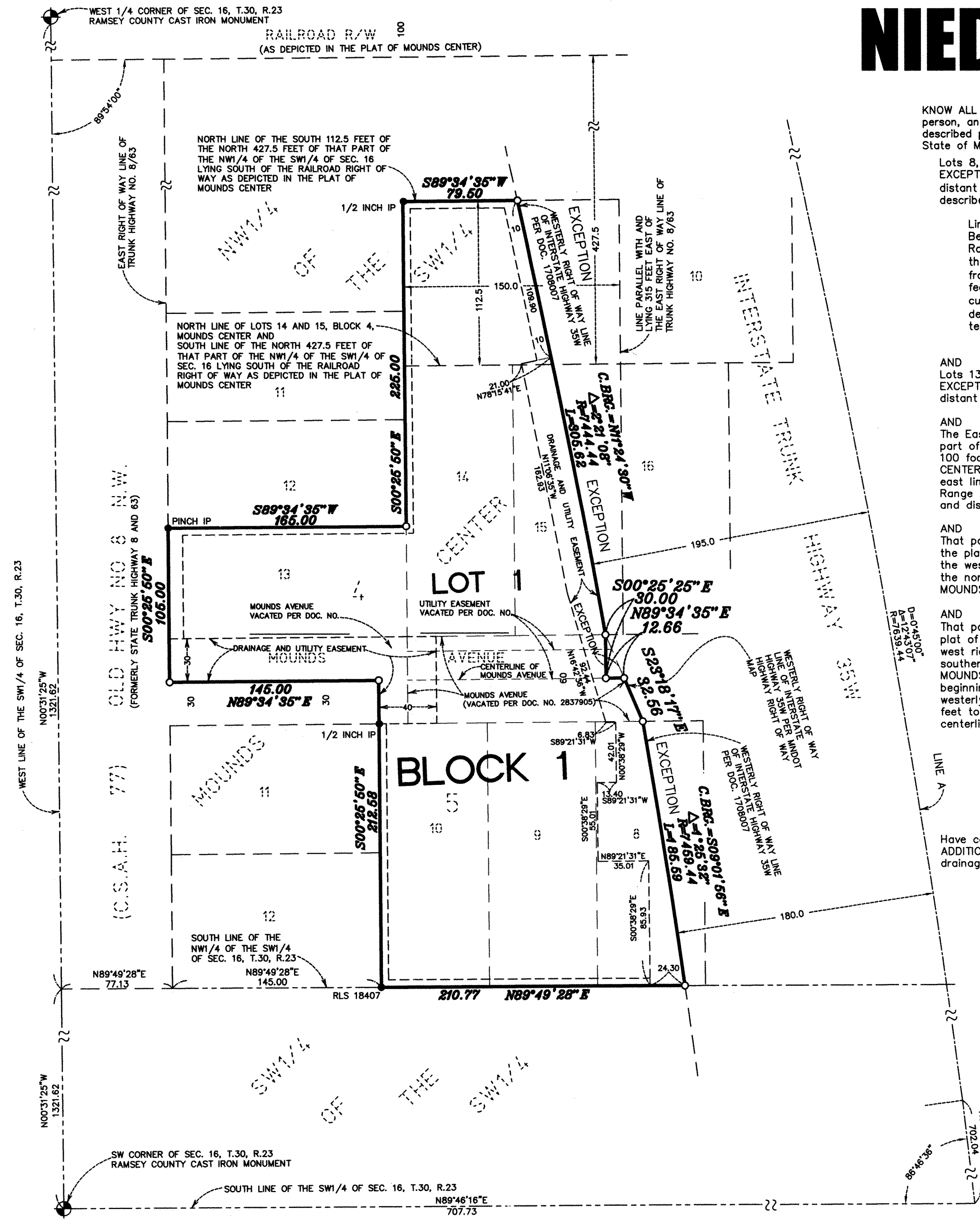


"COPY"

# NIEDERNHOEFER ADDITION



KNOW ALL MEN BY THESE PRESENTS: That Manfred J. Niedernhoefer, a single person, and Liane H. Niedernhoefer, a single person, owners of the following described property situated in the City of New Brighton, County of Ramsey, State of Minnesota:

Lots 8, 9 and 10, Block 5, MOUNDS CENTER, Ramsey County, Minnesota, EXCEPT that part which lies northeasterly of a line run parallel with and distant 180 feet southwesterly of the line (hereinafter referred to as Line A) described below:

Line A: Beginning at a point on the south line of Section 16, Township 30, Range 23, distant 707.73 feet east of the southwest corner thereof; thence run northerly at an angle of 86 degrees 46 minutes 36 seconds from said south section line (measured from west to north) for 702.04 feet; thence deflect to the left on a tangent curve having a degree of curvature of 00 degrees 45 minutes 00 seconds (delta angle 12 degrees 43 minutes 07 seconds) for 1695.81 feet, and there terminating.

AND Lots 13, 14 and 15, Block 4, MOUNDS CENTER, Ramsey County, Minnesota; EXCEPT that part which lies northeasterly of a line run parallel with and distant 195 feet southwesterly of Line A as described above;

AND The East 150 feet of the South 112.5 feet of the North 427.5 feet of that part of the Northwest Quarter of the Southwest Quarter lying south of the 100 foot wide railroad right of way as depicted in the plat of MOUNDS CENTER and lying south of a line 315 feet east from and parallel with the east line of State Trunk Highway 8 and 63, in Section 16, Township 30, Range 23; EXCEPT that part which lies northeasterly of a line parallel with and distant 195 feet southwesterly of Line A as described above.

