

# VILLAS OF WHISPERING PINES

KNOW ALL MEN BY THESE PRESENTS: That Dzuibek Development, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

That part of Lot 21, Auditor's Subdivision No. 82, Ramsey County, Minnesota described as follows:

Beginning at the Southeast corner of said Lot 21; thence North along the East line thereof a distance of 134.08 feet; thence Westerly and parallel to the South line of said Lot 21, a distance of 768.66 feet, more or less, to the Westerly line of said Lot 21, being also the Easterly line of Hodgson Road; thence Southeasterly along said last mentioned line 148.08 feet, more or less, to the Southwest corner of said Lot 21; thence Easterly along the South line of said Lot 21 to the point of beginning;

Together with

Lot 22 Auditor's Subdivision No. 82, Ramsey County, Minnesota, except that part thereof described as follows:

Beginning at the Northwesterly corner of said Lot 22; thence East along the North line of said Lot 22, 711.20 feet to the Northeast corner of said lot; thence South along the East line of said lot, 61.40 feet; thence West 686.19 feet to a point in the Westerly line of said lot, 67.0 feet Southerly from the Northwest corner thereof; thence Northwesterly 67.0 feet to the place of beginning, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County;

Together with

That part of Lot 22 Auditor's Subdivision No. 82, Ramsey County, Minnesota, described as follows:

Beginning at the Northwesterly corner of said Lot 22; thence East along the North line of said Lot 22, 711.20 feet to the Northeast corner of said Lot 22; thence South along the East line of said Lot 22, 61.40 feet; thence West 686.19 feet to a point in the Westerly line of said Lot 22, 67.0 feet Southeasterly from the Northwest corner thereof; thence Northwesterly 67.0 feet to the point of beginning.

Has caused the same to be surveyed and platted as VILLAS OF WHISPERING PINES, and does hereby dedicate to the public for public use forever the thoroughfares and drainage and utility easements as shown on this plat.

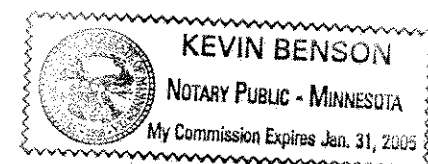
In witness whereof said Dzuibek Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 1<sup>st</sup> day of October, 2004.

Signed: Dzuibek Development, LLC

Patrick Julik  
Patrick Julik, Chief Manager

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of October, 2004, by Patrick Julik, Chief Manager, of Dzuibek Development, LLC, a Minnesota limited liability company, on behalf of the company.



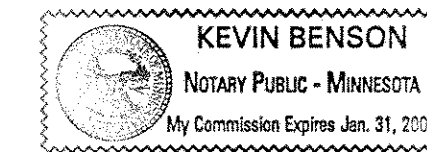
Kevin Benson  
Notary Public, Carver County, Minnesota  
My Commission Expires Jan 31, 2005

I hereby certify that I have surveyed and platted the property described on this plat as VILLAS OF WHISPERING PINES; that this plat is a correct representation of said 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, Subdivision 1, or public highways to be designated other than as shown on this plat.

Harold C. Peterson  
Harold C. Peterson, Land Surveyor, Minnesota License No. 12294

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 1<sup>st</sup> day of October, 2004, by Harold C. Peterson, a Licensed Land Surveyor.



Kevin Benson  
Notary Public, Carver County, Minnesota  
My Commission Expires Jan 31, 2005

City of Shoreview

We do hereby certify that on the 7<sup>th</sup> day of September, 2004, the City Council of the City of Shoreview, 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, Subdivision 1.

Sandy Martin  
Sandy Martin, Mayor

TJCS  
Clerk

Taxes payable in the year 2004 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 26<sup>th</sup> day of October, 2004.

Dorothy Melby, Director  
Department of Property Taxation

By David D. Claypool, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 26<sup>th</sup> day of October, 2004, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

