

# MEADOW BROOK TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 309

KNOW ALL MEN BY THESE PRESENTS: That Gregory K. Radefeldt and Nancy L. Radefeldt, husband and wife, fee owners of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

That part of Lot 21, Block 1, MEADOW BROOK 1ST ADDITION, lying northerly of the following described line: Commencing at the northeast corner of the south 1511 feet of Section 32, Township 30, Range 22; thence south along the east line of said section, 377.75 feet; thence westerly and parallel to the south line of said section to the easterly line of Edgerton Street;

And

That part of Lot 21, Block 1, MEADOW BROOK 1ST ADDITION, lying southerly of the following described line: Commencing at the northeast corner of the south 1511 feet of Section 32, Township 30, Range 22; thence south along the east line of said section, 377.75 feet; thence westerly and parallel to the south line of said section to the easterly line of Edgerton Street.

Have caused the same to be surveyed and platted as MEADOW BROOK TOWNHOMES and do hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

IN WITNESS WHEREOF, said Gregory K. Radefeldt and Nancy L. Radefeldt, husband and wife, have hereunto set their hands this 31 day of May, 1995.

Gregory K. Radefeldt      Nancy L. Radefeldt  
Gregory K. Radefeldt      Nancy L. Radefeldt

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 31 day of May, 1995 by Gregory K. Radefeldt and by Nancy L. Radefeldt, husband and wife.



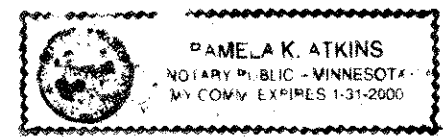
Sharon M. Ball  
Notary Public,  
Ramsey County, Minnesota  
My Commission Expires 1-31-2000

I hereby certify that I have surveyed and platted the property described on this plat as MEADOW BROOK TOWNHOMES; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

Harold C. Peterson  
Harold C. Peterson, Land Surveyor  
Minnesota License No. 12294

STATE OF MINNESOTA  
COUNTY OF Dakota

The foregoing Surveyor's Certificate was acknowledged before me this 25<sup>th</sup> day of May, 1996, by Harold C. Peterson, a Licensed Land Surveyor.



Pamela K. Casner  
Notary Public,  
Ramsey County, Minnesota  
My Commission Expires 1-31-00

City of Vadnais Heights

We do hereby certify that on the 6<sup>th</sup> day of June, 1995 the City Council of the City of Vadnais Heights, Minnesota approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.

Mark A. Waidler, Mayor  
Gerald J. Urban, Clerk

Taxes payable in the year 1995 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 12<sup>th</sup> day of June, 1995.

Lou McKenna, Director  
Department of Property Taxation  
By Abdur Khan, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 12<sup>th</sup> day of JUNE, 1995 and the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

David D. Claypool  
David D. Claypool, L.S.  
Ramsey County Surveyor

County Recorder  
County of Ramsey,  
State of Minnesota

I hereby certify that this plat of MEADOW BROOK TOWNHOMES was filed in the office of the County Recorder for public record on this 5<sup>th</sup> day of JULY, 1995 at 1:35 o'clock P.M. and was duly filed in Book 111 of Plats, Pages 1 and 2, as Document Number 2875430.

