

COMMONS PARK ADDITION

Know All Persons By These Presents that the City of Shoreview, a Minnesota municipal corporation, fee owner of the following described property situated in the City of Shoreview, Ramsey County, Minnesota:

A parcel of land located in the Southeast Quarter of Section 14, Township 30, Range 23, described as follows: Commencing at the South Quarter corner of said Section 14; thence North along the North and South Quarter line a distance of 70.97 feet bearing North; thence North 84 degrees 57 minutes 30 seconds East a distance of 441.36 feet to a point on the North right-of-way line of State Trunk Highway No. 96, said point being the Southwest corner of the parcel of land to be described; thence bearing North a distance of 222.21 feet; thence bearing East a distance of 100 feet; thence bearing South a distance of 213.39 feet to a point on the North right-of-way line of State Trunk Highway No. 96; thence South 84 degrees 57 minutes 30 seconds West along the said North right-of-way line a distance of 100.39 feet to the Southwest corner of the tract of land described and there terminating; except the North 31.68 feet thereof; and also: A parcel of land located in the Southeast Quarter of Section 14, Township 30, Range 23, described as follows: Commencing at the South Quarter corner of said Section 14; thence North along the North and South Quarter line a distance of 70.97 feet bearing North; thence North 84 degrees 57 minutes 30 seconds East a distance of 541.75 feet to a point on the North right-of-way line of State Trunk Highway No. 96, said point being the Southwest corner of the parcel of land to be described; thence North 84 degrees 57 minutes 30 seconds East a distance of 30.12 feet along the North right-of-way line of said Trunk Highway No. 96; thence bearing North a distance of 178.70 feet; thence bearing West 30 feet; thence bearing South a distance of 181.71 feet to the Southwest corner of the tract of land described and there terminating; and also: A parcel of land located in the Southeast Quarter of Section 14, Township 30, Range 23 described as follows: Commencing at the South Quarter corner of said Section 14; thence North along the North and South Quarter line a distance of 70.97 feet bearing North; thence North 84 degrees 57 minutes 30 seconds East a distance of 441.36 feet to a point on the North right-of-way line of State Trunk Highway No. 96, said point being the Southeast corner of the parcel of land to be described; thence bearing North a distance of 190.53 feet; thence bearing West a distance of 5 feet; thence bearing South a distance of 190.76 feet to a point on the North right-of-way line of State Trunk Highway No. 96; thence North 84 degrees 57 minutes 30 seconds East along the said North right-of-way line a distance of 5.02 feet to the Southeast corner of the tract of land described and there terminating; and

That part of the Southwest Quarter of the Southeast Quarter and that part of the West Half of the Southeast Quarter of the Southeast Quarter all in Section 14, Township 30, Range 23 bounded by the following described line:

Beginning at a point on the north line of said Southwest Quarter of the Southeast Quarter distant 800.00 feet easterly from the northwest corner thereof; thence southerly 481.66 feet along a curve, concave to the west having a radius of 728.63 feet, a central angle of 37 degrees 52 minutes 31 seconds, and the tangent to said curve at its point of beginning bears South 00 degrees 15 minutes 00 seconds East, parallel with the west line of said Southwest Quarter of the Southeast Quarter (assumed basis for bearings); thence South 37 degrees 37 minutes 31 seconds West, 152.10 feet tangent to said curve; thence southerly 481.06 feet along a tangential curve concave to the east having a radius of 728.63 feet and a central angle of 37 degrees 52 minutes 31 seconds, to the westerly extension of the northerly line of lands conveyed by the following described deeds:

Warranty Deed filed November 26, 1955, in Book 1503 of Deeds, Page 633, as Document No. 1384310;

Warranty Deed filed November 26, 1955, in Book 1503 of Deeds, Page 635, as Document No. 1384311;

Warranty Deed filed June 25, 1956, in Book 1522 of Deeds, Page 53, as Document No. 1401301;

Warranty Deed filed December 2, 1958, in Book 1602 of Records, Page 609, as Document No. 1471488;

Warranty Deed filed July 16, 1959, in Book 1638 of Records, Page 105, as Document No. 1488748;

Thence North 89 degrees 45 minutes 00 seconds East, 395.05 feet along said extension and line to the easterly line of the land conveyed by last described deed; thence South 00 degrees 15 minutes 00 seconds East, 304.21 feet along said easterly line to the south line of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 58 minutes 16 seconds East 1064.22 feet along said south line to the west line of the east 125.00 feet of said West Half of the Southeast Quarter of the Southeast Quarter; thence North 00 degrees 30 minutes 34 seconds West, 425.17 feet along said west line to the north line of the south 425.15 feet of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 58 minutes 16 seconds East, 125.01 feet along said north line to the east line of said West Half of the Southeast Quarter of the Southeast Quarter; thence North 00 degrees 30 minutes 34 seconds West, 894.89 feet along said east line to the north line of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 58 minutes 41 seconds West, 1177.94 feet along said north line and the north line of said Southwest Quarter of the Southeast Quarter to the point of beginning; and

The east one-half of the southeast one-quarter of the southeast one-quarter of Section 14, Township 30, Range 23, except that part thereof lying south of a line running east at right angles from a point on the west line thereof distant 425.15 feet north of the southwest corner thereof; also except that part platted of record as Arner Second Addition; also except the west 200 feet of the east 450 feet lying northerly of said Arner Second Addition; also except that part platted as Krumwiede Addition.

