

CHERRYWOOD POINTE AT LEXINGTON



KNOW ALL MEN BY THESE PRESENTS: That Cherrywood Pointe of Roseville at Lexington LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

That part of the West Quarter of the Southwest Quarter, Section 2, Township 29, Range 23, Ramsey County, Minnesota, lying South of the centerline of County Road C (now called Woodhill Drive); except the South 336 feet thereof;

Also excepting that part of the North 253.8 feet of the South 749.8 feet of the West 160 feet of the Southwest Quarter of Section 2, Township 29, Range 23, Ramsey County, Minnesota, which lies north of the following described line:

Beginning at a point on the West line of said Southwest Quarter, 616 feet North from the Southwest corner of said Southwest Quarter; thence East at a right angle to the East line of said West 160 feet of the Southwest Quarter and said line there terminating.

And that The City of Roseville, a Minnesota municipal corporation, fee owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

All the West 353 feet of the following described premises located in Section 2, Township 29, Range 23; Beginning 266 feet North of the Southwest corner of the Southwest Quarter of the Southwest Quarter, Section 2, Township 29, Range 23; thence North 70 feet; thence East 40 rods; thence South 70 feet; thence West 40 rods to the point of beginning. Except the East 160 feet thereof.

Have caused the same to be surveyed and platted as CHERRYWOOD POINTE AT LEXINGTON and do hereby dedicate 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 Cherrywood Pointe of Roseville at Lexington LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this 14th day of April, 2016.

Signed: Cherrywood Pointe of Roseville at Lexington LLC
James Alexander Hall, Vice President
Mark W. Nelson, Vice President

STATE OF MINNESOTA
COUNTY OF Hennepin
The foregoing instrument was acknowledged before me this 14 day of April, 2016, by James Alexander Hall, Vice President of Cherrywood Pointe of Roseville at Lexington LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, Hennepin County, Minnesota
My Commission Expires 12/31/20

STATE OF MINNESOTA
COUNTY OF Hennepin
The foregoing instrument was acknowledged before me this 14 day of April, 2016, by Mark W. Nelson, Vice President of Cherrywood Pointe of Roseville at Lexington LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, Hennepin County, Minnesota
My Commission Expires 12/31/20

In witness whereof said The City of Roseville, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 14th day of March, 2016.

Signed: The City of Roseville
Mayor
City Manager

STATE OF MINNESOTA
COUNTY OF Ramsey
The foregoing instrument was acknowledged before me this 18th day of April, 2016, by Daniel J. Rose Mayor and by Patricia J. Trudgen City Manager of The City of Roseville, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2021

I, Jason E. Rud, 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.