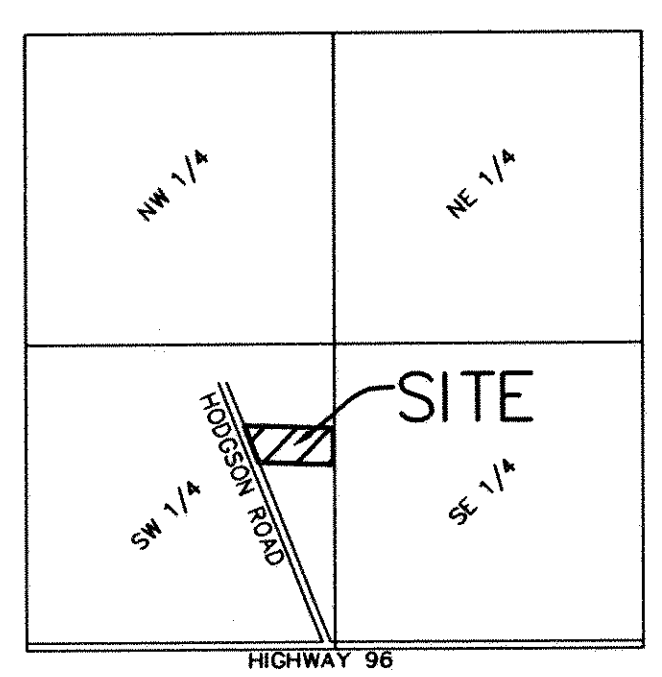
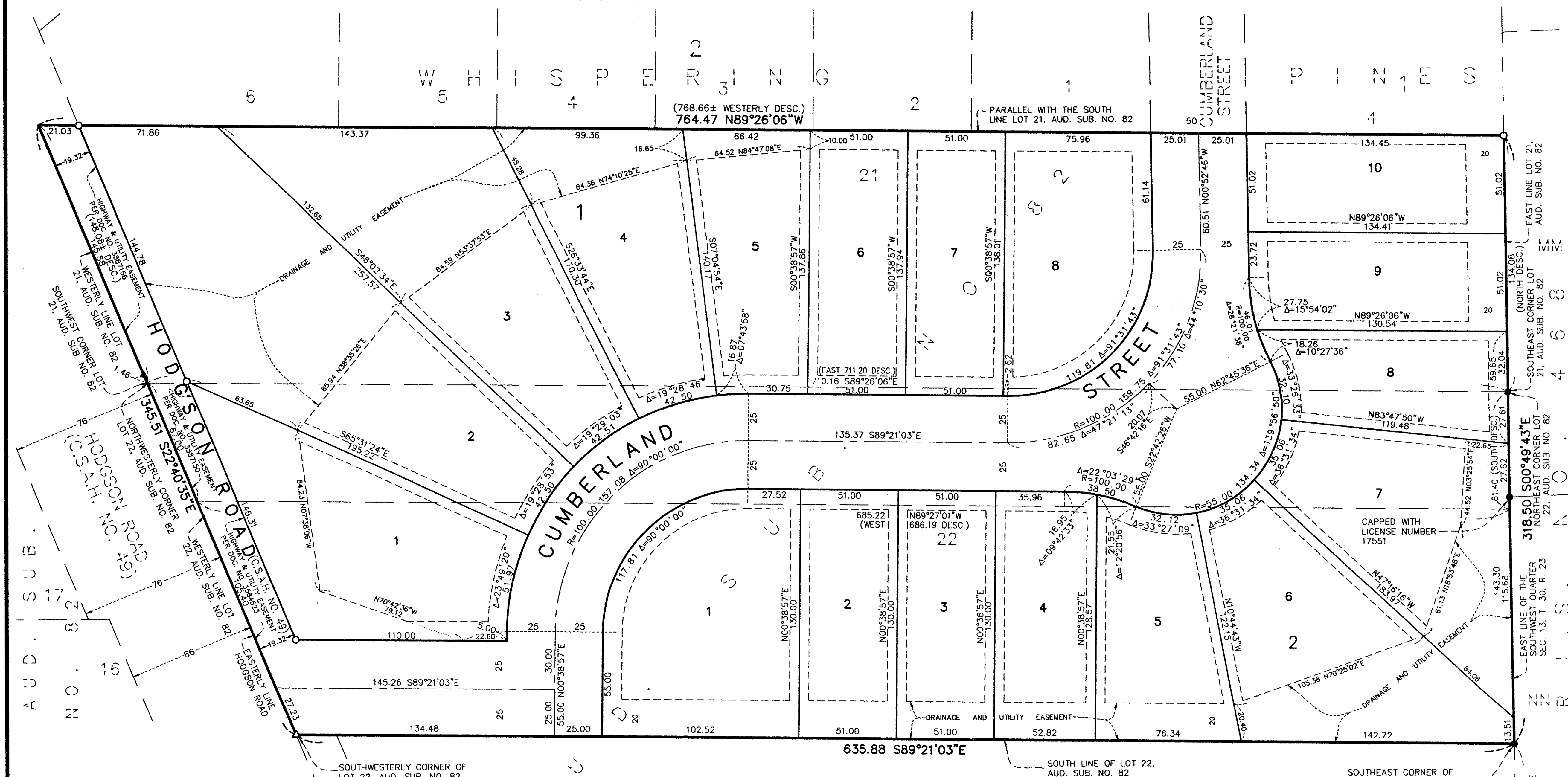
By David D. Claypool  
David D. Claypool, L.S.  
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

