

MALLARD PONDS PLAT TWO

KNOW ALL MEN BY THESE PRESENTS: That Kent W. Jefferson Construction, Inc., a Minnesota corporation, owner of the following described property situated in the Township of White Bear, County of Ramsey, State of Minnesota:

That part of Lot 2, MEYER & PETTER'S BALD EAGLE GARDEN LOTS, according to the recorded plat thereof, Ramsey County, Minnesota, lying Southwesterly of the center line of Portland Avenue as now constructed and used. All of Lots 3, 4 and 10 in said plat, except that part of said Lot 3, lying Northeasterly of the center line of Portland Avenue as now constructed and used. Also all that part of vacated Centerville Avenue as dedicated in said plat, lying Northwesterly of the Westerly extension of the South line of said Lot 2 in said plat and lying Southeasterly of the Southwesterly line of said Portland Avenue as now constructed and used. Also that part of the Southwesterly half of vacated Centerville Avenue as dedicated in said plat, lying Southeasterly of the Westerly extension of the South line of said Lot 2 in said plat and lying Northwesterly of the Westerly line of Portland Avenue as now constructed and used. Also that part of the vacated westerly half of Centerville Avenue as dedicated in said plat, lying East of aforesaid Lot 10, West of the Westerly line of Portland Avenue as now constructed and used and North of the easterly extension of the South line of said Lot 10. Also all that part of vacated Third Street as dedicated in said plat, lying West of the Westerly line of Portland Avenue as now constructed and used and East of the East line of vacated Portland Avenue as dedicated in said plat. Also all that part of vacated Portland Avenue as dedicated in said plat, lying South of the Southwesterly line of Portland Avenue as now constructed and used and North of the center line of said Third Street. Also that part of vacated East half of Portland Avenue as dedicated in said plat, lying South of the center line of said Third Street and North of the westerly extension of the South line of said Lot 10;

And

Outlot A, MALLARD PONDS PLAT ONE, Ramsey County, Minnesota;

And

The North 725 feet of the East 180 feet of the Northwest Quarter of the Northeast Quarter of Section 1, Township 30, Range 22.

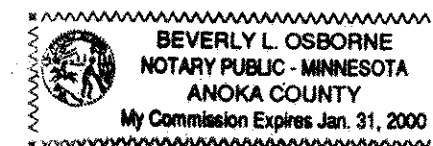
Has caused the same to be surveyed and platted as MALLARD PONDS PLAT TWO and does hereby dedicate to the public for public use forever the thoroughfares, cul-de-sacs, drainage easements, utility easements and the drainage and utility easements as shown, and does hereby donate to the Township of White Bear the park as shown on this plat.

In witness whereof said Kent W. Jefferson Construction, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 28TH day of SEPTEMBER, 1999.

Signed: Kent W. Jefferson Construction, Inc.

Kent W. Jefferson its PRESIDENT

State of Minnesota
County of Anoka



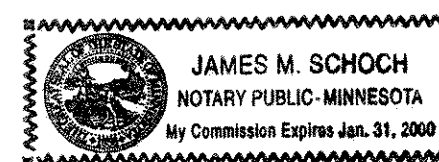
The foregoing instrument was acknowledged before me this 28TH day of SEPTEMBER, 1999, by Kent W. Jefferson, President of Kent W. Jefferson Construction, Inc., a Minnesota corporation, on behalf of the corporation.

Beverly L. Osborne
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 MALLARD PONDS PLAT TWO; 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.

Mark F. Maistrovich
Mark F. Maistrovich, Land Surveyor
Minnesota License Number 25287

State of Minnesota
County of Anoka



The foregoing Surveyor's Certificate was acknowledged before me this 27TH day of September, 1999 by Mark F. Maistrovich, a Licensed Land Surveyor.

James M. Schoch
Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2000

Township of White Bear

We do hereby certify that on the 25TH day of JUNE, 1999, the Board of Supervisors for the Township of White Bear, Ramsey County, Minnesota, approved this plat. All monuments will be set as specified by the Township Board and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.

Bob Weisenburger
Bob Weisenburger, Chairman

Bill Short
Bill Short, Clerk

Taxes payable in the year 1999 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 1st day of Oct, 1999.

