

# LAKEWOOD VILLAGE NO. 3

CITY OF WHITE BEAR LAKE  
RAMSEY COUNTY, MINNESOTA

CHARLES O. GEORGI COMPANY  
CIVIL ENGINEERING & LAND SURVEYING

SCALE: 1 inch = 50 feet



I, Charles O. Georgi, hereby certify that I have surveyed and platted the property described in the dedication of this plat as LAKEWOOD VILLAGE NO. 3; 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; and there are no wet lands, easements or public highways other than as shown thereon.

*Charles O. Georgi*  
Registered Land Surveyor  
Minnesota Registration No. 3960

Know All Persons By These Presents that:

Bruggeman Construction Co., a Minnesota corporation, owner, and Midwest Federal Savings and Loan Association of Minneapolis, a United States corporation, mortgagee

of the following described property situated in the City of White Bear Lake, Ramsey County, Minnesota:

Outlot A and Outlot B, Lakewood Village No. 2; and all that part of the West 125 feet of the East 663 feet of the South 1/2 of the SE 1/4 of Section 36, T 30N, R 22W, Ramsey County, Minnesota lying Northerly of a line described as follows: beginning at a point on the West line of the East 663 feet of said South 1/2 of SE 1/4, distant 640 feet South (assumed bearing) from the Northwest corner thereof, thence N 45° E 176.77 feet and there terminating.

Have caused the same to be surveyed, platted and known as LAKEWOOD VILLAGE NO. 3 and do hereby dedicate to the public for public use forever the sidewalk and bicycle easement as shown on the plat, and subject to a blanket easement for utility and drainage purposes over Lot 1, Block 8, as shown on the plat.

Dedication of Common Areas with Open Space Easements and Covenants:

The owners in recording this plat have designated a certain area of land described as Lot 1, Block 8, LAKEWOOD VILLAGE NO. 3 as intended for use by the homeowners for recreation and other related activities.

The above described area is not dedicated hereby for use by the general public, but is dedicated to the common use and enjoyment of the homeowners as more fully provided in Article I, Supplementary Declaration of Covenants, Conditions and Restrictions applicable to LAKEWOOD VILLAGE NO. 3 dated 27th day of OCTOBER, A.D. 1976, which Supplementary Declaration of Covenants, Conditions and Restrictions is subject however to Open Space Easements and Covenants dated 27th day of OCTOBER, A.D. 1976 covering this area described as Lot 1, Block 8, LAKEWOOD VILLAGE NO. 3, both of which Supplementary Declaration of Covenants, Conditions and Restrictions and Open Space Easements and Covenants are recorded with this plat. Said Supplementary Declaration of Covenants, Conditions and Restrictions and Open Space Easements and Covenants are made part of this plat.

Have hereunto set our hands and seal this 27th day of OCTOBER, 1976.  
Signed: Bruggeman Construction Co., a Minnesota corporation

*Thomas F. Bruggeman* President  
*Gretchen R. Bruggeman* Secretary

Have hereunto set our hands and seal this 28th day of OCTOBER, 1976.  
Signed: Midwest Federal Savings and Loan Association of Minneapolis a United States corporation

*Robert J. Eckert* Vice President  
*Ruth M. Shields* Asst. Secretary

State of Minnesota } s.s.  
County of Ramsey }

The foregoing instrument was acknowledged before me this 27th day of OCTOBER, 1976 by *THOMAS F. BRUGGEMAN* its PRESIDENT and by *GRETCHEN R. BRUGGEMAN* its SECRETARY of Bruggeman Construction Co., a Minnesota corporation, on behalf of the corporation.

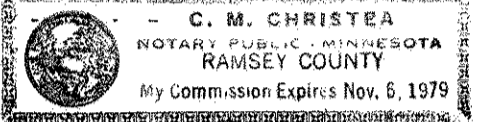
ANDREA J. WEMYSS  
NOTARY PUBLIC - MINNESOTA  
RAMSEY COUNTY  
My Comm. Expires Aug. 20, 1980

*Andrea J. Wemyss*  
Notary Public, Ramsey County, Minnesota  
My Commission Expires AUGUST 20, 1980

State of Minnesota } s.s.  
County of Ramsey }

The Surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 4th day of OCTOBER, 1976.

*C. M. Christea*  
Notary Public, Ramsey County, Minnesota  
My Commission Expires Nov. 6, 1979



Approved and accepted by the City Council of White Bear Lake, Minnesota, this 22nd day of OCTOBER, 1976.

*Robert J. Han* Mayor  
*Raymond R. Sienkewicz* Clerk

No delinquent taxes and transfer entered this 29th day of OCTOBER, 1976.

*Low McKenna* Director By *P. Lacey* Deputy  
Department of Property Taxation

County Recorder, County of Ramsey, State of Minnesota  
I hereby certify that this plat of LAKEWOOD VILLAGE NO. 3 was filed in this office this ... day of ... 1976 at ... o'clock ... M. and was filed in Book ... of Plats, page ... and that the copies were compared with the Official Plat and found to be true and correct copies thereof.

*Robert T. Gibbons*, County Recorder  
By ... Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been approved this 2nd day of NOVEMBER, 1976.

