

GARDEN STATION ADDITION

KNOW ALL MEN BY THESE PRESENTS: That GMHC Dale Station LLC, a Minnesota Limited Liability Company, owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

Lots 18, 19, 20, 21 and 22, Block 1, O'NEIL'S ADDITION, according to the record plat thereof, Ramsey County, Minnesota;


And

The North 164.0 feet of the East 325.0 feet, EXCEPT the North 30 feet thereof, and EXCEPT the South 3.0 feet of the West 78 feet thereof of Lot 12, COPE'S SUBDIVISION OF LOT 1 OF COPE'S SUBDIVISION OF THE S.E. 1/4 OF SECTION 11 - TOWNSHIP 29, RANGE 23, according to the record plat thereof, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as GARDEN STATION ADDITION and does hereby dedicate or donate to the public for public use forever the public way and the drainage and utility easements as shown on this plat.

In witness whereof said GMHC Dale Station LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 29 day of October, 2015.


Signed: GMHC Dale Station LLC

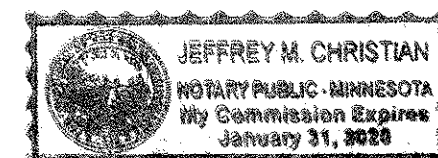

Carolyn E. Olson, Chief Manager

STATE OF MINNESOTA

COUNTY OF Ramsey


The foregoing instrument was acknowledged before me this 29 day of October, 2015, by Carolyn E. Olson, Chief Manager of GMHC Dale Station LLC, a Minnesota Limited Liability Company, on behalf of the company.


Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-20



I, Jonathan L. Faraci, Professional 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.

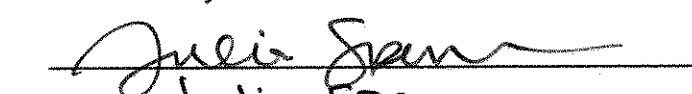
Dated this 28 day of OCTOBER, 2015.


Jonathan L. Faraci, Professional Land Surveyor
Minnesota License No. 16464

STATE OF MINNESOTA



COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 28 day of October, 2015, by Jonathan L. Faraci, a Licensed Land Surveyor.


Julia Spencer
Notary Public, Ramsey County, Minnesota
My Commission Expires 01/31/17

City of Roseville

We do hereby certify that on the 24 day of August, 2015, the City Council of the City of Roseville, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.


Mayor

City Clerk


Department of Property Records and Revenue

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2015 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 29 day of October, 2015.

Department of Property Records and Revenue
By _____, Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 2nd day of November, 2015.


Craig W. Hinzman, L.S.
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of GARDEN STATION ADDITION was filed in the office of the County Recorder for public record on this 3rd day of NOVEMBER, 2015, at 12 o'clock P.M. and was duly filed in Book 187 of Plats, Pages 10 and 11, as Document Number 4581836.

Deputy County Recorder

LAKE & LAND SURVEYING, INC.
1200 CENTRE POINTE CURVE, SUITE 275
MENDOTA HEIGHTS, MINNESOTA, 55120
PHONE: 651-776-6211

GARDEN STATION ADDITION

NOTE:
UTILITY AND DRAINAGE EASEMENTS ACROSS THE NORTH 6 FEET OF UNDERLYING
LOTS 18 THROUGH 21, BLOCK 1, O'NEIL'S ADDITION IS VACATED PER RAMSEY
COUNTY DOCUMENT NUMBER AC4580699.

