

# A. J. ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Good Value Homes, Inc., a Minnesota Corporation, owner, and Builders Mortgage Corporation, a Minnesota Corporation, and Arnold E. Johnson, single person, mortgagees, of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota:

That part of the Northwest Quarter of the Northwest Quarter of Section 12, Township 28, Range 22, except the Southerly 450 feet of the Westerly 250 feet thereof, and except the Northerly 362 feet and except the Westerly 40 feet thereof, Ramsey County, Minnesota, described as follows:

Commencing at a cast iron monument found for the Northwest corner of said Section 12; thence South 00 degrees 17 minutes 21 seconds East, on an assumed bearing basis, along the West line of said Section 12, a distance of 362.12 feet to the South line of the North 362 feet of said Northwest Quarter of the Northwest Quarter; Thence North 88 degrees 15 minutes 28 seconds East, along said South line of the North 362 feet of said Northwest Quarter of the Northwest Quarter, a distance of 705.53 feet to the point of beginning herein; Thence continuing North 88 degrees 15 minutes 28 seconds East, a distance of 611.51 feet to the East line of said Northwest Quarter of the Northwest Quarter; Thence South 00 degrees 18 minutes 44 seconds East along said East line, a distance of 951.23 feet to the South line of said Northwest Quarter of the Northwest Quarter; Thence South 88 degrees 18 minutes 50 seconds West along said South line, a distance of 1067.31 feet, to the East line of the West 250.00 feet of said Northwest Quarter; Thence North 00 degrees 17 minutes 21 seconds West along the East line of the West 250 feet of said Northwest Quarter of the Northwest Quarter, a distance of 450.13 feet to the North line of the South 450 feet of said Northwest Quarter of the Northwest Quarter; Thence North 88 degrees 18 minutes 50 seconds East, along said North line, a distance of 40.05 feet; Thence North 00 degrees 17 minutes 21 seconds West, a distance of 235.10 feet; Thence North 88 degrees 15 minutes 57 seconds East, a distance of 415.46 feet; Thence North 00 degrees 18 minutes 10 seconds West a distance of 265.06 feet to the point of beginning herein.

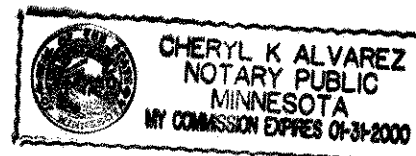
Have caused the same to be surveyed and platted as A. J. ADDITION and do hereby dedicate to the public for public use forever the thoroughfares, cul-de-sac, drainage easements and the drainage and utility easements as shown on this plat.

In witness whereof, said Good Value Homes, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 24th day of July, 1996.

Signed: Good Value Homes, Inc.

John R. Peterson, President

State of Minnesota  
County of ANOKA



The foregoing instrument was acknowledged before me this 24th day of July, 1996 by John R. Peterson, President of Good Value Homes, Inc., a Minnesota Corporation, on behalf of the corporation.

Cheryl K. Alvarez  
Notary Public, ANOKA County, Minnesota  
My Commission Expires 1-31-2000

In witness whereof, said Builders Mortgage Corporation, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 24th day of July, 1996.

Signed: Builders Mortgage Corporation  
Ronald G. Stratton  
Ronald G. Stratton, President

State of Minnesota  
County of ANOKA



The foregoing instrument was acknowledged before me this 24th day of July, 1996 by Ronald G. Stratton, President of Builders Mortgage Corporation, a Minnesota Corporation, on behalf of the corporation.

Cheryl K. Alvarez  
Notary Public, ANOKA County, Minnesota  
My Commission Expires 1-31-2000

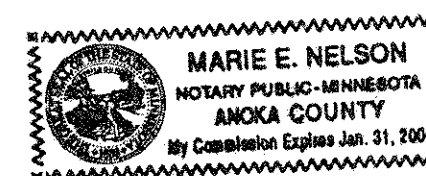
In witness whereof, said Arnold E. Johnson, single person, has hereunto set his hand this 25 day of July, 1996.

Arnold E. Johnson  
Arnold E. Johnson

State of Minnesota  
County of Ramsey

The foregoing instrument was acknowledged before me this 25 day of July, 1996 by Arnold E. Johnson, single person.