By *Ronald F. Meyer*  
Ronald F. Meyer  
Acting Ramsey County Surveyor

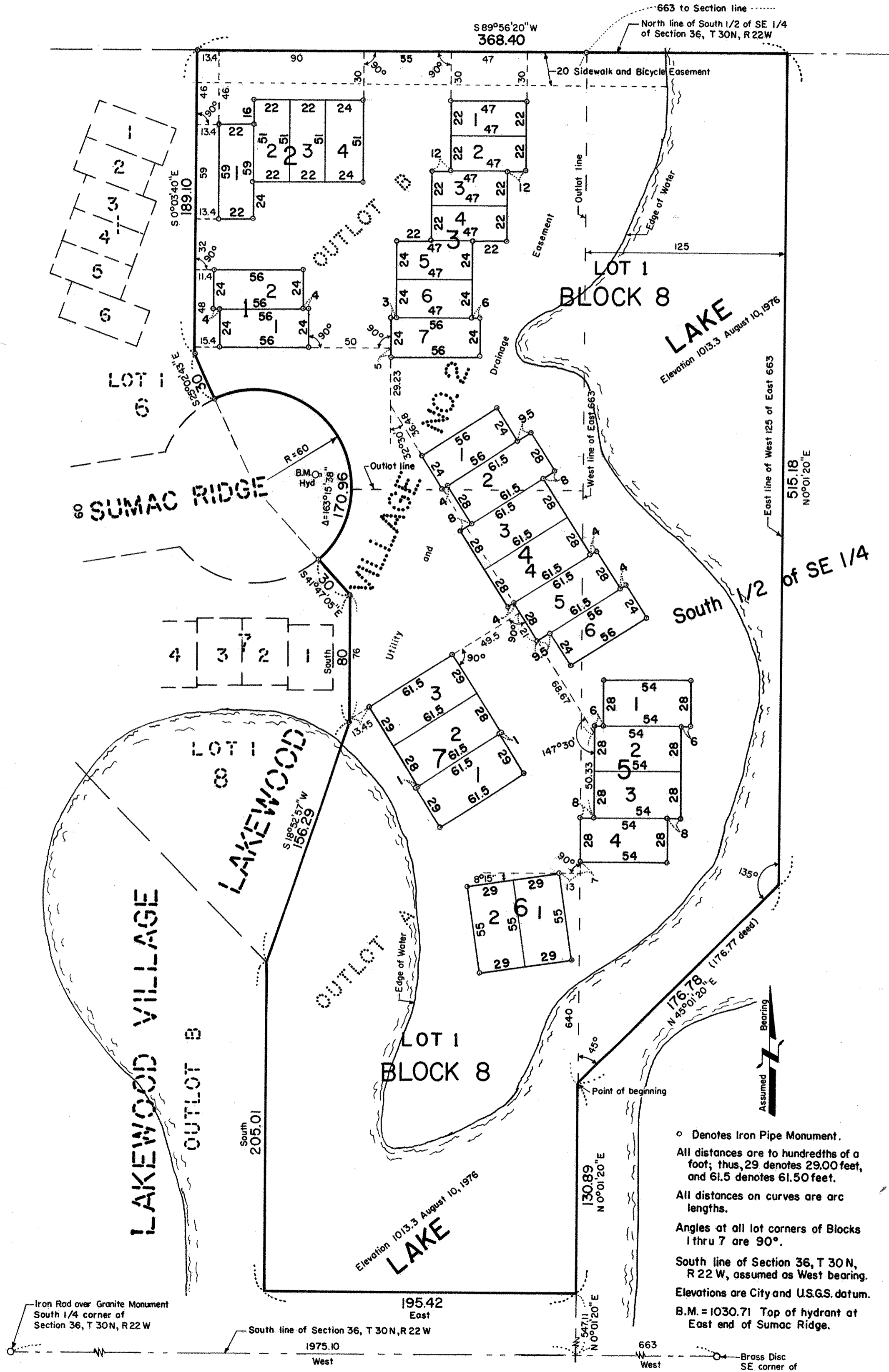
State of Minnesota } s.s.  
County of Ramsey }

The foregoing instrument was acknowledged before me this 28th day of OCTOBER, 1976 by *ROBERT J. ECKERT* its VICE PRESIDENT and by *RUTH M. SHIELDS* its ASST. SECRETARY of Midwest Federal Savings and Loan Association of Minneapolis, a United States corporation, on behalf of the corporation.

JANICE ABLAY  
NOTARY PUBLIC - MINNESOTA  
DAKOTA COUNTY  
My Commission Expires Nov. 21, 1979

*Janice Ablay*  
Notary Public, Dakota County, Minnesota  
My Commission Expires Nov. 21, 1979

Abstract # 1950049  
Lakewood village No. 3



o Denotes Iron Pipe Monument.  
All distances are to hundredths of a foot; thus, 29 denotes 29.00 feet, and 61.5 denotes 61.50 feet.  
All distances on curves are arc lengths.  
Angles at all lot corners of Blocks 1 thru 7 are 90°.  
South line of Section 36, T 30N, R 22 W, assumed as West bearing.  
Elevations are City and U.S.G.S. datum.  
B.M. = 1030.71 Top of hydrant at East end of Sumac Ridge.

Iron Rod over Granite Monument  
South 1/4 corner of  
Section 36, T 30N, R 22W

195.42  
East  
South line of Section 36, T 30N, R 22W  
1975.10  
West

663  
West  
Brass Disc  
SE corner of  
Section 36, T 30N, R 22W