

EDGEWATER ESTATES

Know All Persons By These Presents that Dennis W. Bussard, personal representative of the estate of Joseph Patrick Bussard, deceased, owner and Gerald L. McGuire and Marie C. McGuire, husband and wife, contract purchasers of the following described property situated in the City of Arden Hills, Ramsey County, Minnesota:

The West Half of the Northeast Quarter of the Southeast Quarter except the South 20 feet thereof, and the West 1 acre of the East Half of the Northeast Quarter of the Southeast Quarter except the South 20 feet thereof, except that part thereof particularly described in "1115" Deeds 32, and the East 20 rods of the Northwest Quarter of the Southeast Quarter, all being in Section 21, Township 30, Range 23, Ramsey County, Minnesota, except that part thereof particularly described in "1115" Deeds 32.

And excepting: The North 150 feet of the South 597.5 feet of the East 100 feet of the following described tract of land: The West Half of the Northeast Quarter of the Southeast Quarter and the West 1 acre of the East Half of the Northeast Quarter of the Southeast Quarter, Section 21, Township 30, Range 23; the East line of the aforesaid parcel of land being the West right-of-way line of State Trunk Highway No. 10-62, a/k/a "Anoka Cutoff".

And excepting: Those portions of the West Half of the Northeast Quarter of the Southeast Quarter and the East 330 feet of the Northwest Quarter of the Southeast Quarter all in Section 21, Township 30 North, Range 23 West, Ramsey County, Minnesota, described as follows: Beginning at a point on the west line of the East 330 feet of the Northwest Quarter of the Southeast Quarter, North 0 degrees 22 minutes 02 seconds West, 462.74 feet from the found iron pipe at the southwest corner thereof; thence North 0 degrees 22 minutes 02 seconds West, 22.12 feet to a found iron pipe at the intersection of the U.S. Government property line on the southeasterly side of Round Lake and the west line of said East 330 feet of the Northwest Half of the Southeast Quarter; thence with said Government property line, North 49 degrees 51 minutes 59 seconds East, 429.91 feet; thence North 48 degrees 51 minutes 42 seconds East, 269.90 feet; thence South 33 degrees 59 minutes 28 seconds East, 17.13 feet; thence leaving said Government property line, South 48 degrees 51 minutes 59 seconds West, 267.91 feet; thence South 49 degrees 51 minutes 39 seconds West, 444.21 feet to the point of beginning. And excepting all highway easements.

Have caused the same to be surveyed, platted and known as EDGEWATER ESTATES and do hereby dedicate to the public for the public use forever the drive, circle, lane and drainage and utility easements and do hereby donate to the City of Arden Hills the park as shown on the plat. In witness whereof said Dennis W. Bussard personal representative of the estate of Joseph Patrick Bussard, deceased, has hereunto set his hand this 2nd day of April, 1986.

Dennis W. Bussard
Dennis W. Bussard, personal representative
of the estate of Joseph Patrick Bussard, deceased.

In witness whereof said Gerald L. McGuire and Marie C. McGuire, husband and wife, have hereunto set their hands this 2nd day of April, 1986.

Gerald L. McGuire
Gerald L. McGuire

Marie C. McGuire
Marie C. McGuire

State of Minnesota)
County of Ramsey)
The foregoing instrument was acknowledged before me this 2nd day of April, 1986, by Dennis W. Bussard, personal representative of the estate of Joseph Patrick Bussard, deceased.

John C. Rowland
Notary Public, Ramsey County, Minnesota
My Commission Expires Oct 29, 1991

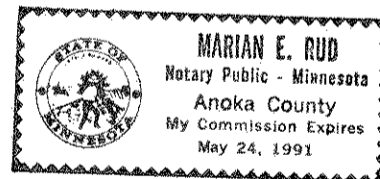
State of Minnesota)
County of Ramsey)
The foregoing instrument was acknowledged before me this 2nd day of April, 1986, by Gerald L. McGuire and by Marie C. McGuire, husband and wife.

John C. Rowland
Notary Public, Ramsey County, Minnesota
My Commission Expires Oct 29, 1991

I, Ernest G. Rud, hereby certify that I have surveyed and platted the property described in the dedication of this plat as EDGEWATER ESTATES; 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 or public highways other than as shown thereon.

Ernest G. Rud
Ernest G. Rud, Land Surveyor
Minnesota Registration No. 9808

State of Minnesota)
County of Anoka)
The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 31st day of March, 1986.



Marian E. Rud
Notary Public, Anoka County, Minnesota
My Commission Expires May 24, 1991

Approved and accepted by the City Council of the City of Arden Hills, Minnesota, this 15th day of April, 1986.

Robert L. Woodburn
Mayor

Charlotte McNeish
Clerk

Taxes for the year 1986 on the land described herein paid, no delinquent taxes and transfer entered, this 4th day of April, 1986.

