

# THE GARDENS

KNOW ALL MEN BY THESE PRESENTS: That Masterpiece Homes, Inc., a Minnesota Corporation, owner and Premier Bank, a Minnesota Corporation, mortgagee of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota:

The West Half of the North Half of the South Half of the Northwest Quarter of the Southwest Quarter of Section 17, Township 29, Range 22:

EXCEPT

That part of the South Half of the Northwest Quarter of the Southwest Quarter of Section 17, Township 29, Range 22, described as follows:

Beginning at the Northwest corner of said South Half of the Northwest Quarter of the Southwest Quarter; thence on an assumed bearing of North 89 degrees 04 minutes 52 seconds East along the north line of said South Half 325.09 feet; thence South 00 degrees 46 minutes 06 seconds East 125.03 feet; thence South 76 degrees 13 minutes 53 seconds West 141.62 feet; thence South 89 degrees 04 minutes 52 seconds West 187.10 feet to the west line of the Southwest Quarter of said Section 17; thence North 00 degrees 46 minutes 06 seconds West 156.53 feet to the point of beginning and there terminating.  
EXCEPT the West 33.00 feet thereof;

The West 132 feet of the East Half of the North Half of the South Half of the Northwest Quarter of the Southwest Quarter of Section 17, Township 29, Range 22;

The East 50 feet of the West 182 feet of the North 110 feet of the East Half of the North Half of the South Half of the Northwest Quarter of the Southwest Quarter of Section 17, Township 29, Range 22;

Lot 11, Block 1, MARKFORT SECOND ADDITION, Ramsey County, Minnesota.

And that Douglas E. Happe, a single person, owner and Premier Bank, a Minnesota Corporation, mortgagee of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota:

That part of the South Half of the Northwest Quarter of the Southwest Quarter of Section 17, Township 29, Range 22, described as follows:

Beginning at the Northwest corner of said South Half of the Northwest Quarter of the Southwest Quarter; thence on an assumed bearing of North 89 degrees 04 minutes 52 seconds East along the north line of said South Half 325.09 feet; thence South 00 degrees 46 minutes 06 seconds East 125.03 feet; thence South 76 degrees 13 minutes 53 seconds West 141.62 feet; thence South 89 degrees 04 minutes 52 seconds West 187.10 feet to the west line of the Southwest Quarter of said Section 17; thence North 00 degrees 46 minutes 06 seconds West 156.53 feet to the point of beginning and there terminating.  
EXCEPT the West 33.00 feet thereof.

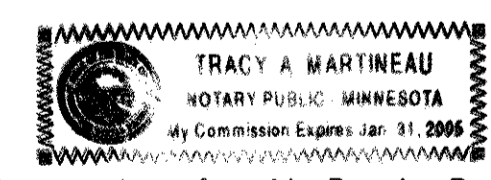
Have caused the same to be surveyed and platted as THE GARDENS and do hereby dedicate to the public for public use forever the thoroughfare, the drainage and utility easements, the utility easements and the drainage and utility easement throughout Lot 22, Block 1 as shown on this plat.

In witness whereof said Masterpiece Homes, Inc., a Minnesota Corporation, has caused these presents to be signed by M. Gordie Howe, Chief Executive Officer, this 8<sup>th</sup> day of November, 2001.

Signed: Masterpiece Homes, Inc.  
M. Gordie Howe  
M. Gordie Howe, Chief Executive Officer

State of Minnesota  
County of Ramsey

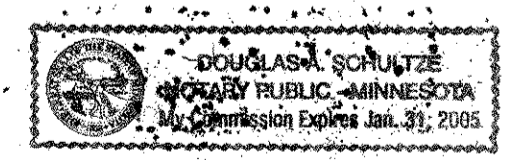
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of November, 2001, by M. Gordie Howe, Chief Executive Officer of Masterpiece Homes, Inc., a Minnesota Corporation, on behalf of the corporation.