Lou McKenna, County Recorder

By \_\_\_\_\_, Deputy

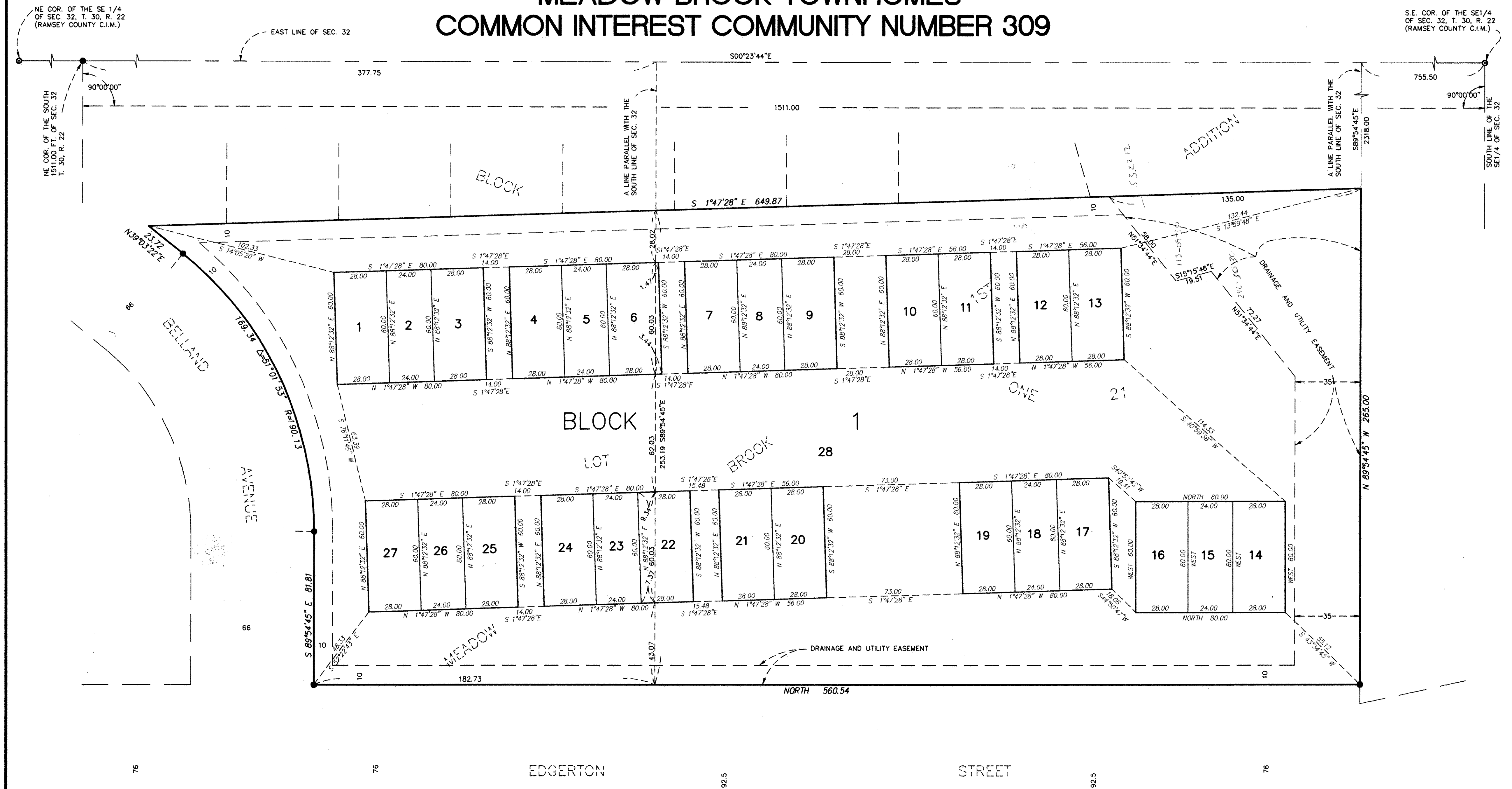
Registrar of Titles  
County of Ramsey,  
State of Minnesota

I hereby certify that this plat of MEADOW BROOK TOWNHOMES was filed in the office of the Registrar of Titles for public record on this 5<sup>th</sup> day of JULY, 1995 at 3:00 o'clock P.M. and was duly filed in Book 40 of Plats, Pages 43 and 44, as Document Number 1094252.

Lou McKenna, Registrar of Titles

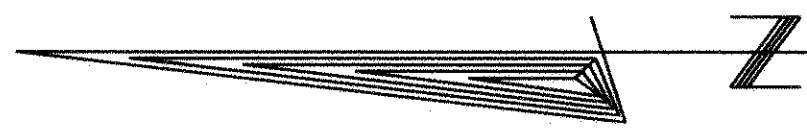
By \_\_\_\_\_, Deputy

# MEADOW BROOK TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 309



BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 21, BLOCK 1, MEADOW BROOK 1ST ADDITION WHICH IS ASSUMED TO HAVE A BEARING OF N89°54'45"W.

PURSUANT TO MINNESOTA STATUTES SECTION 515B.2-105 (c)(2), THIS PLAT OF MEADOW BROOK TOWNHOMES, IS A PLANNED COMMUNITY.



SCALE : 1 INCH = 30 FEET



NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH x 14 INCH IRON PIPE MARKED BY R.L.S. NO. 12294.

- DENOTES 1/2 INCH x 14 INCH IRON PIPE FOUND
- DENOTES RAMSEY COUNTY C.I.M. FOUND

NOTE: THROUGHOUT ALL OF LOT 28, BLOCK 1, IS A DRAINAGE AND UTILITY EASEMENT.