

# TOWNHOMES OF LAKE VALENTINE

KNOW ALL MEN BY THESE PRESENTS: That Daniel M. Ogren and Jacalyn R. Ogren, husband and wife, owners, and Baptist General Conference, an Illinois Corporation, mortgagee of the following described property situated in the City of Arden Hills, County of Ramsey, State of Minnesota:

That part of the Southeast Quarter of the Northeast Quarter of Section 28, Township 30, Range 23, Ramsey County, Minnesota, lying west of the westerly right-of-way line of State Trunk Highway No. 10 and south of a line running east at right angles to the west line of said Southeast Quarter of the Northeast Quarter from a point distant 825 feet south of the northwest corner thereof and north of the northerly right of way line of Ramsey County Highway No. E2;

and that part of east 160 feet of the Southwest Quarter of the Northeast Quarter of Section 28, Township 30, Range 23, Ramsey County, Minnesota lying north of the northerly right of way line of Ramsey County Highway No. E2 and south of platted Shorewood Hills No. 2;

and that part of east 160 feet of the Northwest Quarter of the Southeast Quarter of Section 28, Township 30, Range 23, Ramsey County, Minnesota lying north of the northerly right of way line of Ramsey County Highway No. E2.

Have caused the same to be surveyed and platted as TOWNHOMES OF LAKE VALENTINE and do hereby dedicate to the public for public use forever the drainage and utility easement, utility easement and the Pedestrian Way as shown on this plat.

In witness whereof said Daniel M. Ogren and Jacalyn R. Ogren, husband and wife, have hereunto set their hands this 9th day of January, 1996.

Daniel M. Ogren  
Daniel M. Ogren

Jacalyn R. Ogren  
Jacalyn R. Ogren

State of Minnesota  
County of Ramsey

The foregoing instrument was acknowledged before me this 9th day of January, 1996 by Daniel M. Ogren and Jacalyn R. Ogren, husband and wife.



Steven M. Olson  
Notary Public, Anoka County, Minnesota  
My Commission Expires Jan. 31, 2000

In witness whereof said Baptist General Conference, an Illinois Corporation, has caused these presents to be signed by Robert S. Ricker, President, and Richard K. Bloom, Secretary, this 5th day of January, 1996.

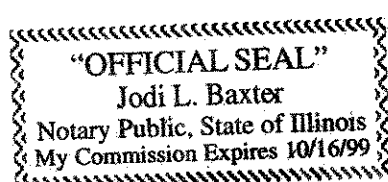
Signed: Baptist General Conference

Robert S. Ricker  
Robert S. Ricker, President

Richard K. Bloom  
Richard K. Bloom, Secretary

State of ILLINOIS  
County of COOK

The foregoing instrument was acknowledged before me this 5th day of January, 1996 by Robert S. Ricker, President, and Richard K. Bloom, Secretary of Baptist General Conference, an Illinois Corporation, on behalf of the corporation.



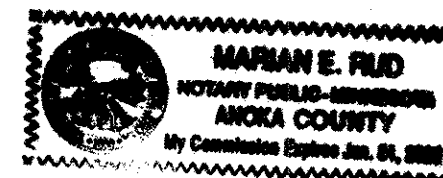
Jodi L. Baxter  
Notary Public, Cook County, Illinois  
My Commission Expires 10/16/99

I hereby certify that I have surveyed and platted the property described on this plat as TOWNHOMES OF LAKE VALENTINE; 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.

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

State of Minnesota  
County of Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 4th day of January, 1996 by Ernest G. Rud, a Licensed Land Surveyor.



Marian E. Rud  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2000

City of Arden Hills

We do hereby certify that on the 13th day of November, 1995, the City Council of the City of Arden Hills, 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.

Mayor

Clerk

Taxes payable in the year 1996 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 9th day of January, 1996.

Lou McKenna, Director  
Department of Property Taxation

By S. Bymark, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 9th day of January, 1996 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

By Ronald E. Meyer, L.S., Deputy  
David D. Claypool, L.S.  
Ramsey County Surveyor

County Recorder  
County of Ramsey, State of Minnesota

I hereby certify that this plat of TOWNHOMES OF LAKE VALENTINE was filed in the office of the County Recorder for public record on this 11th day of JANUARY, 1996, at 10:58 o'clock A.M. and was duly filed in Book 111 of Plats, Pages 45 and 46 as Document Number 2907002.

Lou McKenna, County Recorder

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



# TOWNHOMES OF LAKE VALENTINE

SHOREWOOD HILLS No. 2

SHOREWOOD HILLS

## BLOCK 1 and

Drainage

COUNTY ROAD E2

CHATHAM

THIRD PARK 2

ADDITION

NW cor. of SE1/4 of NE1/4 of Sec.28,T30, R23

East Line of the SW1/4 of NE1/4 of Sec.28 and West Line of the SE1/4 of NE1/4

South Line of SHOREWOOD HILLS No. 2

South Line of SHOREWOOD HILLS

S 89°31'45" W  
(495.45 per SHOREWOOD HILLS)  
---495.02---

PEDESTRIAN WAY

Easement

C.B.R.G. = S 09°34'54" E  
Δ = 27°40'42" R = 623.69  
L = 501.29

C.S.A.H. No. 76  
(formerly S.T.H. No. 10)

Easterly R/W line of C.S.A.H. per Doc. No. 734528

Note:  
Lot 13 is covered in its entirety by a drainage and utility easement.

GRAPHIC SCALE



IN FEET  
SCALE: 1 inch = 40 feet

Center of Sec.28,T30,R23  
Ramsey County Stone Monument

East 1/4 corner of Sec.28,T30,R23  
Ramsey County Stone Monument

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

CHATHAM FOURTH  
ADD. PARK

The orientation of this bearing system is based on the North line of the SE1/4 of Sec.28, T30, R23, which is assumed to have a bearing of N 89°58'56" W.

At all lot corners with no monuments shown will be 1/2 inch by 18 inch iron pipe marked R.L.S. 9808 within one year of the recording of this plat.