Tracy A. Martineau  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 1/31/05

In witness whereof said Premier Bank, a Minnesota Corporation, has caused these presents to be signed by Michael Ruether, President of the White Bear Branch of Premier Bank, a Minnesota Corporation, this 7 day of NOVEMBER, 2001.

Signed: Premier Bank  
Michael Ruether  
Michael Ruether, President of the White Bear Branch



Douglas A. Schmitz  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 1/31/05

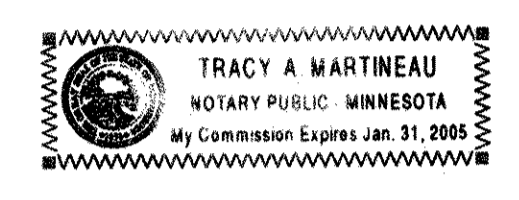
State of Minnesota  
County of Ramsey

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of November, 2001, by Michael Ruether, President of the White Bear Branch of Premier Bank, a Minnesota Corporation, on behalf of the corporation.

In witness whereof, said Douglas E. Happe, a single person, has hereunto set his hand this 8<sup>th</sup> day of November, 2001.

Douglas E. Happe  
State of Minnesota  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of November, 2001, by Douglas E. Happe, a single person.



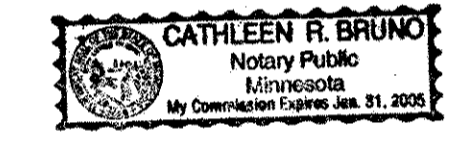
Tracy A. Martineau  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 1/31/05

I hereby certify that I have surveyed and platted the property described on this plat as THE GARDENS; 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 6<sup>th</sup> day of November, 2001, by Ernest G. Rud, a Licensed Land Surveyor.



Cathleen R. Bruno  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2005

City of Maplewood

We do hereby certify that on the 10<sup>th</sup> day of December, 2001, 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.

Robert J. Cardinal Mayor  
Karen B. Ruffolo Clerk

Taxes payable in the year 2001 on the land herein described have been paid, also there are no delinquent taxes and delinquent entered this 13<sup>th</sup> day of December, 2001.

Dorothy McClung, Director  
Department of Property Taxation  
By Mary Kay Simpson, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 10<sup>th</sup> day of December, 2001, 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