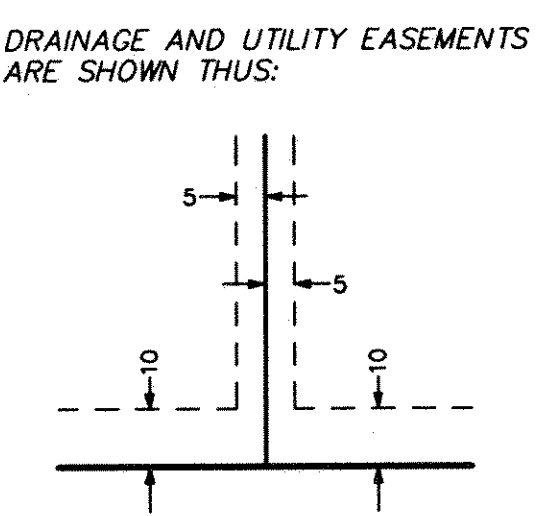
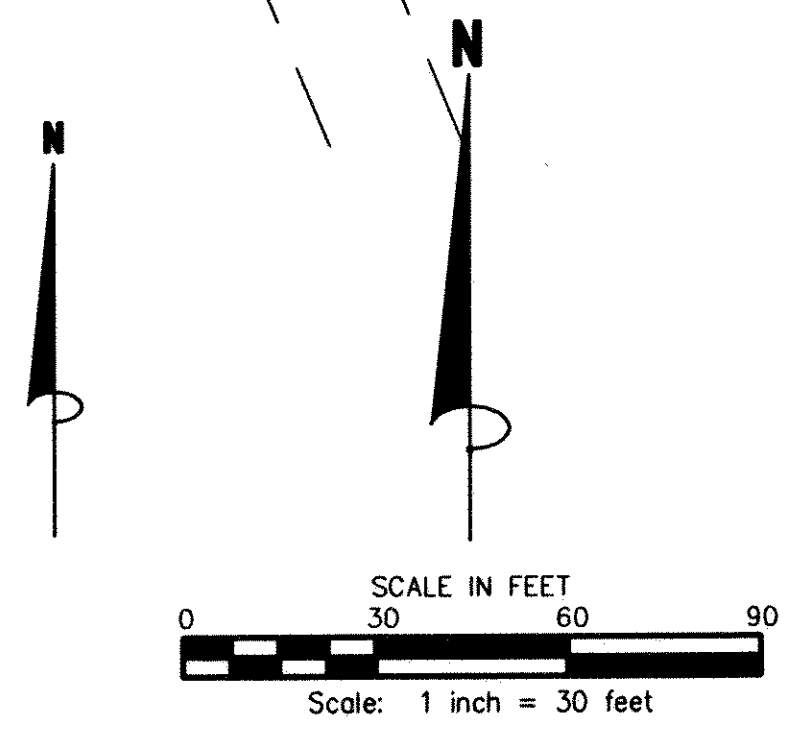
I hereby certify that this plat of VILLAS OF WHISPERING PINES was filed in the office of the County Recorder for public record on this 26 day of October, 2004, at 11 o'clock A. M. and was duly filed in Book 120 of Plats, Pages 25 and 26, as Document Number 3802484.

Deputy County Recorder

# VILLAS OF WHISPERING PINES



SEC 13 T. 30 R. 23  
**VICINITY MAP**  
 NO SCALE



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:  
 BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AND REAR LOT LINES, AS SHOWN ON THIS PLAT.

- ▲ DENOTES MAG NAIL SET
  - ▲ DENOTES MAG NAIL FOUND
  - DENOTES 1/2 INCH OPEN IRON PIPE FOUND UNLESS OTHERWISE INDICATED
  - DENOTES 1/2 INCH x 14 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 12294.
- R.L.S. NO. 486 DENOTES REGISTERED LAND SURVEY NUMBER 486  
 AUD. SUB. NO. 82 DENOTES AUDITOR'S SUBDIVISION NUMBER 82, RAMSEY COUNTY MINN.  
 DESC. DENOTES DESCRIPTION

SOUTHWEST CORNER SEC. 13, T. 30, R. 23, FOUND RAMSEY COUNTY 3 INCH DISC SET IN CONCRETE

SOUTH QUARTER CORNER SEC. 13, T. 30, R. 23, FOUND RAMSEY COUNTY CAST IRON MONUMENT IN 12 INCH STEEL TUBE

FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 30, RANGE 23 IS ASSUMED TO HAVE A BEARING OF S00°49'43"E.

NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE A 1/2 INCH BY 14 INCH IRON PIPE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT, AND MARKED BY R.L.S. No. 12294