Has caused the same to be surveyed, platted and known as COMMONS PARK ADDITION and does hereby dedicate to the public for public use forever the Avenue, Street, Highway, the Utility Easement, and the Drainage Easement for Ponding Purposes as shown on the plat.

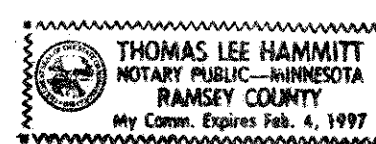
In witness whereof said City of Shoreview, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 3rd day of April, 1991.

Signed: City of Shoreview
Richard A. Wedell, Mayor

Dwight O. Johnson, Clerk

State of Minnesota
County of Ramsey

The foregoing instrument was acknowledged before me this 3rd day of April, 1991, by Richard A. Wedell, Mayor and by Dwight O. Johnson, Clerk of the City of Shoreview, a Minnesota municipal corporation, on behalf of the corporation.



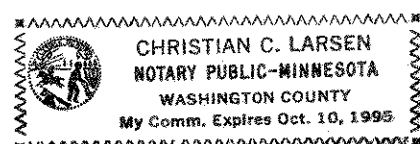
Thomas Lee Hammit
Notary Public, RAMSEY County, Minnesota
My Commission Expires Feb 4, 1997

I, Keith E. Dahl, hereby certify that I have surveyed and platted the property described in the dedication of this plat as COMMONS PARK 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 wetlands, easements or public highways other than as shown thereon.

Keith E. Dahl
Land Surveyor
Minnesota Registration No. 18418

State of Minnesota
County of Hennepin

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 20th day of March, 1991.



Christian C. Larsen
Notary Public, Washington County, Minnesota
My Commission Expires October 10, 1995

Approved and accepted by the City Council of the City of Shoreview, Minnesota, this 19 day of October, 1990.

Richard A. Wedell
Mayor

Dwight O. Johnson
Clerk

Taxes for the year 1991 on land described herein paid, no delinquent taxes and transfer entered, this 25th day of April, 1991.

Lou McKenna Director By Joanna K. Demma Deputy
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 25th day of April, 1991, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool
Ramsey County Surveyor