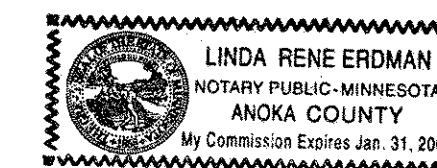
Marie E. Nelson  
Notary Public, ANOKA County, Minnesota  
My Commission Expires Jan. 31, 2000



I hereby certify that I have surveyed and platted the property described on this plat as A. J. ADDITION; 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 or will be correctly placed in the ground as designated; 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.

Donald E. Sigety  
Donald E. Sigety, Land Surveyor  
Minnesota License Number 23945

State of Minnesota  
County of Anoka



The foregoing Surveyor's Certificate was acknowledged before me this 27 day of June, 1996 by Donald E. Sigety, a Licensed Land Surveyor.

Linda Rene Erdman  
Notary Public, Anoka County, Minnesota  
My Commission Expires Jan 31, 2000

City of Maplewood

We do hereby certify that on the 13th day of MAY, 1996, 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 W. Bastian, Mayor  
Michael A. McGuire, City Manager

Taxes payable in the year 1996 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 25th day of July, 1996.

Lou McKenna, Director  
Department of Property Taxation

By K. Bymark, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 26th day of July, 1996 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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

County Recorder, County of Ramsey, State of Minnesota

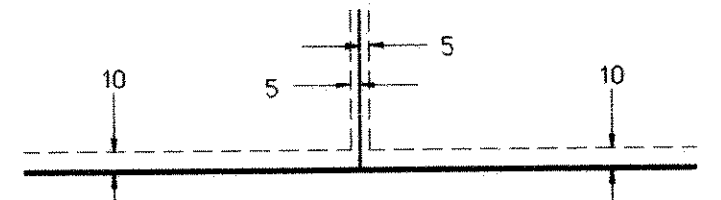
I hereby certify that this plat of A. J. ADDITION was filed in the office of the County Recorder for public record on this 1st day of AUGUST, 1996, at 9:29 o'clock A.M. and was duly filed in Book 112 of Plats, Pages 14, 15 and 16, as Document Number 2943635.

Lou McKenna, County Recorder

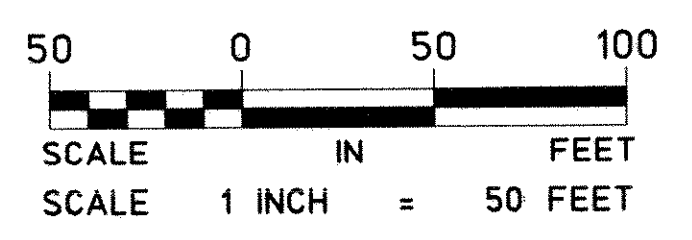
By \_\_\_\_\_, Deputy

COPY

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



# A. J. ADDITION



No monument symbol shown at any statute required location indicates a plat monument that will be set, and which shall be in place on or before the 1st day of June, 1997.

### BEARING NOTE:

FOR PURPOSES OF THIS PLAT, THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 28 RANGE 22, RAMSEY COUNTY, MINNESOTA BEARS N 00°17'21" W.

- denotes capped 1/2 inch by 14 inch iron pipe set L.S. No. 23945
- denotes cast iron county monument found