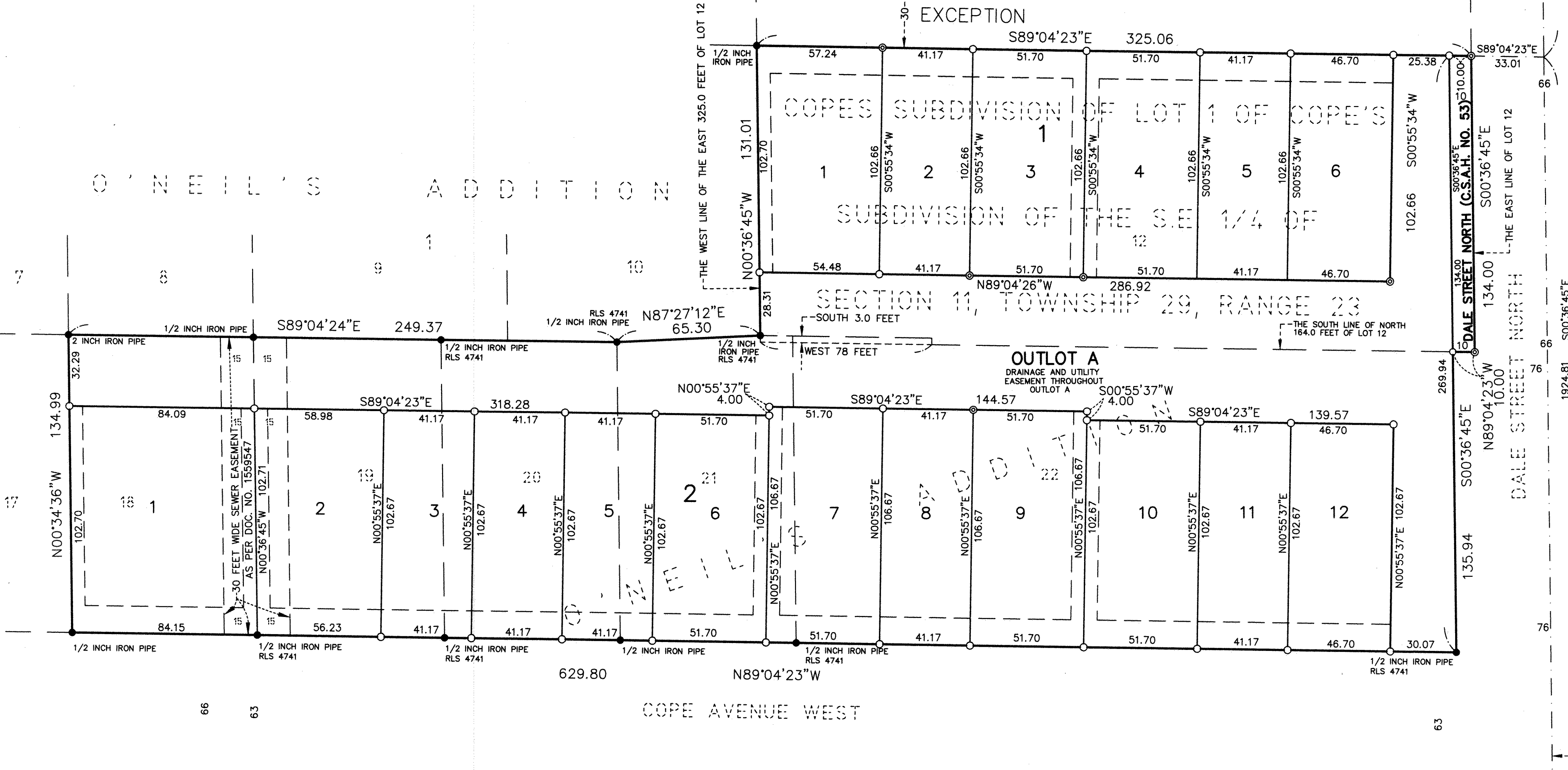
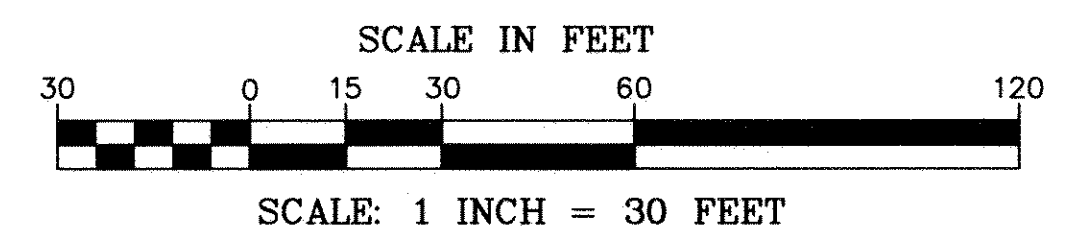
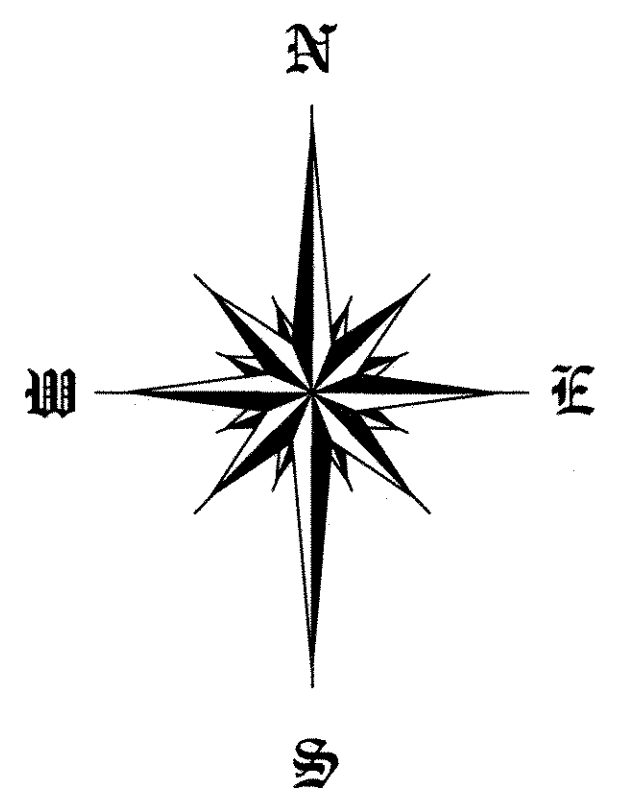
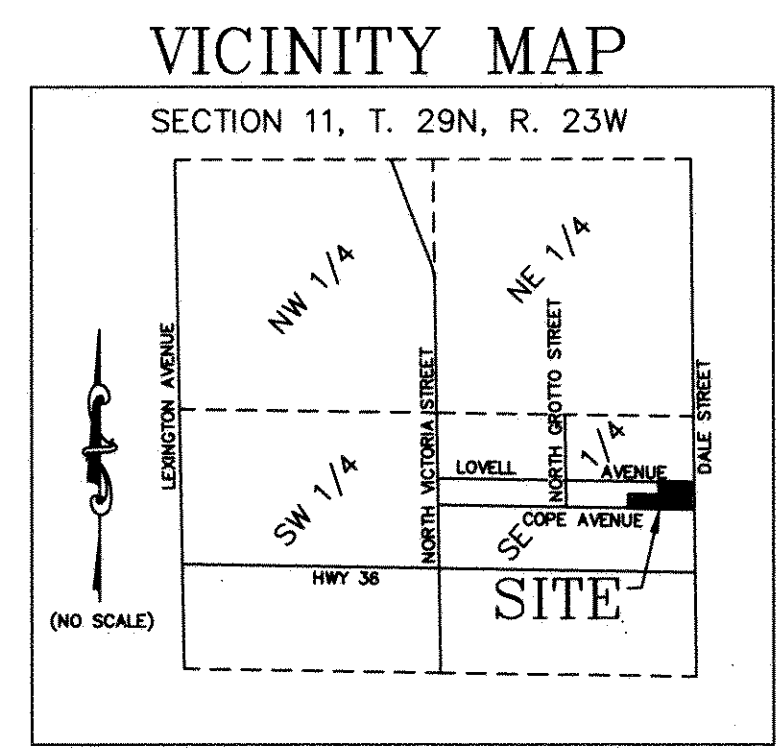
COPE'S SUBDIVISION OF LOT 1 OF
COPE'S SUBDIVISION OF THE
S.E. 1/4 OF SECTION 11,
TOWNSHIP 29, RANGE 23