AND That part of the south half of vacated MOUNDS AVENUE as dedicated in the plat of MOUNDS CENTER, Ramsey County, Minnesota lying westerly of the west right of way line of Interstate Highway 35W and lying easterly of the northerly extension of the west line of Lot 10, Block 5, said plat of MOUNDS CENTER;

AND That part of the north half of vacated MOUNDS AVENUE as dedicated in the plat of MOUNDS CENTER, Ramsey County, Minnesota lying westerly of the west right of way line of Interstate Highway 35W and lying easterly of the southerly extension of the west line of Lot 13, Block 4, said plat of MOUNDS CENTER; EXCEPT that part lying easterly of a line described as beginning at the intersection of the south line of said Lot 15 with the westerly right of way line of Interstate Highway 35W; thence southerly 30.00 feet to the centerline of MOUNDS AVENUE and perpendicular to said centerline and said line there terminating;

Have caused the same to be surveyed and platted as NIEDERNHOEFER ADDITION and do hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said Manfred J. Niedernhoefer, a single person, has hereunto set his hand this 30 day of May, 2008.

*Manfred J. Niedernhoefer*  
Manfred J. Niedernhoefer

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 30 day of May, 2008, by Manfred J. Niedernhoefer, a single person.

Notary Public, Ramsey County, Minnesota  
My Commission Expires 1-31-2010

*Catherine R. Nordstrom*  
CATHERINE R. NORDSTROM  
Notary Public  
Minnesota  
My Commission Expires January 31, 2010

In witness whereof said Liane H. Niedernhoefer, a single person, has hereunto set her hand this 30 day of May, 2008.

*Liane H. Niedernhoefer*  
Liane H. Niedernhoefer

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 30 day of May, 2008, by Liane H. Niedernhoefer, a single person.

Notary Public, Ramsey County, Minnesota  
My Commission Expires 1-31-2010

*Catherine R. Nordstrom*  
CATHERINE R. NORDSTROM  
Notary Public  
Minnesota  
My Commission Expires January 31, 2010

I, Jason E. Rud, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 8<sup>th</sup> day of May, 2008.

*Jason E. Rud*  
Jason E. Rud, Land Surveyor  
Minnesota License No. 41578

STATE OF MINNESOTA  
COUNTY OF Sherburne

The foregoing Surveyor's Certificate was acknowledged before me this 8<sup>th</sup> day of May, 2008, by Jason E. Rud, a Licensed Land Surveyor.

*Aleta Johnson*  
Aleta Johnson

Notary Public, Sherburne County, Minnesota  
My Commission Expires January 31<sup>st</sup>, 2010

City of New Brighton  
We do hereby certify that on the 8<sup>th</sup> day of May, 2007, the City Council of the City of New Brighton, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

*Daniel A. Maurer*  
Daniel A. Maurer, Mayor  
*Daniel A. Maurer*  
Daniel A. Maurer, City Clerk

Department of Property Records and Revenue  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2008 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered this 17<sup>th</sup> day of June, 2008.

*Mark Oswald*  
Mark Oswald, Director  
*Allyne Stone*  
Allyne Stone, Deputy

County Surveyor  
I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this 17<sup>th</sup> day of JUNE, 2008.

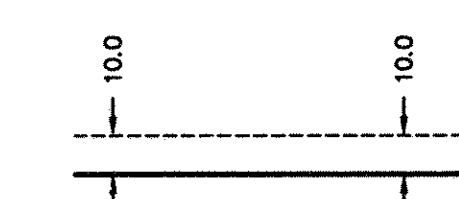
*David D. Claypool*  
David D. Claypool, P.L.S.  
Ramsey County Surveyor

County Recorder  
County of Ramsey, State of Minnesota

I hereby certify that this plat of NIEDERNHOEFER ADDITION was filed in the office of the County Recorder for public record on this 17<sup>th</sup> day of JUNE, 2008, at 4 o'clock P.M., and was duly filed in Book 123 of Plats, Page 39 as Document Number 4104967.

Deputy County Recorder

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

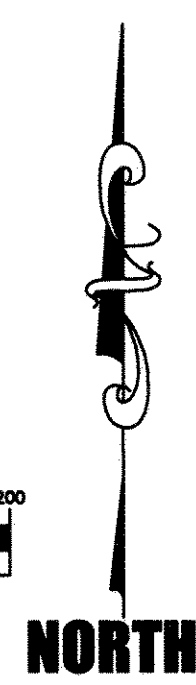


BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED AND ADJOINING REAR LINES AND BEING 10 FEET IN WIDTH, AND ADJOINING STREET UNLESS OTHERWISE SHOWN ON THIS PLAT.

GRAPHIC SCALE IN FEET



SCALE: 1 inch=50 feet



- Denotes set 1/2 inch by 18 inch iron pipe monument marked RLS 41578
- Denotes found iron pipe monument as labeled
- IP Denotes iron pipe

For the purposes of this plat the west line of the Southwest Quarter of Section 16, Township 30, Range 23, Ramsey County, Minnesota, is assumed to have a bearing of North 00 degrees 31 minutes 25 seconds West.

**E. G. RUD & SONS, INC.**  
Professional Land Surveyors  
EST. 1877