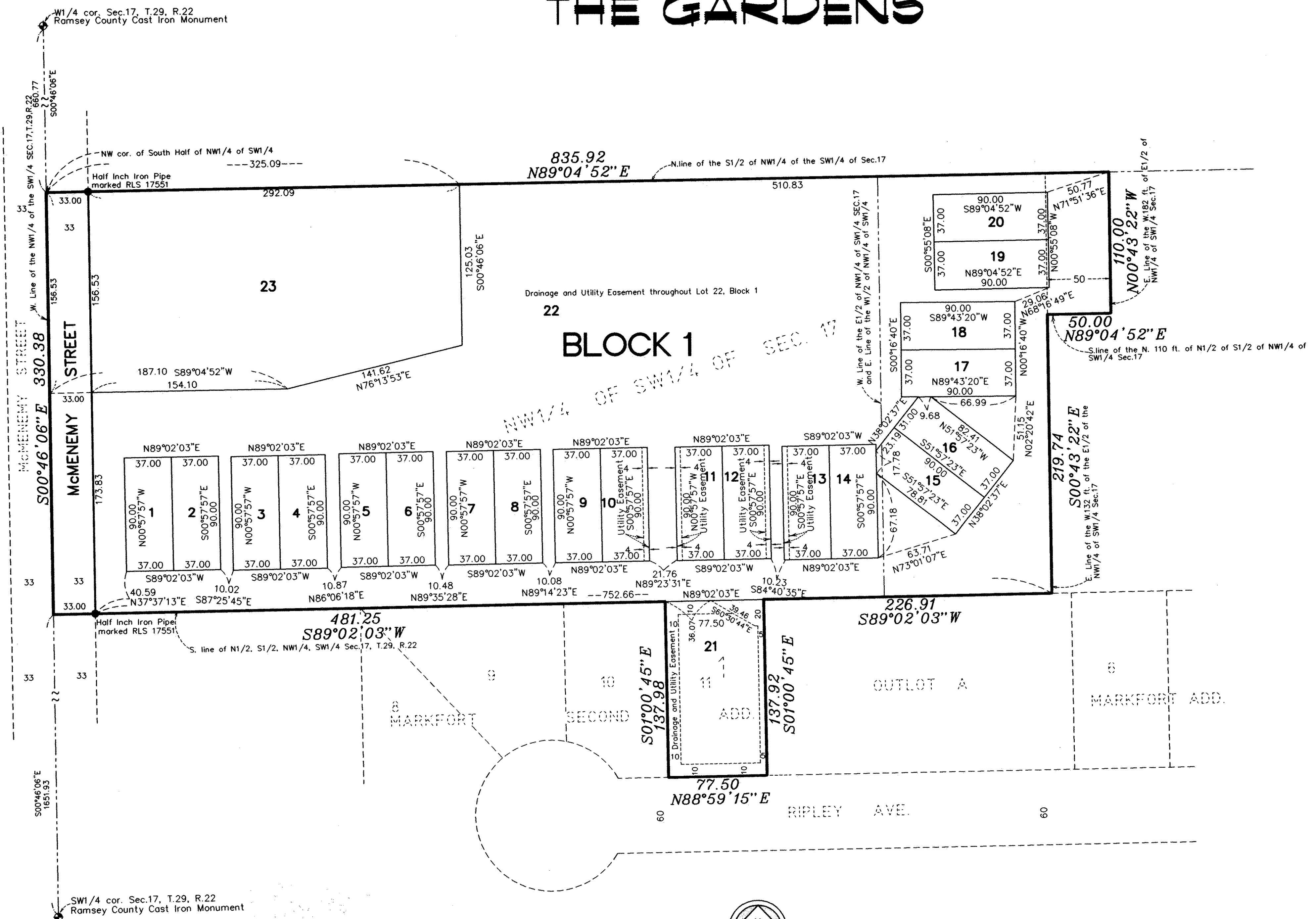
I hereby certify that this plat of THE GARDENS was filed in the office of the County Recorder for public record on this 17<sup>th</sup> day of December, 2001, at 3:45 o'clock P.M. and was duly filed in Book 117 of Plats, Pages 33 and 34, as Document Number 3451960.

Deputy County Recorder

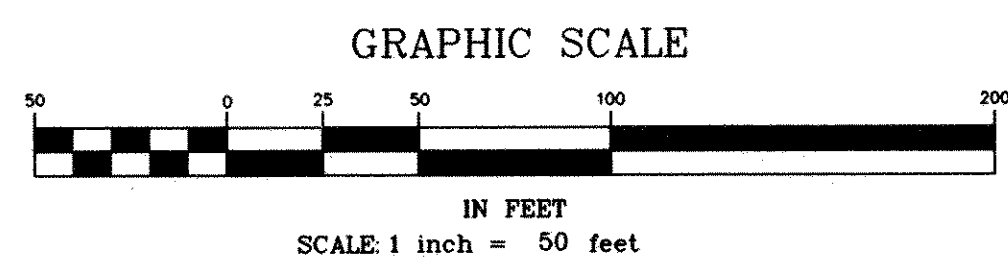
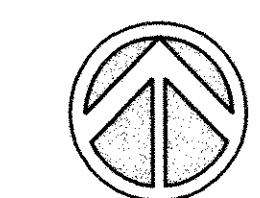


**E. G. RUD & SONS, INC**  
LAND SURVEYORS

# THE GARDENS



NW1/4 OF SW1/4 OF SEC. 17



The orientation of this bearing system is based on the West line of the SW1/4 of Section 17, Township 29, Range 22, Ramsey County, Minnesota, which is assumed to have a bearing of S00°46'06"E.

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

● Denotes found monument as shown.