CAST IRON MONUMENT
EAST QUARTER CORNER
SECTION 11, TOWNSHIP 29, RANGE 23
RAMSEY COUNTY, MINNESOTA
N 181142.752
E 566493.505
**CONCORDIA
MEADOWS**

REINHARDT ADDITION

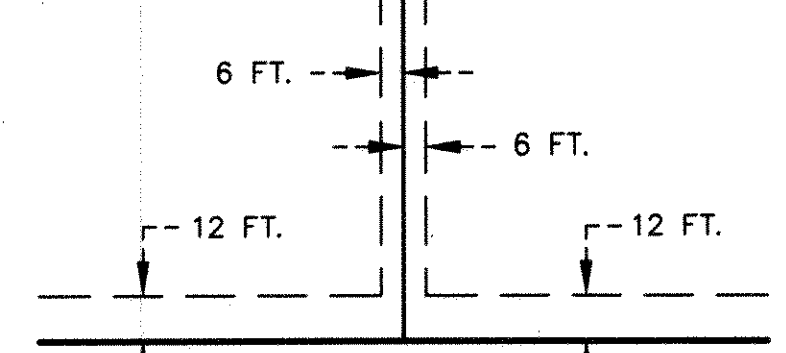
LOVELL AVENUE

O'NEIL'S ADDITION



COPE'S SUBDIVISION OF LOT 1 OF COPE'S SUBDIVISION OF
THE S.E. 1/4 OF SECTION 11, TOWNSHIP 29, RANGE 23

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 6 FEET IN WIDTH ALONG SIDE LOT LINES, 12 FEET IN
WIDTH ALONG PUBLIC WAYS, AS INDICATED ON THIS PLAT.

Legend

- Denotes 12 inch long Common Spike with washer stamped R.L.S. 16464 Monument set.
- ⊙ Denotes PK Nail, with stainless steel marker, Monument set, and stamped R.L.S. 16464.
- Denotes Iron found, size, type, and R.L.S. as noted.
- ⊕ Denotes Ramsey County Cast Iron Monument.

CAST IRON MONUMENT
NORTH WITNESS MONUMENT TO THE SOUTHEAST CORNER
SECTION 11, TOWNSHIP 29, RANGE 23
RAMSEY COUNTY, MINNESOTA
N 178545.381
E 566521.277

NOTE: AN EXISTING BUILDING IS LOCATED OVER THE SOUTHWEST AND
SOUTHEAST CORNERS OF LOT 5, BLOCK 1, AND THE LOT CORNERS COULD
NOT BE SET. THE CORNERS ARE WITNESSED BY THE ADJACENT LOT
CORNERS SET AS SHOWN ON THIS PLAT.

BASIS OF BEARINGS: RAMSEY COUNTY COORDINATE SYSTEM, NAD83,
1986 ADJUSTMENT.
COORDINATES SHOWN ARE RAMSEY COUNTY COORDINATES, NAD83,
1986 ADJUSTMENT.

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