

ROSEDALE CENTER THIRD ADDITION

C. E. COULTER & ASSOCIATES, I
LAND SURVEYORS

Know All Persons By These Presents that Eighth Street Development Company, a Minnesota corporation, owner and Connecticut General Life Insurance Company, a Connecticut corporation, mortgagee of the following described property situated in the City of Roseville, Ramsey County, Minnesota:

Lot 1, Block 3, ROSEDALE CENTER FIRST ADDITION, according to the plat thereof filed of record in the office of the Registrar of Titles within and for said County;

And Dayton Development Company, a Minnesota corporation, owner of the following described property situated in the City of Roseville, Ramsey County, Minnesota:

Parcel 1
That part of Lot 2, Block 3, ROSEDALE CENTER FIRST ADDITION, according to the plat thereof filed of record in the office of the Registrar of Titles within and for said County, contained in that part formerly described as: The West 558 feet of the North 329 feet of the South 1/4 of the Southwest Quarter of the Northeast Quarter, Section 9, Township 29, Range 23.

Parcel 2
That part of Lot two (2), Block three (3), ROSEDALE CENTER FIRST ADDITION, contained in that part formerly described as: The East 643.09 feet as measured along the North and South lines of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of Section numbered nine (9), Township numbered twenty-nine (29), Range numbered twenty-three (23) which lies North of said State Trunk Highway 36, according to the plat thereof filed of record in the office of the Registrar of Titles within and for said County.

Parcel 3
All that part of Lot 2, Block 3, ROSEDALE CENTER FIRST ADDITION, contained in that part formerly described as:
The Northwest quarter of the Southeast Quarter of Section 9, Township 29, Range 23, except that part of the East 643.09 feet thereof, as measured along the North and South lines of said quarter quarter section, which lies North of said State Trunk Highway 36,
The Southwest quarter of the Southeast quarter of the Northeast quarter of said Section 9,
The Northeast quarter of the Southeast quarter of said Section 9, except that part thereof platted as Leinen Heights Number Two,
The South 1/4 of the Southwest quarter of the Northeast quarter except the West 558 feet of the North 329 feet thereof, in said Section 9,
The Southeast quarter of the Southeast quarter of the Northeast quarter in said Section 9,
Lot 2, Block 6, Leinen Heights Number Two,
Lots 1 to 22 inclusive, Block 7, Leinen Heights Number Two.

Parcel 4
That part of vacated Cope Avenue, vacated Aldine Street, vacated Lovell Avenue and vacated Roy Street, all streets as platted in Leinen Heights No. Two, lying within the boundaries of Lot 2, Block 3, ROSEDALE CENTER FIRST ADDITION, according to the plat thereof filed of record in the office of the Registrar of Titles within and for said County.

(The aforementioned Parcels 1 through 4 inclusive comprise all of Lot 2, Block 3, ROSEDALE CENTER FIRST ADDITION, according to the plat thereof filed of record in the office of the Registrar of Titles within and for said County).

And Connecticut General Life Insurance Company, a Connecticut corporation, mortgagee of the following described property situated in the City of Roseville, Ramsey County, Minnesota:

All that part of Lot 2, Block 3, ROSEDALE CENTER FIRST ADDITION, according to the plat thereof filed of record in the office of the Registrar of Titles within and for said County lying Southeasterly of the following described Line 1 and lying Northwesterly of the following described Line 2:

Line 1
Beginning at a boundary corner of said Lot 2, said corner also being the most Northerly corner of Lot 1, said Block 3; thence S73°19'15"E along the division line between said Lots 1 and 2 a distance of 928.22 feet, more or less, to a boundary corner of said Lot 2; thence N73°19'15"W along said division line a distance of 607.91 feet to the actual point of beginning of said Line 1; thence N76°19'30"E a distance of 1566.71 feet, more or less, to a point on the Northeasterly line of said Lot 2 and there terminating.

Line 2
Beginning at the most Easterly corner of said Lot 2, said corner also being the most Southerly corner of Lot 3, said Block 3; thence N62°11'27"W along the division line between said Lots 2 and 3 a distance of 755.23 feet, more or less, to a boundary corner of said Lot 2; thence S62°11'27"E along said division line a distance of 489.12 feet to the actual point of beginning of said Line 2; thence S76°19'30"W a distance of 1407.49 feet, more or less, to a point on the Southwesterly line of said Lot 2 and there terminating.

Together with all that part of said Lot 2 described as being a strip of land 60 feet in width, the centerline of said 60 foot strip being described as follows: Beginning at a point in the above described Line 1, which point is 171.32 feet Northeasterly from the actual point of beginning of said Line 1, as measured along said Line 1; thence N13°40'30"W a distance of 58.79 feet; thence Northwesterly along a tangential curve to the left having a radius of 175 feet (delta angle 30°50'10") for 94.18 feet; thence N44°30'40"W on tangent to said curve a distance of 184.34 feet, more or less, to a point on the Northwesterly line of said Lot 2 and there terminating; the Northeasterly and Southwesterly lines of said 60 foot strip are extended to their respective intersections with said Northwesterly line of Lot 2 and said Line 1.