Lou McKenna Director
Valerie Spethal Deputy

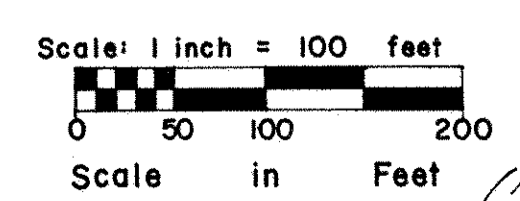
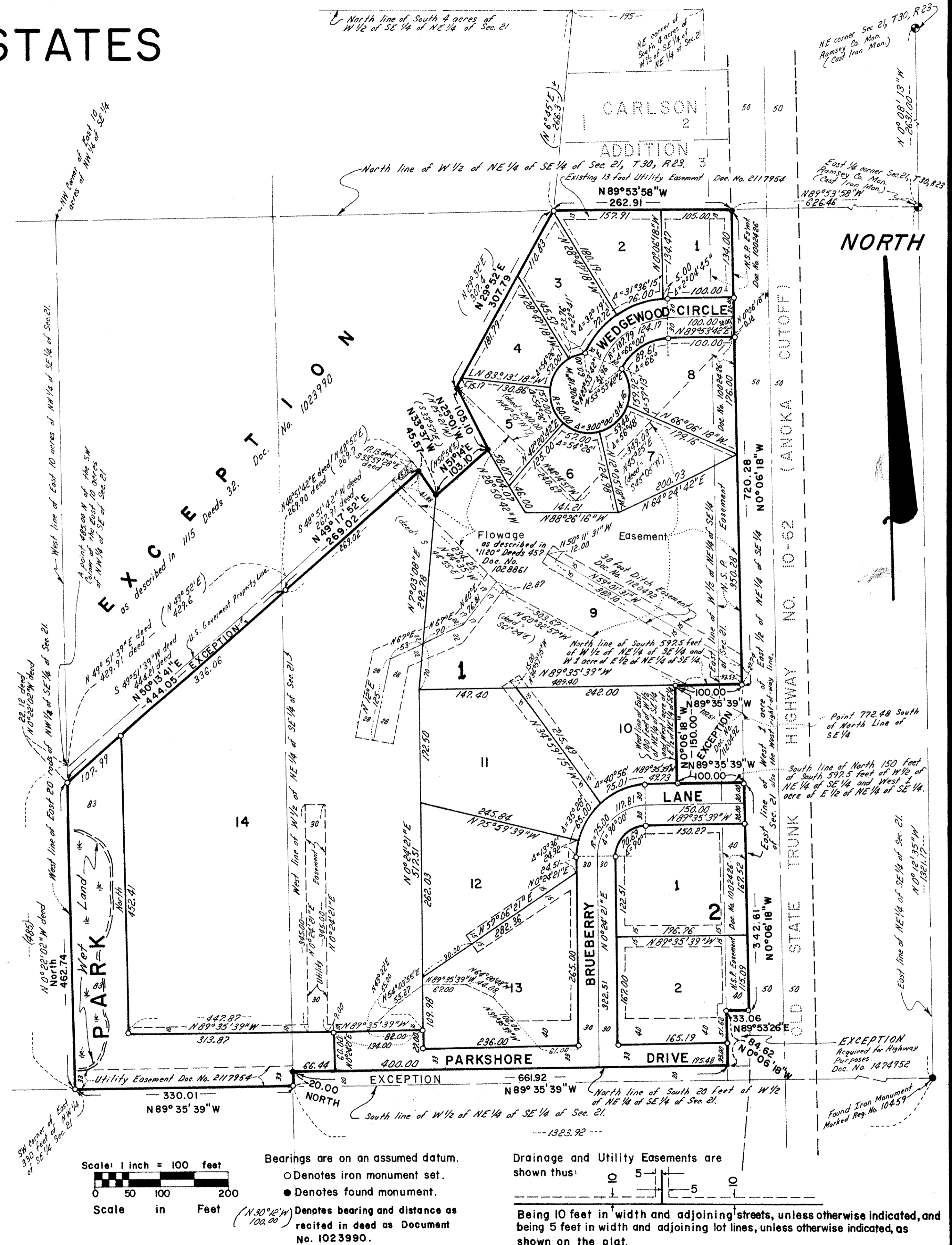
Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 15th day of April, 1986, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool
Acting Ramsey County Surveyor

County Recorder
County of Ramsey, State of Minnesota
I hereby certify that this plat of EDGEWATER ESTATES was filed in this office this 16th day of April, 1986, at 9:06 o'clock A.M. and was filed in Book 99 of Plats, Page 19, as Document No. 230 9800.

John C. McLaughlin, County Recorder
By _____ Deputy

E. G. RUD & SONS, INC.
LAND SURVEYORS



Bearings are on an assumed datum.
○ Denotes iron monument set.
● Denotes found monument.
N 30° 02' 10\"/>

Drainage and Utility Easements are shown thus: [Symbol] 5 [Symbol]
Being 10 feet in width and adjoining streets, unless otherwise indicated, and being 5 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plat.