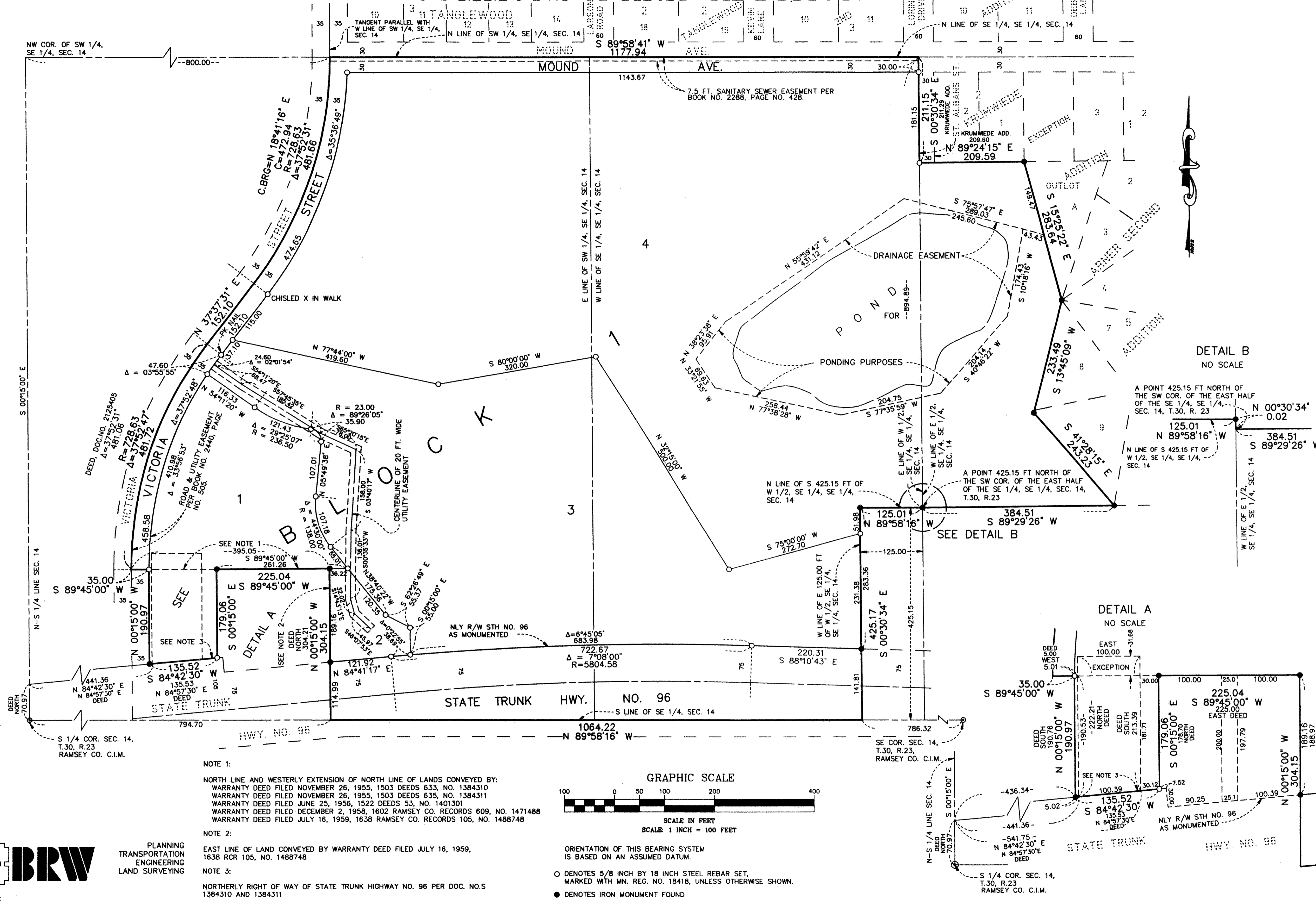
County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of COMMONS PARK ADDITION was filed in this office this 26th day of April, 1991, at 10:40 o'clock A.M. and was filed in Book 106 of Plats, Pages 43 and 44, as Document No. 2593444

By _____ Deputy
Lou McKenna, County Recorder



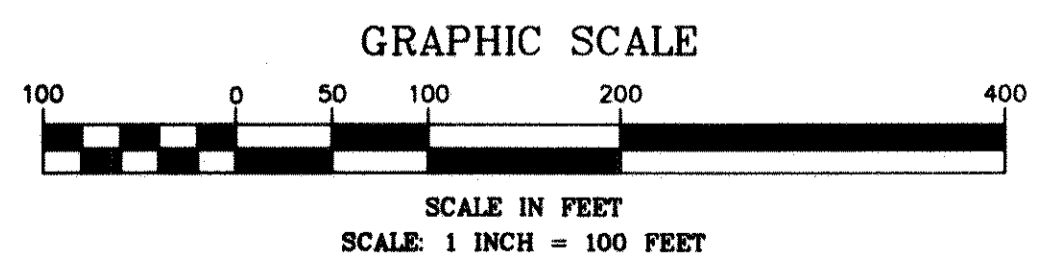
COMMONS PARK ADDITION



NOTE 1:
 NORTH LINE AND WESTERLY EXTENSION OF NORTH LINE OF LANDS CONVEYED BY:
 WARRANTY DEED FILED NOVEMBER 26, 1955, 1503 DEEDS 633, NO. 1384310
 WARRANTY DEED FILED NOVEMBER 26, 1955, 1503 DEEDS 635, NO. 1384311
 WARRANTY DEED FILED JUNE 25, 1956, 1522 DEEDS 53, NO. 1401301
 WARRANTY DEED FILED DECEMBER 2, 1958, 1602 RAMSEY CO. RECORDS 609, NO. 1471488
 WARRANTY DEED FILED JULY 16, 1959, 1638 RAMSEY CO. RECORDS 105, NO. 1488748

NOTE 2:
 EAST LINE OF LAND CONVEYED BY WARRANTY DEED FILED JULY 16, 1959,
 1638 RCR 105, NO. 1488748

NOTE 3:
 NORTHERLY RIGHT OF WAY OF STATE TRUNK HIGHWAY NO. 96 PER DOC. NO.S
 1384310 AND 1384311



ORIENTATION OF THIS BEARING SYSTEM
 IS BASED ON AN ASSUMED DATUM.

○ DENOTES 5/8 INCH BY 18 INCH STEEL REBAR SET,
 MARKED WITH MN. REG. NO. 18418, UNLESS OTHERWISE SHOWN.

● DENOTES IRON MONUMENT FOUND

BRW
 PLANNING
 TRANSPORTATION
 ENGINEERING
 LAND SURVEYING
 BRW, INC.