Dorothy McElung, Director
Department of Property Taxation

By J. Valuto, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 4TH day of October, 1999, 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

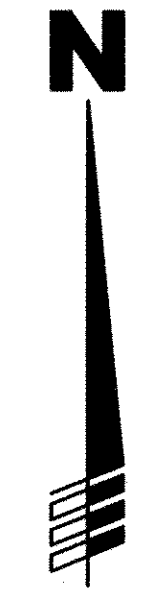
County Recorder
County of Ramsey, State of Minnesota

I hereby certify that this plat of MALLARD PONDS PLAT TWO was filed in the office of the County Recorder for public record on this 7TH day of October, 1999, at 10:41 o'clock A.M. and was duly filed in Book 115 of Plats, Pages 30, 31, 32 and 33, as Document Number 3275819.

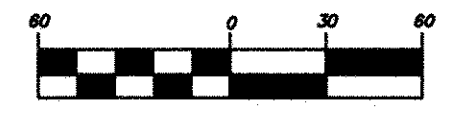
Deputy County Recorder

PASSE ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
LICENSED LAND SURVEYORS

MALLARD PONDS PLAT TWO



GRAPHIC SCALE IN FEET



SCALE 1 INCH = 60 FEET

LEGEND

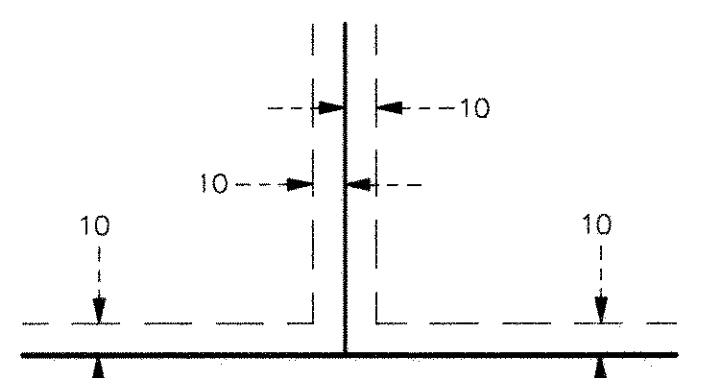
● DENOTES IRON MONUMENT FOUND

NOTES

ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE, AND NOT SHOWN ON THIS PLAT, WILL BE SET WITHIN 1 YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY L.S. NO. 25287.

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON THE RAMSEY COUNTY COORDINATE SYSTEM, NAD '83.

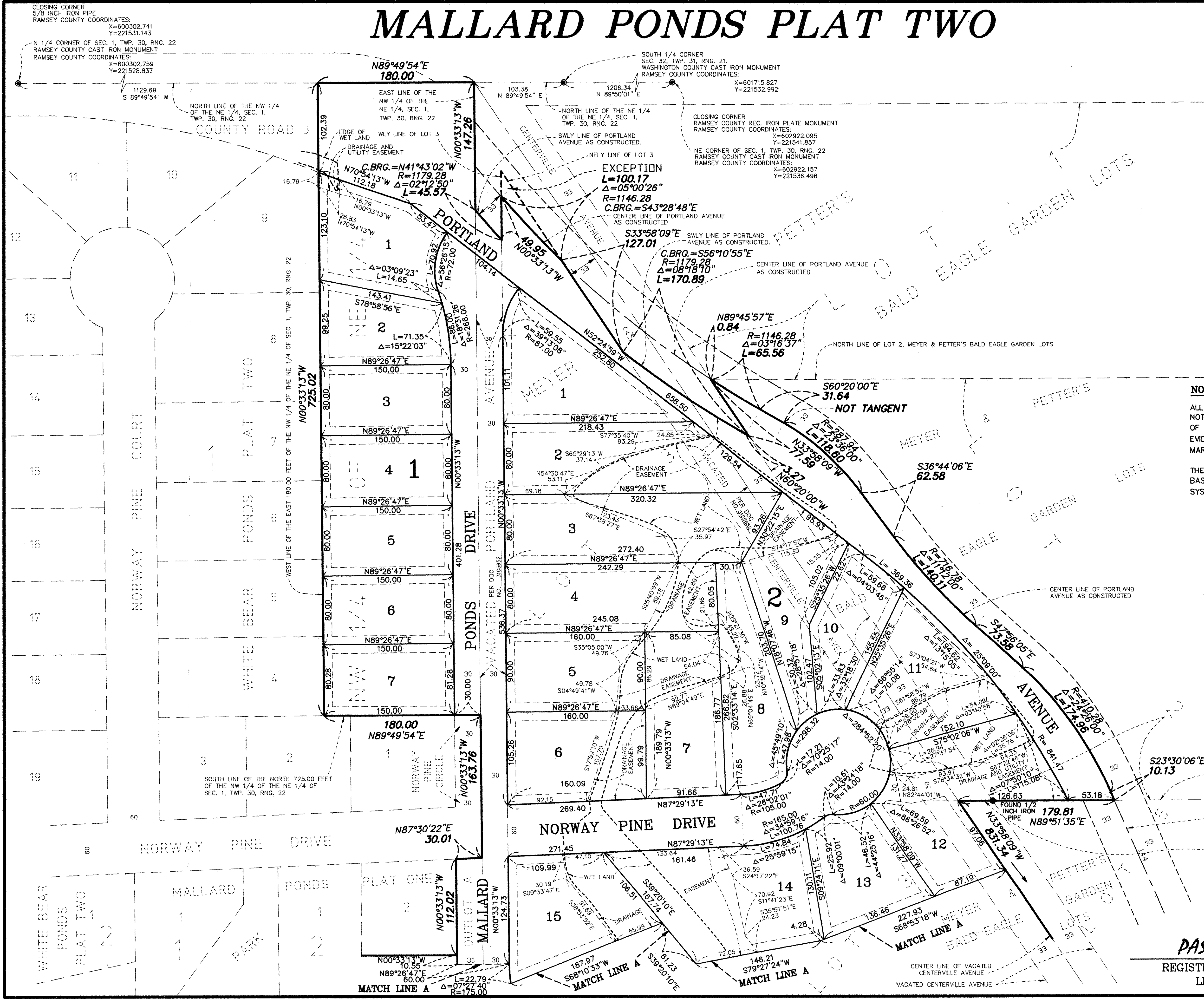
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING STREET LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.

