

# BITTERSWEET ESTATES

KNOW ALL MEN BY THESE PRESENTS: That Bittersweet Associates, a Minnesota general partnership, owner of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota:

That part of Lots 1 and 2, E. G. ROGERS' GARDEN LOTS, according to the plat on file in the office of the County Recorder, Ramsey County, Minnesota described as follows:

Beginning at the northwest corner of said Lot 2; thence South 89 degrees 59 minutes 00 seconds East, assumed bearing, along the north line of said Lot 2 and Lot 1 a distance of 494.77 feet; thence South 00 degrees 43 minutes 47 seconds East 150.00 feet; thence South 49 degrees 30 minutes 02 seconds West 214.78 feet to the north line of the South 989.64 feet of said Lots 1 and 2; thence North 89 degrees 53 minutes 49 seconds West along said north line 330.21 feet to the west line of said Lot 2; thence North 00 degrees 37 minutes 31 seconds West along said west line 289.04 feet to the point of beginning.

and that John J. Kavanagh and Judith A. Kavanagh, husband and wife, owners of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota:

Outlot A, SEASONS PARK ADDITION TO MAPLEWOOD, according to the plat thereof on file and of record in the office of the Registrar of Titles, Ramsey County, Minnesota.

That part of Demont Avenue, vacated, lying between the Northerly extensions across said street of the East and West lines of Outlot A, Seasons Park Addition to Maplewood, See Doc. No. 1088545.

Have caused the same to be surveyed and platted as BITTERSWEET ESTATES and do hereby dedicate to the public for public use forever the cul-de-sac, drainage easements, and drainage and utility easements as shown on this plat.

In witness whereof said Bittersweet Associates, a Minnesota general partnership, has caused these presents to be signed by its proper partner this 15TH day of MAY, 1995.

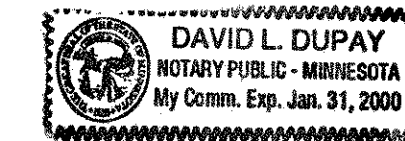
Signed: Bittersweet Associates

*Bruce M. Mogren*  
Bruce M. Mogren, Partner

I hereby certify that I have surveyed and platted the property described on this plat as BITTERSWEET ESTATES; 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 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 as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

*Bruce A. Folz*  
Bruce A. Folz, Land Surveyor  
Minnesota License No. 9232

STATE OF MINNESOTA  
COUNTY OF WASHINGTON  
The foregoing Surveyor's Certificate was acknowledged before me this 11TH day of MAY, 1995 by Bruce A. Folz, a Licensed Land Surveyor.



Notary Public, HENNEPIN County, Minnesota  
My Commission Expires JANUARY 31, 2000

**CITY OF MAPLEWOOD**  
We do hereby certify that on the 13th day of March, 1995, the City Council of the City of Maplewood, 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.

*Gary Bastian*  
Gary Bastian, Mayor

*Lucille E. Aurelius*  
Lucille E. Aurelius, 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 30th day of November, 1995.

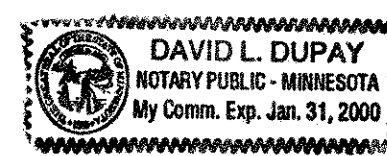
*Lou McKenna*, Director  
Department of Property Taxation

By *Jennifer Adwin*, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 30th day of NOVEMBER, 1995 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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

STATE OF MINNESOTA  
COUNTY OF WASHINGTON  
The foregoing instrument was acknowledged before me this 15TH day of MAY, 1995 by Bruce M. Mogren, a partner of Bittersweet Associates, a Minnesota general partnership, on behalf of the partnership.



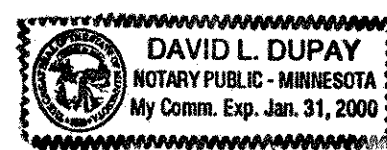
*David L. Dupay*  
Notary Public, HENNEPIN County, Minnesota  
My Commission Expires JANUARY 31, 2000

In witness whereof said John J. Kavanagh and Judith A. Kavanagh, husband and wife, have hereunto set their hands this 15TH day of MAY, 1995.