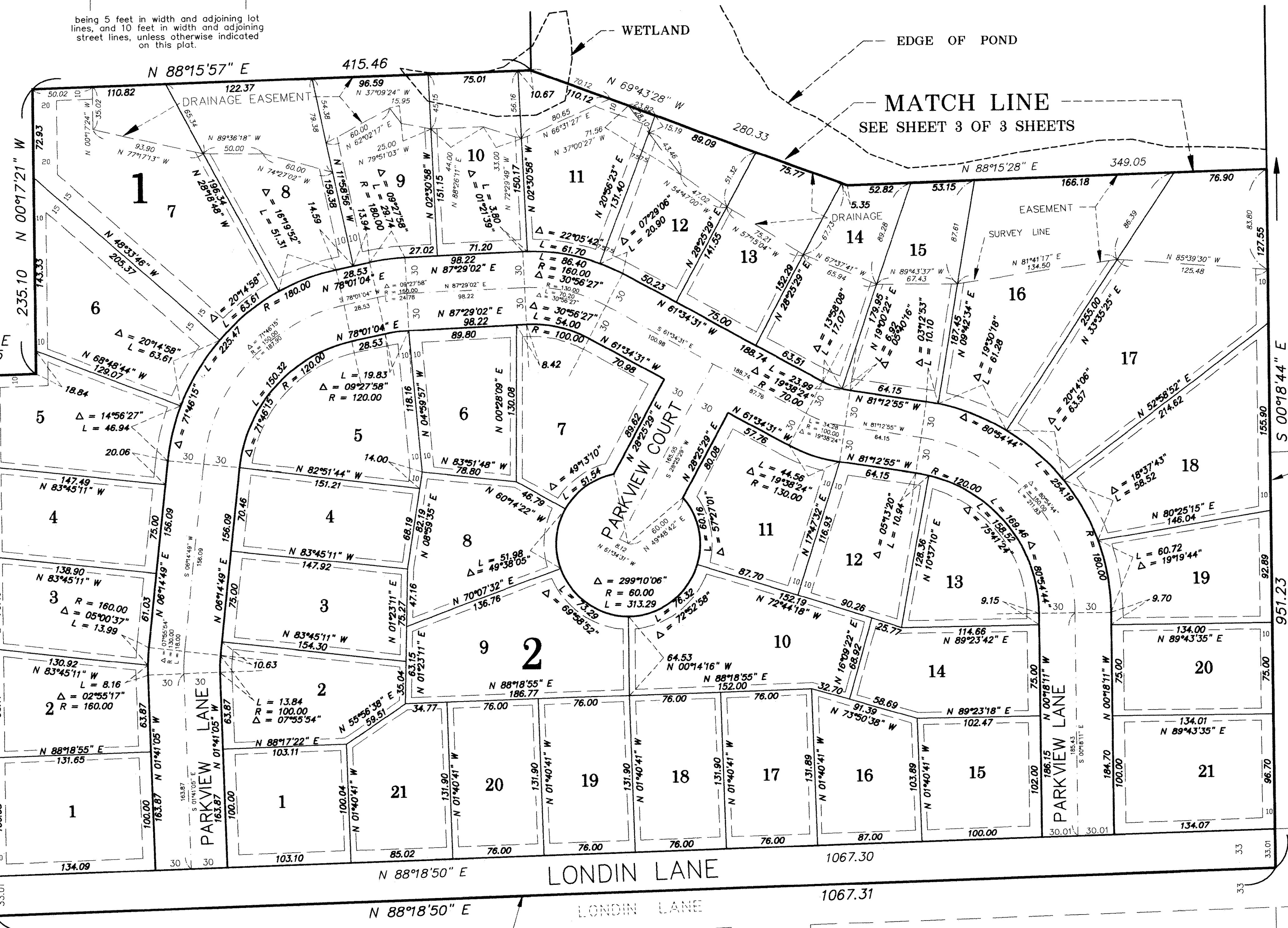
NORTH LINE OF THE SOUTH 450.00 FEET OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12, TWP. 28, RNG. 22

FOUND C.I.M. NORTHWEST SECTION CORNER

The West line of the Northwest 1/4 of the Northwest 1/4 Sec. 12, Twp. 28, Rng. 22

EAST LINE OF THE WEST 250.00 FEET OF THE NW 1/4, NW 1/4 OF SECTION 12, TWP. 28, RNG. 22

EXCEPTION



MATCH LINE SEE SHEET 3 OF 3 SHEETS

The East line of the Northwest 1/4 of the Northwest 1/4 of Sec. 12, Twp. 28, Rng. 22.

APARTMENT OWNERSHIP NO. 50 CONNEMARA II, a Condominium

WEST 1/4 SECTION CORNER FOUND C.I.M.

FOUND C.I.M. NORTHWEST SECTION CORNER

MAPLEWOOD HILLS BLOCK 2

SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12, TWP. 28, RNG. 22

DORLAND ROAD

LOT 1

BLOCK 1

PASSE ENGINEERING, INC. REGISTERED PROFESSIONAL ENGINEERS LICENSED LAND SURVEYORS

# A. J. ADDITION

THE SOUTH LINE OF THE NORTH 362.00 FEET OF THE NW 1/4, OF THE NW 1/4 OF SECTION 12, TWP. 28, RNG. 22

E X C E P T I O N  
LOWER AFTON ROAD

FOUND C.I.M. NORTHWEST SECTION CORNER

N 00°17'21" W 362.12

N 88°15'28" E 705.53

100

N 88°15'28" E 611.51

100

N 00°17'21" W 2624.09

THE WEST LINE OF THE NW 1/4 OF SECTION 12, TWP. 28, RNG. 22

265.06

N 00°18'10" W

EASEMENT

O U T L O T A

951.23

370.18

S 00°18'44" E

The East line of the Northwest 1/4 of the Northwest 1/4 of Sec. 12, Twp. 28, Rng. 22.

