

ROSEPOINTE FIRST ADDITION

Know All Persons By These Presents that RosePointe Housing Limited Partnership, a Minnesota limited partnership, owner, of the following described property situated in the City of Roseville, Ramsey County, Minnesota:

Parcel 1.

All that part of the East twenty-two and one-half (E. 22 1/2) acres of the North one-half (N. 1/2) of the Northwest quarter (NW 1/4) of Section ten (10), Township twenty-nine (29), Range twenty-three (23), described as follows: Commencing at a point on the east boundary line of said twenty-two and one-half (22 1/2) acre tract which is nine hundred twenty and four-tenths (920.4) feet south of the northeast corner of the Northwest quarter (NW 1/4) aforesaid and thirty-three (33) feet west of the east line of said Northwest quarter (NW 1/4), said point of commencement being on the westerly boundary line of Hamline Avenue, so-called; thence west a distance of one hundred fifty (150) feet; thence south a distance of seventy-five (75) feet; thence east a distance of one hundred fifty (150) feet to the west line of said Hamline Avenue, so-called; thence north along said west line of Hamline Avenue, seventy-five (75) feet to the point of beginning, according to the Government Survey.

Parcel 2.

The East 22 1/2 acres of the North one-half of the Northwest Quarter of Section 10, Township 29, Range 23 except the Easterly 363 feet of the Northerly 630.4 feet thereof, also except the South 192.14 feet of the North 822.54 feet of the East 363 feet thereof, also except the right of way of the Northern Pacific Railway Company across said land, and also except that part described as follows: Commencing at a point on the East boundary line of said 22 1/2 acre tract which is 920.4 feet South of the Northeast corner of the Northwest Quarter aforesaid, and 33 feet West of the East line of said Northwest Quarter, said point of commencement being on the Westerly boundary line of Hamline Avenue, so-called; thence West a distance of 150 feet; thence South a distance of 75 feet; thence East a distance of 150 feet to the West line of said Hamline Avenue, so-called; thence North along said West line of Hamline Avenue, 75 feet to the point of beginning, and also except that part described as follows: Commencing at a point on the East boundary line of said 22 1/2 acre tract, which is 822.54 feet South of the Northeast corner of the Northwest Quarter aforesaid, and 33 feet West of the East line of said Northwest Quarter said point of commencement being on the Westerly boundary line of Hamline Avenue, so-called; thence West and parallel to the North line of said Section, a distance of 150 feet; thence South a distance of 75 feet; thence East and parallel to the North line of said Section a distance of 150 feet to the West line of said Hamline Avenue, so-called; thence North along said West line of Hamline Avenue 75 feet to the point of beginning, also except the North 589.06 feet of the West 445.50 feet of the East 808.50 feet of said Northwest Quarter, as measured parallel to the East and North lines of said Northwest Quarter.

Has caused the same to be surveyed, platted and known as ROSEPOINTE FIRST ADDITION and does hereby dedicate to the public for public use forever the avenue and drainage and utility easements as shown on the plat.

In witness whereof said RosePointe Housing Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by two of its general partners this 18th day of DECEMBER, 1986.

Signed: RosePointe Housing Limited Partnership
By Craig A. Oberlander general partner
 Craig A. Oberlander
By Bruce M. Goldstein general partner
 Bruce M. Goldstein

STATE OF MINNESOTA) ss The foregoing instrument was acknowledged before me this 18th day of DECEMBER,
COUNTY OF HENNEPIN) 1986, by Craig A. Oberlander, a general partner, and Bruce M. Goldstein, a general partner, of RosePointe Housing
Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.



Dianne Goodman
Notary Public, Hennepin County, Minnesota
My Commission Expires 6-9-92

I, Bruce W. Grivna, hereby certify that I have surveyed and platted the property described in the dedication of this plat as ROSEPOINTE FIRST 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; and there are no wet lands or public highways other than as shown thereon.

Bruce W. Grivna
Land Surveyor - Minnesota Registration No. 17253

STATE OF MINNESOTA) ss The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this
COUNTY OF HENNEPIN) 4th day of DECEMBER, 1986.

Chris Kuntz
Notary Public, Hennepin County, Minnesota
My Commission Expires March 3, 1989

Approved and accepted by the City Council of the City of Roseville, Minnesota, this 8 day of December, 1986.

Don R. Harki Mayor James J. Bender Clerk

Taxes for the year 1986 on the land described herein paid, no delinquent taxes and transfer entered, this 14th day of December, 1986.