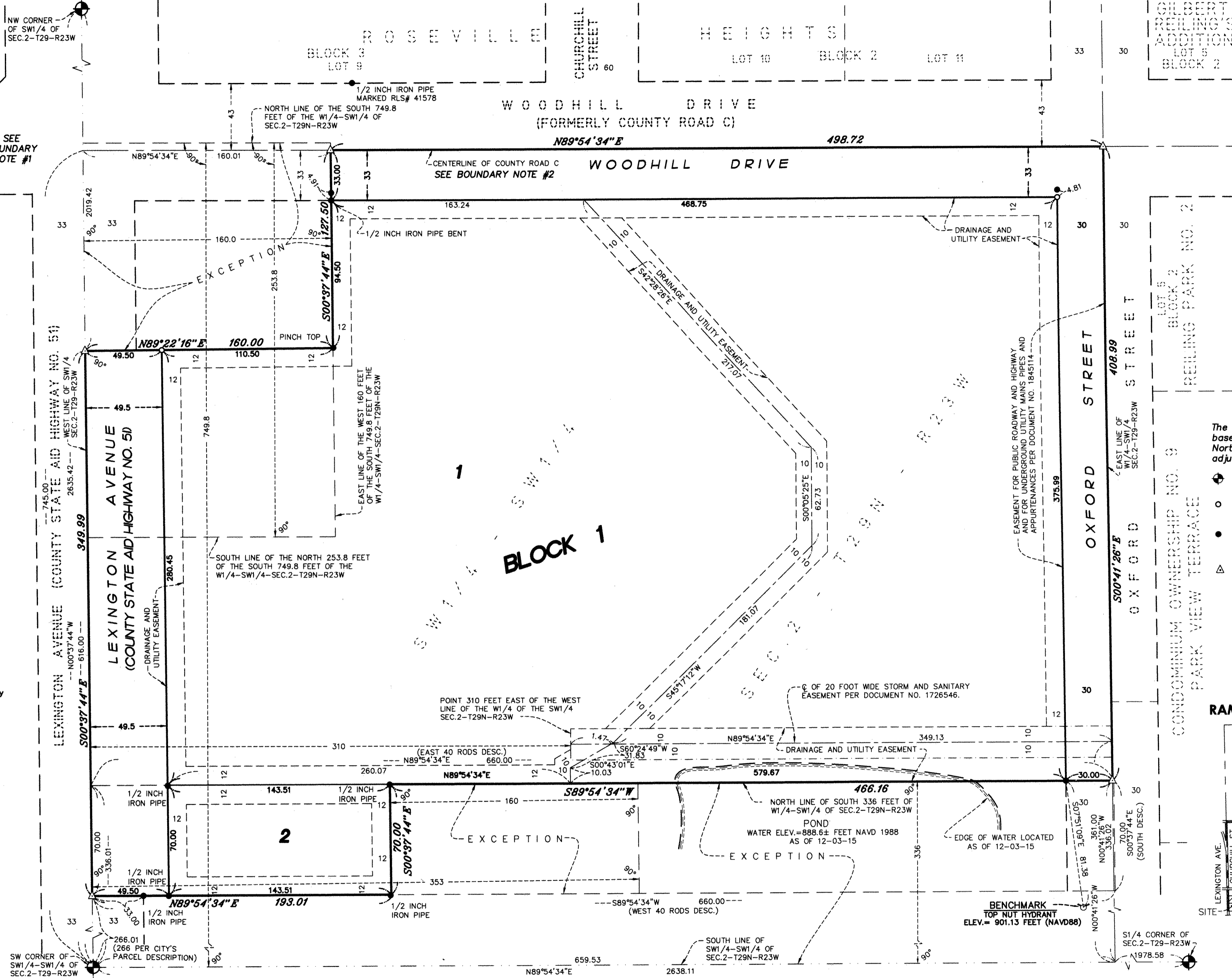
Dated this 13th day of April, 2016
Jason E. Rud, Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing Surveyor's Certificate was acknowledged before me this 13th day of April, 2016, by Jason E. Rud, a Licensed Land Surveyor.

Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2020

CITY OF ROSEVILLE
We do hereby certify that on the 19th day of March, 2016, 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.

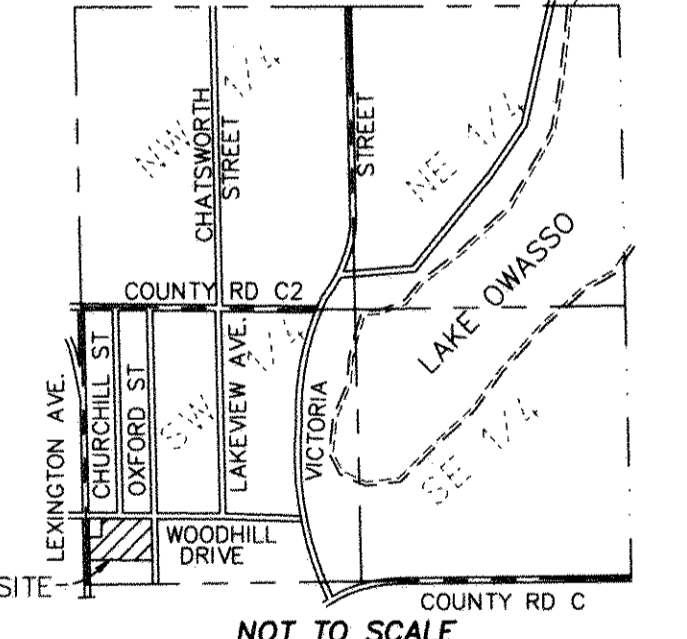
DEPARTMENT OF PROPERTY RECORDS AND REVENUE
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2016 on the land hereinbefore described have been paid in full pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered this 14th day of April, 2016.