PASSE ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEERS
LICENSED LAND SURVEYORS



CLOSING CORNER
5/8 INCH IRON PIPE
RAMSEY COUNTY COORDINATES:
X=600302.741
Y=221531.143

N 1/4 CORNER OF SEC. 1, TWP. 30, RNG. 22
RAMSEY COUNTY CAST IRON MONUMENT
RAMSEY COUNTY COORDINATES:
X=600302.759
Y=221528.837

SOUTH 1/4 CORNER
SEC. 32, TWP. 31, RNG. 21.
WASHINGTON COUNTY CAST IRON MONUMENT
RAMSEY COUNTY COORDINATES:
X=601715.827
Y=221532.992

CLOSING CORNER
RAMSEY COUNTY REC. IRON PLATE MONUMENT
RAMSEY COUNTY COORDINATES:
X=602922.095
Y=221541.857

NE CORNER OF SEC. 1, TWP. 30, RNG. 22
RAMSEY COUNTY CAST IRON MONUMENT
RAMSEY COUNTY COORDINATES:
X=602922.157
Y=221536.496

EXCEPTION
L=100.17
Δ=05°00'26"
R=1146.28
C.BRG.=S43°28'48"E

C.BRG.=S56°10'55"E
R=1179.28
Δ=08°18'10"
L=170.89

N89°45'57"E
L=10.84
R=1146.28
Δ=03°16'37"
L=65.56

S36°44'06"E
L=62.58
R=719.94
Δ=23°56'00"
L=118.60

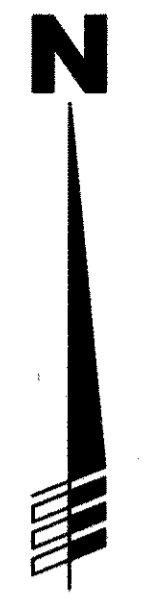
S36°44'06"E
L=62.58
R=719.94
Δ=23°56'00"
L=118.60