Low McKenna Director By Stephanie Cowley Deputy
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 23rd day of December, 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

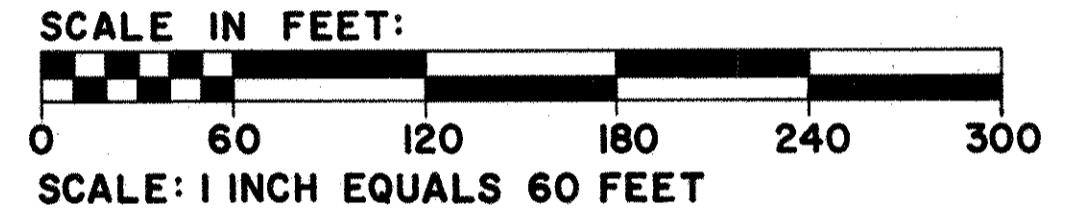
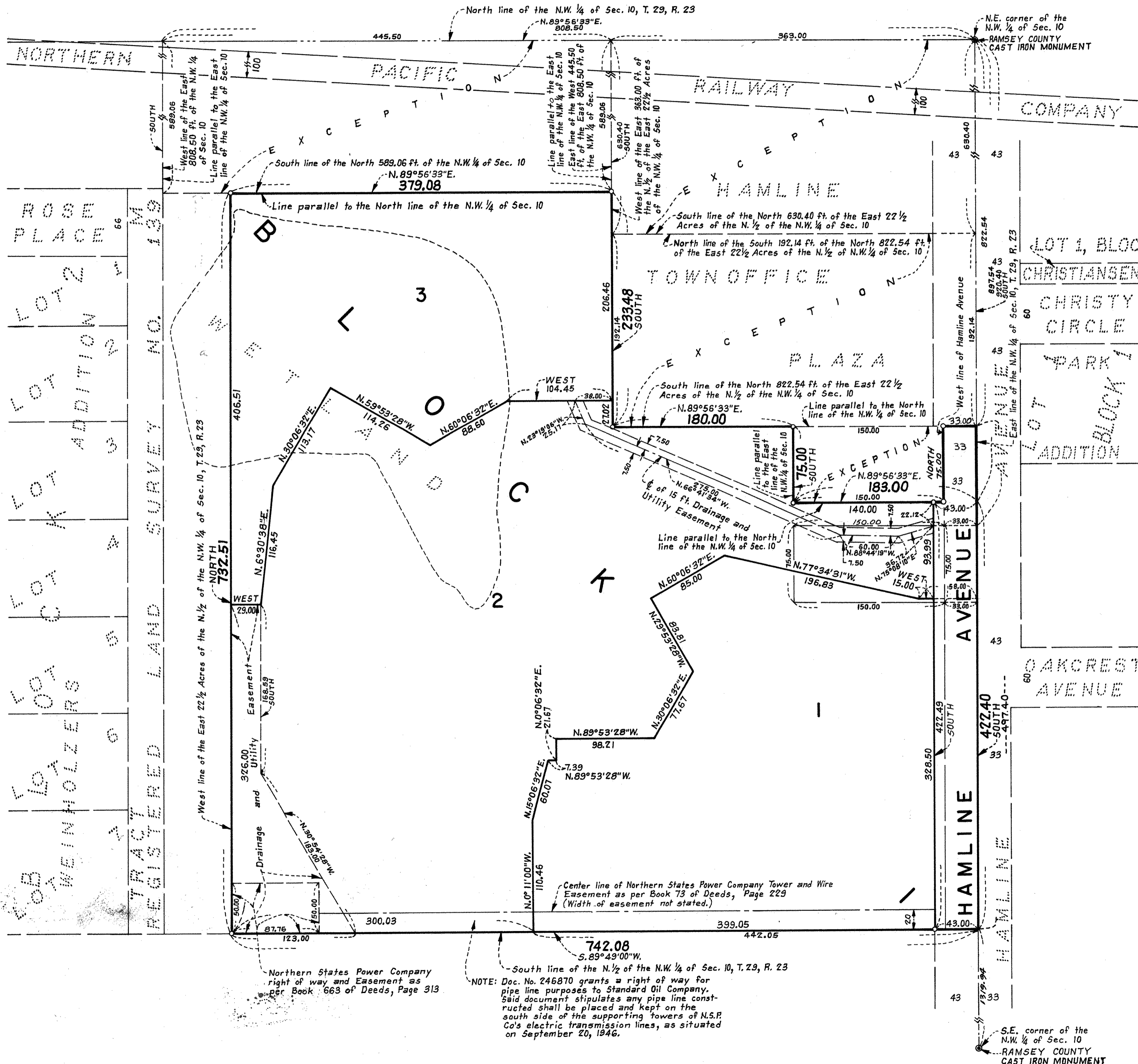
Registrar of Titles, County of Ramsey, State of Minnesota
I hereby certify that this plat of ROSEPOINTE FIRST ADDITION was filed in this office this 30th day of December, 1986, at 10:30 o'clock A. M. and was filed in Book 36 of Plats, Pages 16 and 17, as Document No. 822364.

By _____ Deputy
John C. McLaughlin
Registrar of Titles

EGAN, FIELD & NOWAK, INC.
SURVEYORS

ROSEPOINTE FIRST ADDITION

COPY



BEARINGS SHOWN ARE ON AN ASSUMED DATUM
 ° DENOTES IRON MONUMENT SET

EGAN, FIELD & NOWAK, INC.
 SURVEYORS

NOTE: Doc. No. 246870 grants a right of way for pipe line purposes to Standard Oil Company. Said document stipulates any pipe line constructed shall be placed and kept on the south side of the supporting towers of N.S.P. Co's electric transmission lines, as situated on September 20, 1946.

REGISTERED LAND SURVEY NO. 199
 ROSE PLACE
 LOT 2
 LOT 3
 LOT 4
 LOT 5
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