DRAINAGE

WETLAND

EDGE OF POND

10

11

280.35

N 69°43'28" W

12

13

14

15

16

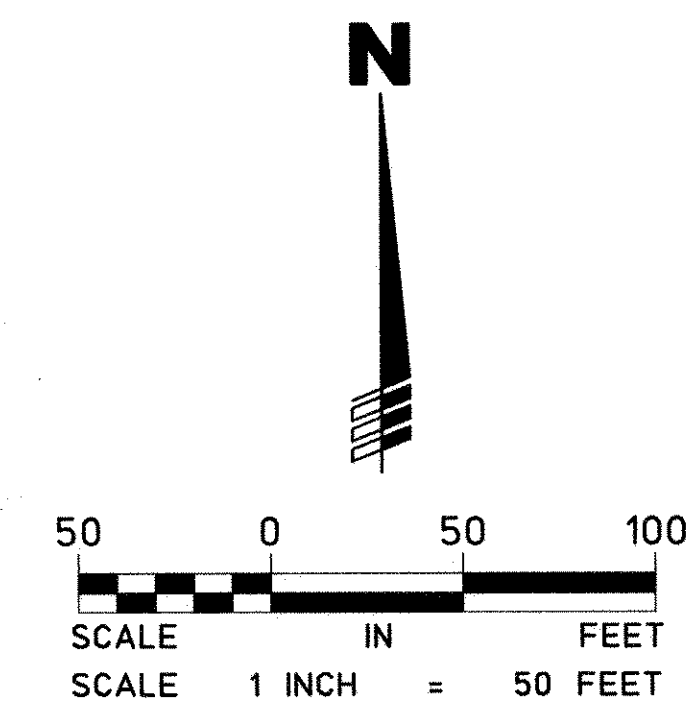
N 88°15'28" E

349.05

17

MATCH LINE

SEE SHEET 2 OF 3 SHEETS



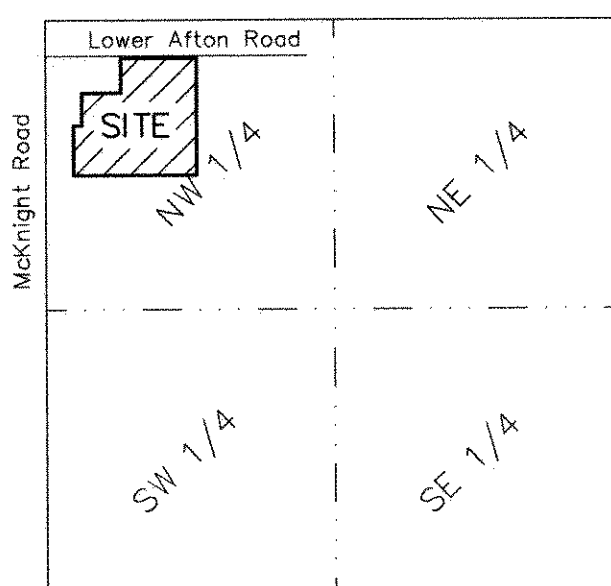
No monument symbol shown at any statute required location indicates a plat monument that will be set, and which shall be in place on or before the 1st day of June, 1997.

### BEARING NOTE:

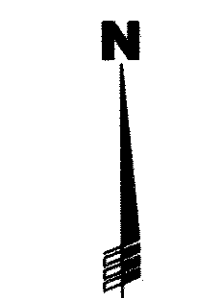
FOR PURPOSES OF THIS PLAT, THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 28 RANGE 22, RAMSEY COUNTY, MINNESOTA BEARS N 00°17'21" W.

- denotes capped 1/2 inch by 14 inch iron pipe set L.S. No. 23945
- denotes cast iron county monument found

### VICINITY MAP



SECTION 12, TWP. 28, RGE. 22



NO SCALE

PASSE ENGINEERING, INC.  
REGISTERED PROFESSIONAL ENGINEERS  
LICENSED LAND SURVEYORS