*John J. Kavanagh*  
John J. Kavanagh

*Judith A. Kavanagh*  
Judith A. Kavanagh

STATE OF MINNESOTA  
COUNTY OF WASHINGTON  
The foregoing instrument was acknowledged before me this 15TH day of MAY, 1995 by John J. Kavanagh and Judith A. Kavanagh, husband and wife.



*David L. Dupay*  
Notary Public, HENNEPIN County, Minnesota  
My Commission Expires JANUARY 31, 2000

County Recorder, County of Ramsey, State of Minnesota  
I hereby certify that this plat of BITTERSWEET ESTATES was filed in the office of the County Recorder for public record on this 5TH day of DECEMBER, 1995 at 10:24 o'clock A.M. and was duly filed in Book 111 of Plats, Pages 36 and 37, as Document Number 2901683.

Lou McKenna, County Recorder

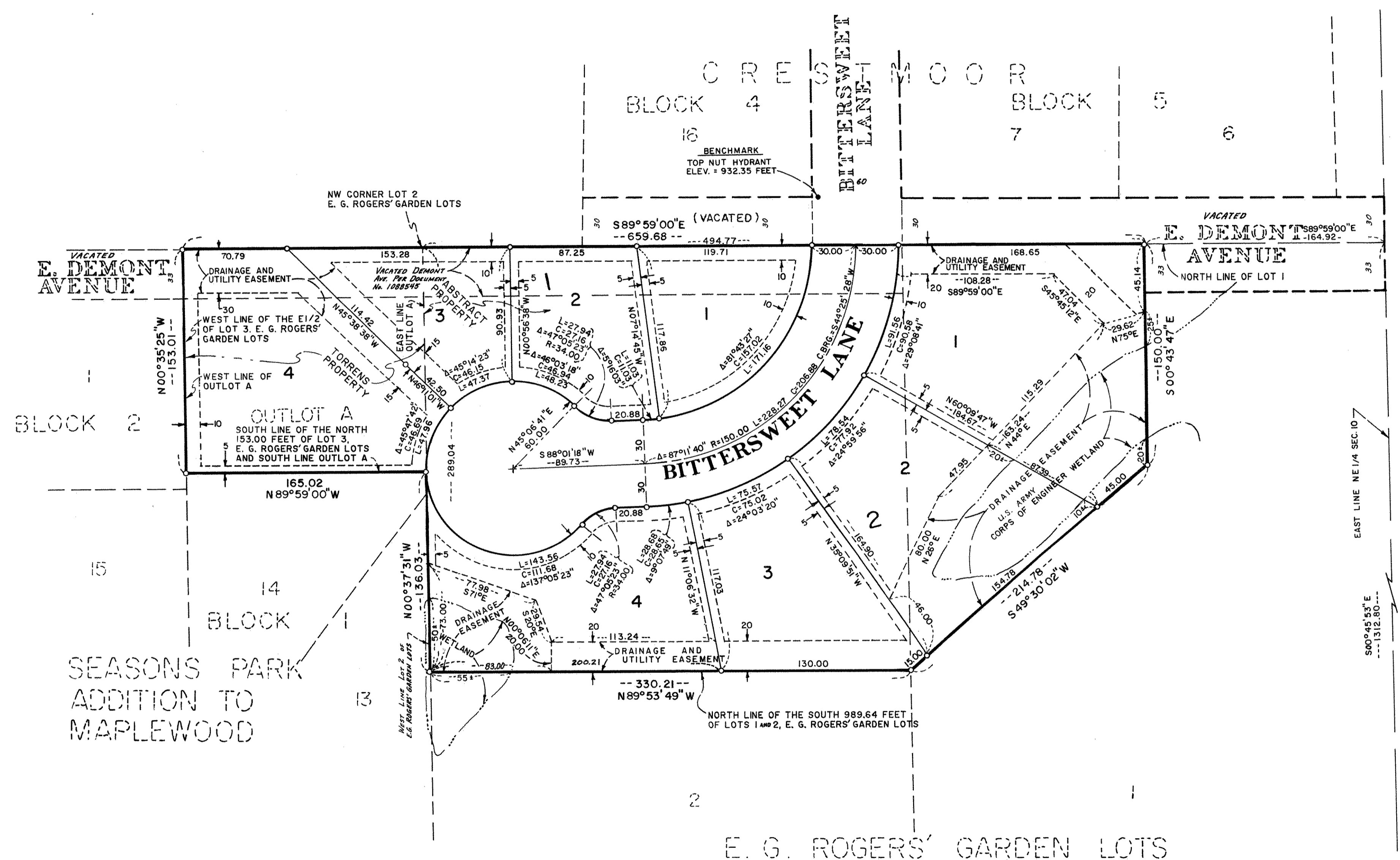
By \_\_\_\_\_, Deputy

Registrar of Titles, County of Ramsey, State of Minnesota  
I hereby certify that this plat of BITTERSWEET ESTATES was filed in the office of the Registrar of Titles for public record on this 5TH day of DECEMBER, 1995 at 1:00 o'clock P.M. and was duly filed in Book 41 of Plats, Pages 10 and 11, as Document Number 1107579.

