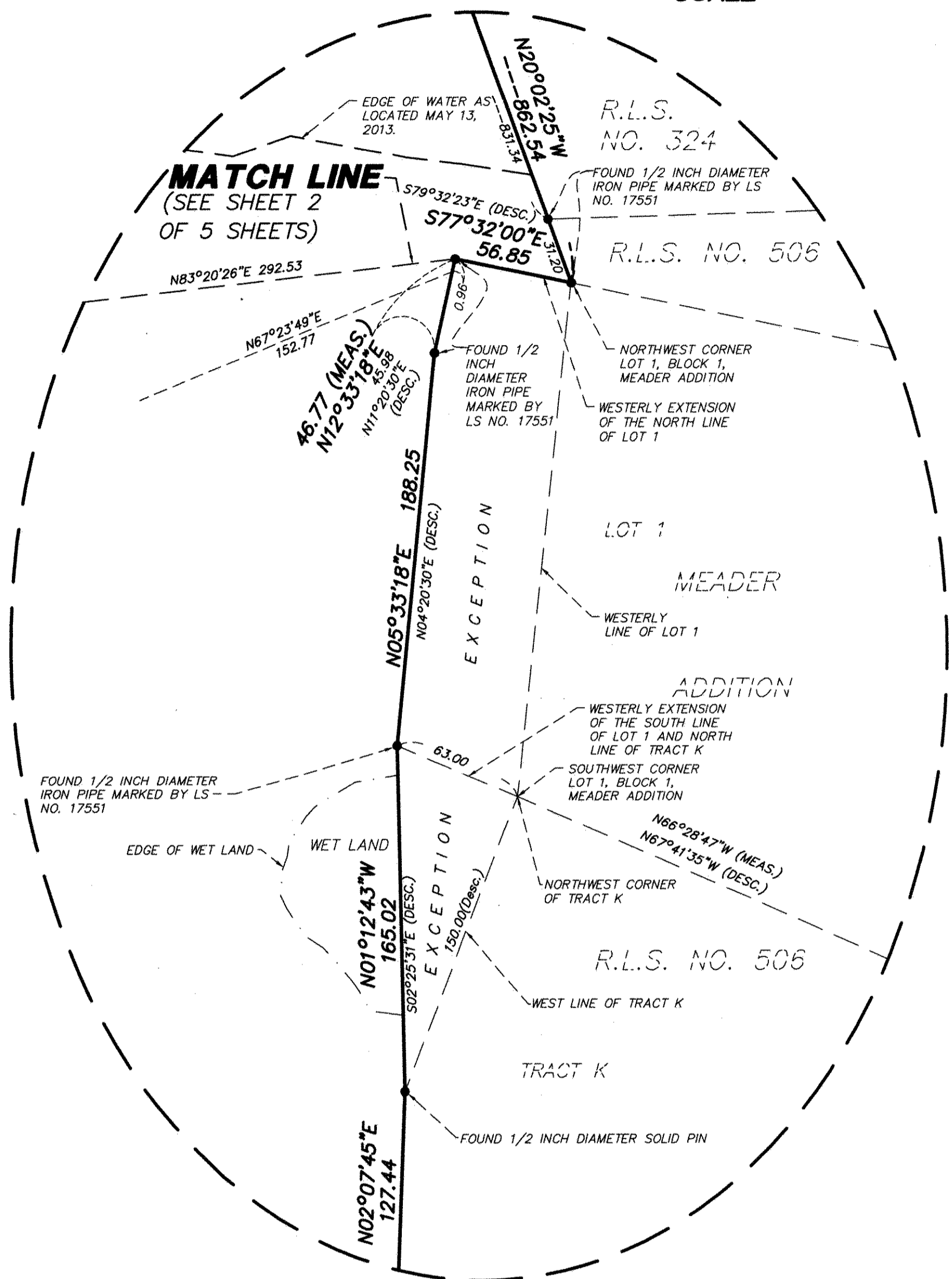
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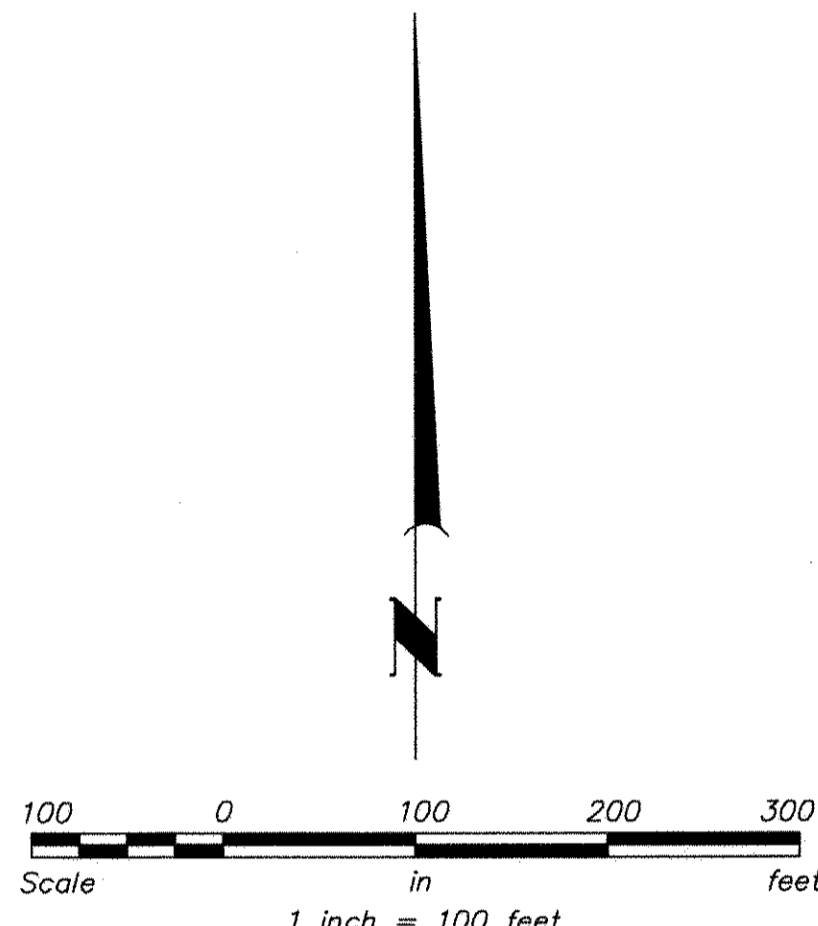
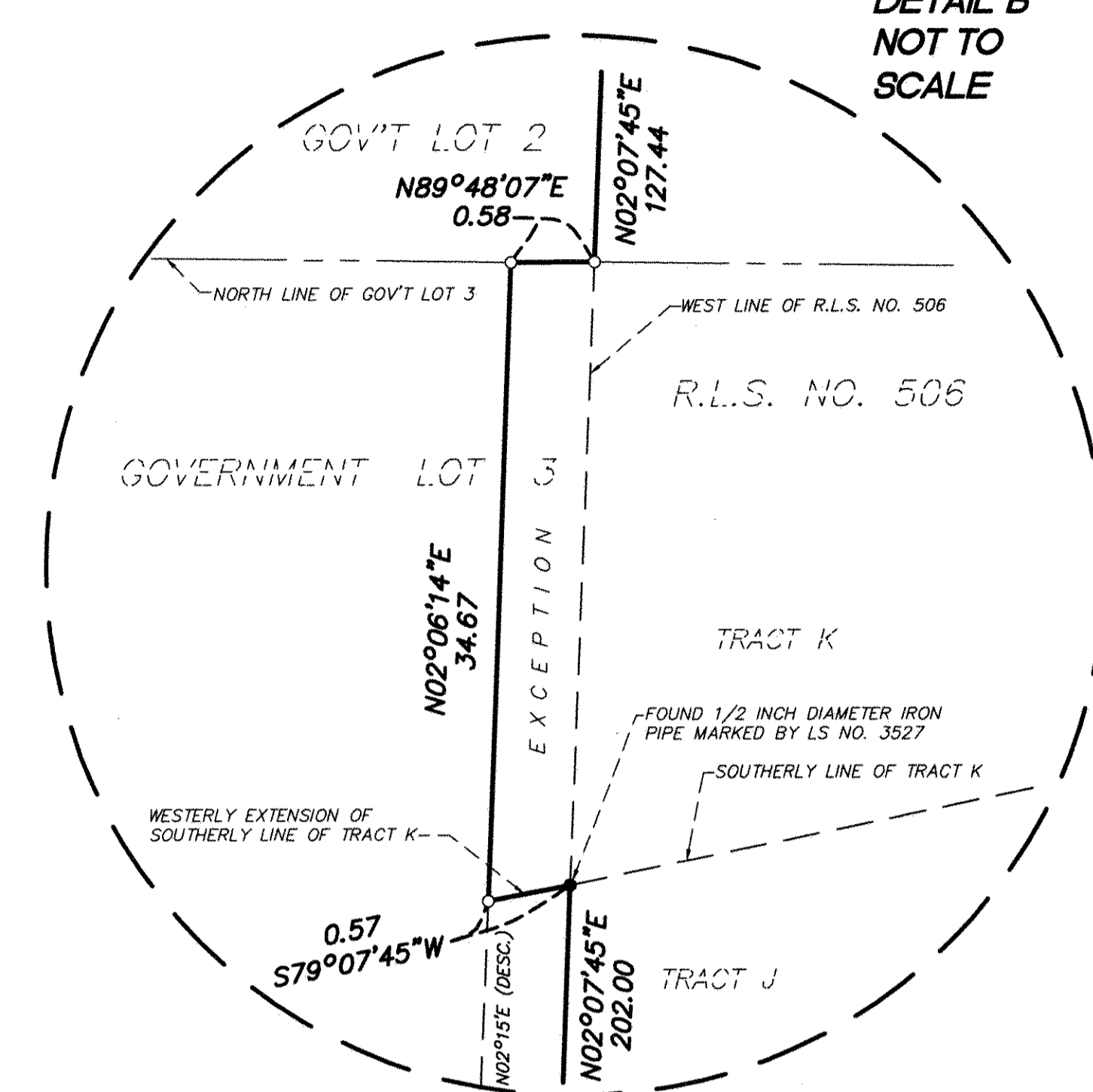
Any required interior monument location on this plat with no monument symbol shown, indicates a 1/2 inch diameter by 14 inch iron pipe marked by License Number 23021 that will be set, and which shall be in place within one year after the recording of this plat.