The orientation of this bearing system is based upon Ramsey County Coordinates, North American Datum of 1983, 1986 adjustment.

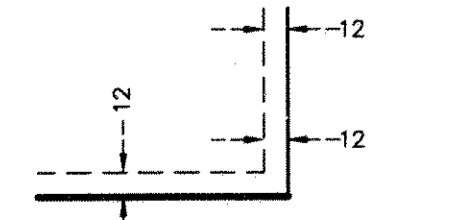
- Denotes Ramsey County cast iron monument
- Denotes set 1/2 inch by 18 inch iron pipe monument marked RLS 41578.
- Denotes found 1/2 inch iron pipe monument marked RLS 17765, unless otherwise labeled.
- Denotes set PK nail with metal disk marked RLS 41578.

VICINITY MAP SEC. 2, T.29, R.23 RAMSEY COUNTY, MINNESOTA

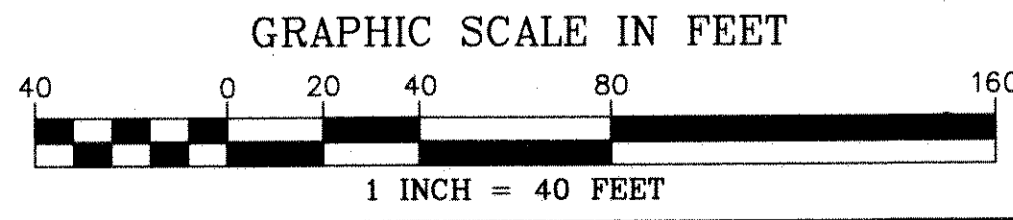


EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 12 FEET IN WIDTH AND ADJOINING LOT LINES AND PUBLIC WAYS, UNLESS OTHERWISE SHOWN ON THIS PLAT.



BOUNDARY NOTES

- #1 Based upon the surrounding legal descriptions and found monumentation, the directional calls (North, South, East and West) referenced within the City of Roseville's parcel description were determined to indicate parallel directions with the south line and the west line of the Southwest Quarter of the Southwest Quarter of Section 2, Township 29 North, Range 23 West. The same principle was also used in determining the location of the 20 foot wide Storm and Sanitary Easement per Document No. 1726546. This principle best fit the sewer lines.
- #2 The centerline of County Road C according to the recorded plat of REILING PARK NO. 2 is 745 feet North of the South line of the Section. Old county maps and irons marked RLS #17765 indicates 749.8 feet along Lexington Avenue. However, previous surveys, older monumentation and County of Ramsey field notes dated 12-29-1938 used 745 feet for the centerline location. This survey locates County Road C in accordance with the previous surveys, older monumentation and said County field notes. This location also better fits the existing monumentation for the plat of ROSEVILLE HEIGHTS.

County Surveyor
Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this _____ day of _____ 20____
Craig W. Hinzman, L.S.
Ramsey County Surveyor
COUNTY RECORDER,
COUNTY OF RAMSEY, STATE OF MINNESOTA
I hereby certify that this plat of CHERRYWOOD POINTE AT LEXINGTON was filed in the office of the County Recorder for public record on this 22 day of April, 2016, at 9 o'clock A.M., and was duly filed in Book 127 of Plats, Page 26, as Document Number 4603925
Deputy County Recorder