S23°30'06"E
L=10.13

FOUND 1/2 INCH IRON PIPE
L=179.81
N89°51'35"E

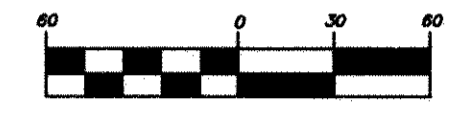
CENTER LINE OF VACATED
CENTERVILLE AVENUE
VACATED CENTERVILLE AVENUE

MALLARD PONDS PLAT TWO



CENTER LINE OF PORTLAND AVENUE AS CONSTRUCTED

GRAPHIC SCALE IN FEET



SCALE 1 INCH = 60 FEET

LEGEND

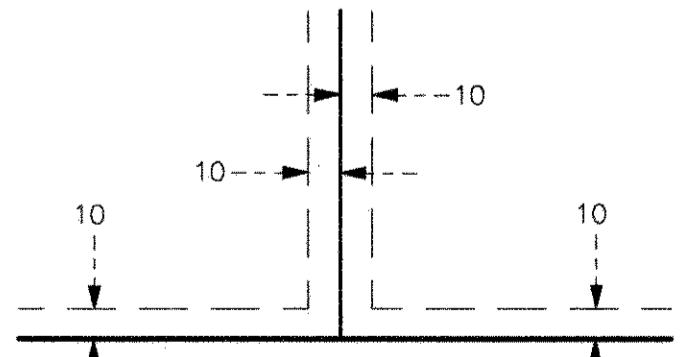
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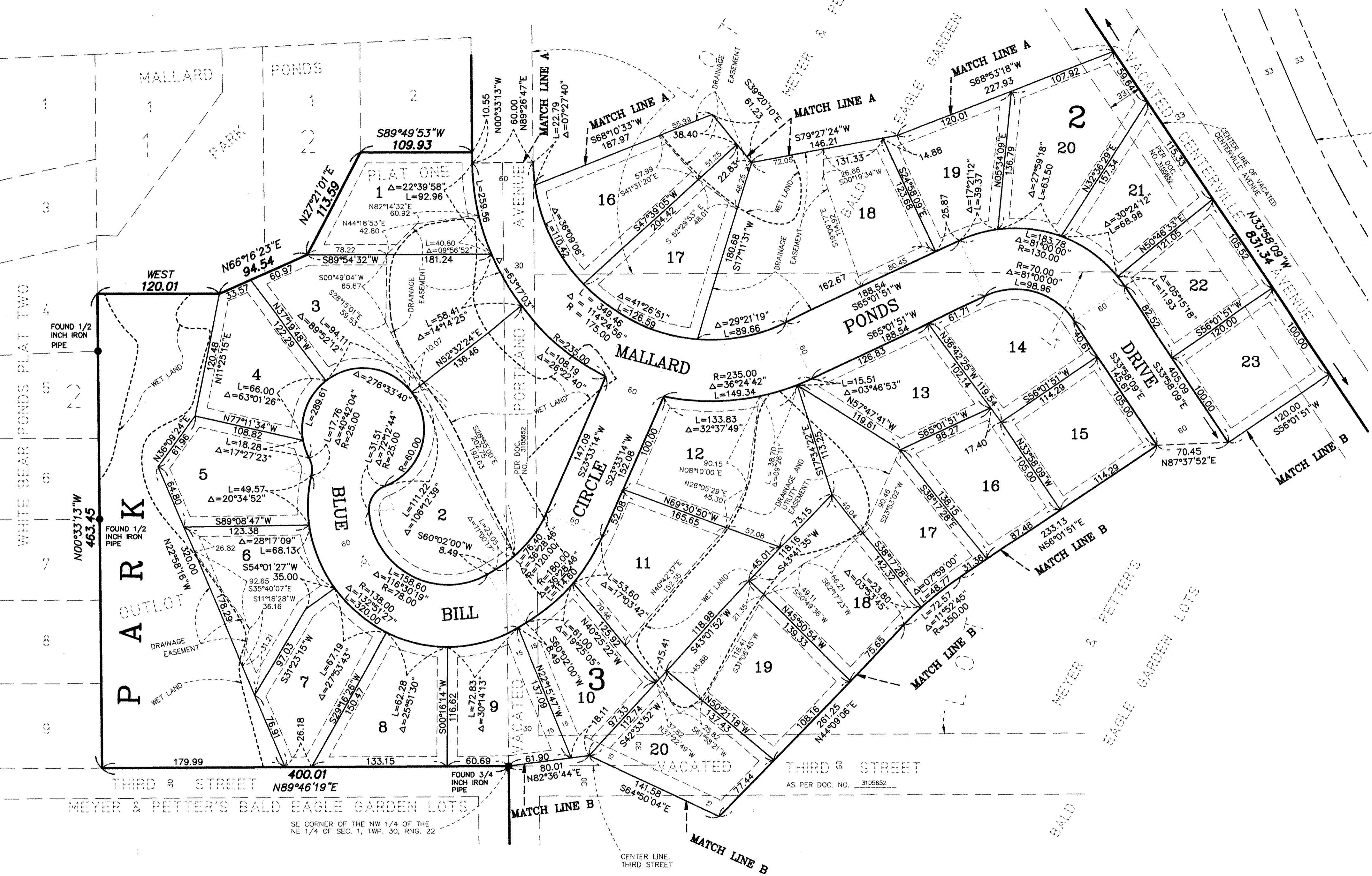
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WHITE BEAR PONDS PLAT TWO

PARK

THIRD STREET

MEYER & PETER'S BALD EAGLE GARDEN LOTS

SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SEC. 1, TWP. 30, RING. 22

CENTER LINE, THIRD STREET

PASSE ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEERS
LICENSED LAND SURVEYORS