CHARLEY LAKE PRESERVE

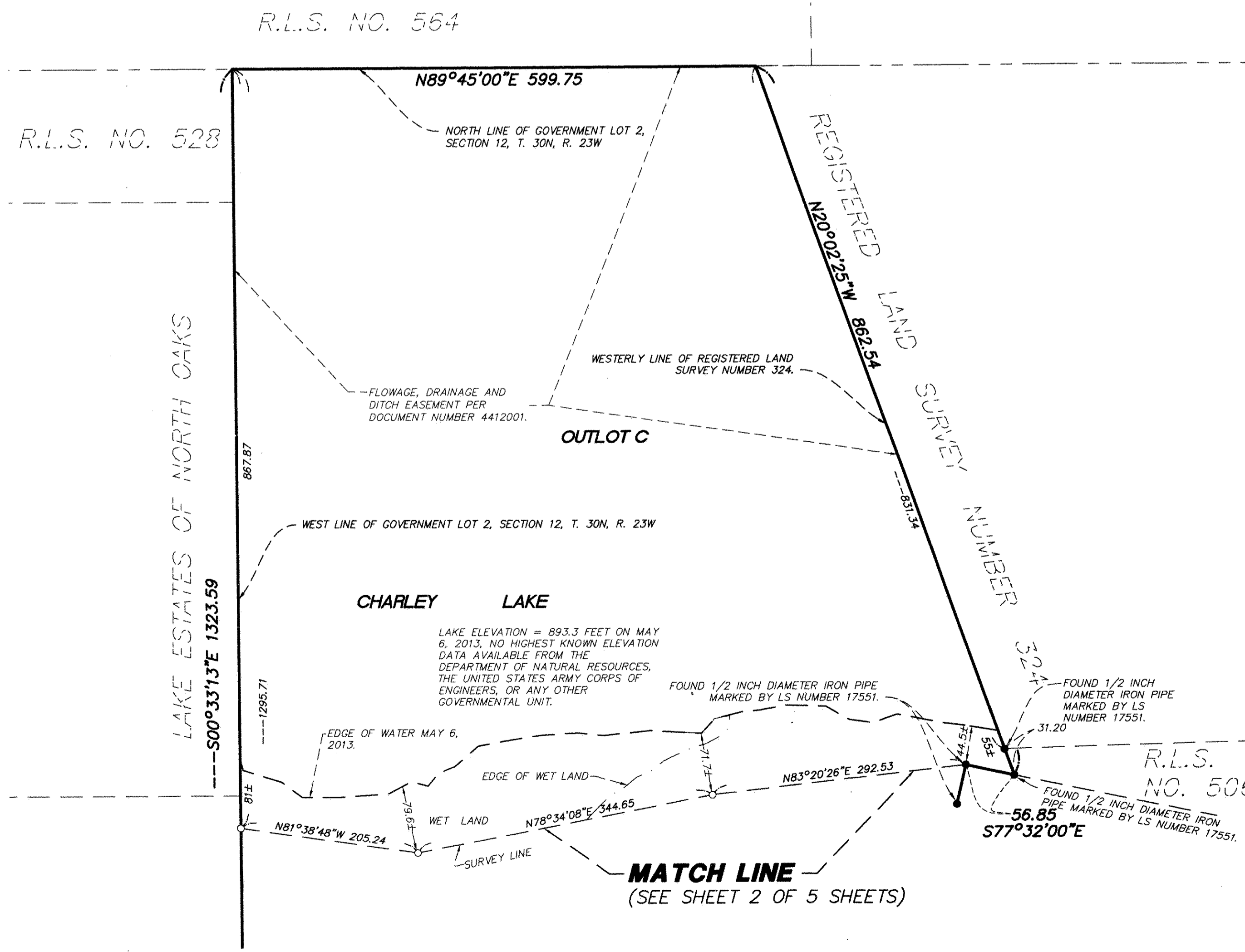
DETAIL A
NOT TO
SCALE



DETAIL B
NOT TO
SCALE



MATCH LINE FROM SHEET 2 OF 5 SHEETS



The west line of the Southwest Quarter of Section 12, is assumed to bear $N00^{\circ}37'08''W$.

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BENCHMARK:
Top of cast iron monument located at the northwest corner of the Southwest Quarter of Section 12, Township 30, Range 23 = 916.25 feet, 1929 National Geodetic Vertical Datum(NGVD)

R.L.S. denotes REGISTERED LAND SURVEY