Lou McKenna, Registrar of Titles

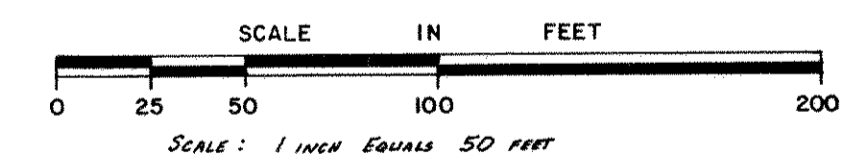
By \_\_\_\_\_, Deputy

# BITTERSWEET ESTATES

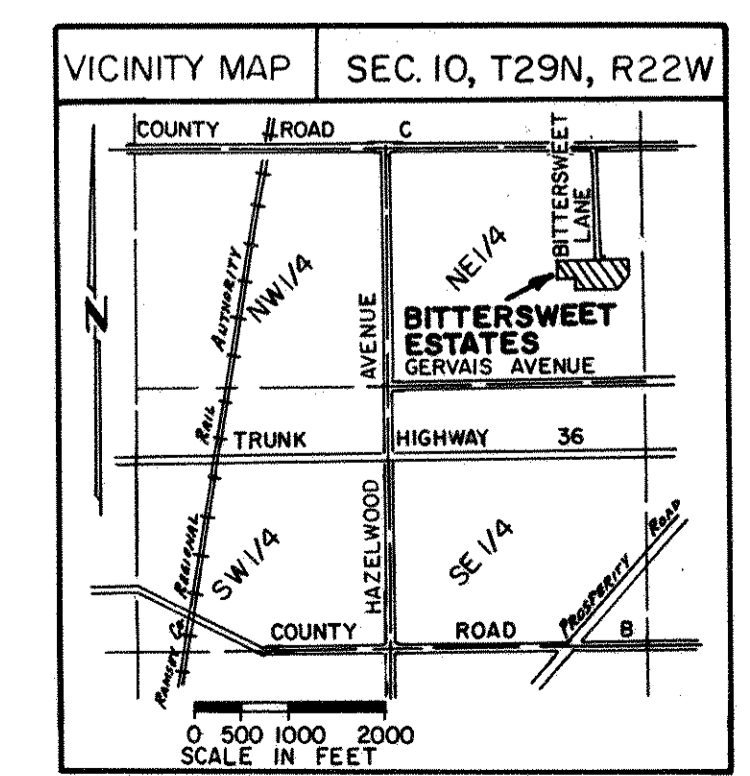


### NOTES

- Denotes 1/2 inch iron pipe monument set marked with a plastic cap inscribed RLS 9232.
- Denotes edge of U. S. Army Corps of Engineers wetland as located by Ramsey - Washington Metro Watershed District (March 1994).
- Distances shown to feet (10, 30, etc.) are exact values.
- Bearings shown to degrees (10°, 30°, etc.) are exact values.
- Orientation of the bearing system is based upon the east line of the Northeast Quarter of Section 10, T29N, R22W, which is assumed to have a bearing of S 00°45'53" E.
- Elevations are Mean Sea Level, N.G.V.D. - 1929 Adjustment.



RAMSEY COUNTY CAST IRON MON.  
AT E 1/4 CORNER SEC. 10, T29N, R22W



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