Together with all that part of said Lot 2 described as being a strip of land 64 feet in width, the centerline of said 64 foot strip being described as follows: Beginning at a point on the above described Line 1, which point is 1159.74 feet Northeasterly from the actual point of beginning of said Line 1, as measured along said Line 1; thence N0°19'33"E a distance of 174.38 feet, more or less, to a point on the Northerly line of said Lot 2 and there terminating; the Easterly and Westerly lines of said 64 foot strip are extended to their respective intersections with said Northerly line of Lot 2 and said Line 1.

Have c^osed the same to be surveyed, platted and known as ROSEDALE CENTER THIRD ADDITION.

Eighth Street Development Company have hereunto set our hands and seals this 21st day of SEPTEMBER, 1975.
Dayton Development Company have hereunto set our hands and seals this 22nd day of SEPTEMBER, 1975.
Connecticut General Life Insurance Company have hereunto set our hands and seals this 25th day of SEPTEMBER, 1975.

Signed: Eighth Street Development Company

By A. B. PRAWA, Its VICE PRESIDENT
By WILLIAM E. HARPER, Its ASSISTANT SECRETARY
By GEORGE C. HISE, Its VICE PRESIDENT
By WILLIAM P. HISE, Its ASSISTANT SECRETARY
By ROBERT E. RAYMOND, Its SECOND VICE PRESIDENT
By EDGAR A. BOARDMAN, Its ASSISTANT SECRETARY

State of Minnesota)
County of HENNEPIN
The foregoing instrument was acknowledged before me this 21st day of SEPTEMBER, 1975, by A. B. PRAWA, VICE PRESIDENT and WILLIAM E. HARPER, ASSISTANT SECRETARY of Eighth Street Development Company, a Minnesota Corporation, on behalf of the corporation

Christine M. Shields CHRISTINE M. SHIELDS
Notary Public HENNEPIN County, Minnesota
My commission expires JUNE 27, 1981

State of Minnesota)
County of HENNEPIN
The foregoing instrument was acknowledged before me this 22nd day of SEPTEMBER, 1975, by GEORGE C. HISE, VICE PRESIDENT and WILLIAM P. HISE, ASSISTANT SECRETARY of Dayton Development Company, a Minnesota corporation, on behalf of the corporation

Judy Dero JUDY DERO
Notary Public HENNEPIN County, Minnesota
My commission expires NOVEMBER 5, 1981

State of CONNECTICUT)
County of HARTFORD
The foregoing instrument was acknowledged before me this 25th day of SEPTEMBER, 1975, by ROBERT E. RAYMOND, SECOND VICE and EDGAR A. BOARDMAN, ASSISTANT SECRETARY of Connecticut General Life Insurance Company, a Connecticut corporation, on behalf of the corporation.

Ann Reardon ANN REARDON
Notary Public HARTFORD County, CONNECTICUT
My commission expires MARCH 31, 1976

I, John A. Peterson, hereby certify that I have surveyed and platted the property described in the dedication of this plat as ROSEDALE CENTER THIRD ADDITION; that this plat is a correct representation of said survey, that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; that there are no easements or public highways other than as shown thereon.

John A. Peterson
Minnesota Registration No. 6267

State of Minnesota)
County of HENNEPIN
The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 2nd day of September, 1975.
Frank R. Lenz, Jr. Frank R. Lenz, Jr.
Notary Public, HENNEPIN County, Minnesota
My commission expires July 13, 1979

Approved and accepted by the City Council of the City of Roseville, Minnesota, this 8 day of September, 1975.

A. Dale Luby Mayor
James J. Gaudin Clerk

No delinquent taxes and transfer entered this 29th day of September, 1975.

Lew McKenna Director By W. O'Connell Deputy
Department of Property Taxation

Register of Deeds
Registrar of Titles, County of Ramsey, State of Minnesota
I hereby certify that this plat of ROSEDALE CENTER THIRD ADDITION was filed in this office this _____ day of _____, 1975 at _____ o'clock _____ M. and was filed in Book _____ of Plats, Page _____ and that the copies were compared with the official plat and found true and correct copies thereof.

Robert T. Gibbons
Register of Deeds Registrar of Titles
By _____ Deputy

Accepted and approved this 20th day of OCTOBER, 1975.

Ronald F. Meyer
Walter A. Shively
Raymond W. Ryan

Plat Commission

Arthur A. Ullrich City Engineer of St. Paul

