PRELIMINARY PRINT dated JAN. 13, 2015

WOODVIEW ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Thomas A. Novotny and Barbara A. Novotny, husband and wife, owners of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

That part of the Southeast Quarter of the Southwest Quarter of Section 1, Township 30 North, Range 23 West, Ramsey County, Minnesota lying Southeasterly and Easterly of the center line of the St. Croix Falls, Minnesota, Improvement Company right-of-way (now Northern States Power Company) except the East 823.16 feet thereof; and except the South 305.00 feet of the West 90.00 feet of the East 1058.61 feet thereof; and Excepting the South 182.00 feet of the West 145.45 feet of the East 968.61 feet of said Southeast Quarter of the Southwest Quarter of Section 1, Township 30, Range 23, Ramsey County, Minnesota.

The centerline of the above said St. Croix Falls, Minnesota, Improvement Company right-of-way (now Northern States Power Company) is described as commencing at a stake on the East line of said Section, 110.2 feet North of the East Quarter-section corner thereof, running thence South 58 degrees 21 minutes West 4303.4 feet, thence on a 10 degree curve to the left from said course as a tangent, a distance of 554 feet, thence South 2 degrees 57 minutes West 130.8 feet to a stake on the South line of said Section 1283 feet East of the Southwest corner thereof.

The West 177.00 feet of the East 823.16 feet of the South 280.00 feet of the Southeast Quarter of the Southwest Quarter of Section 1, Township 30, Range 23, Ramsey County, Minnesota.

And that Mark D. Novotny and Billie K. Novotny, husband and wife, owners of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

The South 182.00 feet of the West 145.45 feet of the East 968.61 feet of the Southeast Quarter of the Southwest Quarter of Section 1, Township 30, Range 23, Ramsey County, Minnesota.

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

In witness whereof said Thomas A. Novotny and Barbara A. Novotny, husband and wife, have hereonto set their hands this _____ day of _____ 20 ___.

_____ Thomas A. Novotny

_____ Barbara A. Novotny

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by Thomas A. Novotny and Barbara A. Novotny, husband and wife.

_____
_____
Notary Public, _____County, Minnesota
My Commission Expires _____

In witness whereof said Mark D. Novotny and Billie K. Novotny, husband and wife, have hereonto set their hands this _____ day of _____, 20 ___.

_____ Mark D.. Novotny

_____ Billie K. Novotny

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by Mark D. Novotny and Billie K. Novotny, husband and wife.

_____
_____
Notary Public, _____County, Minnesota
My Commission Expires _____

I, Daniel W. Obermiller, 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 _____ day of _____, 20___.

_____
Daniel W. Obermiller, Land Surveyor
Minnesota License No. 25341

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20___, by Daniel W. Obermiller, a Licensed Land Surveyor.

_____
_____
Notary Public, _____County, Minnesota
My Commission Expires _____

City of Shoreview
We do hereby certify that on the _____ day of _____ 20____, the City Council of the City of Shoreview, 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 _____ 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 _____ day of _____, 20____.

_____, Director By _____, Deputy
Property Records and Revenue

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 _____ day of _____, 20___.

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

County Recorder
County of Ramsey, State of Minnesota
I hereby certify that this plat of WOODVIEW ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20____ at _____ o'clock ___.M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

E. G. RUD & SONS, INC.
EST. 1977 **Professional Land Surveyors**

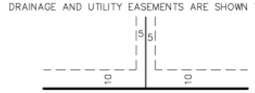
VICINITY MAP
SEC. 1, T.30. R.23
RAMSEY COUNTY, MINNESOTA
No Scale

In preparing this plat, the centerline alignment of the former Northern States Power Company right of way was established through information provided by Xcel Energy surveying and mapping records, which in turn was utilized to retrace the Quitclaim Deed legal description on Document No. 3718369.

GRAPHIC SCALE IN FEET
40 0 20 40 80 160
SCALE: 1 inch = 40 feet

For the purposes of this plat the south line of the Southwest Quarter of Section 1, Township 30, Range 23, Ramsey County, Minnesota, is assumed to have a bearing of South 89 degrees 33 minutes 51 seconds West.

EASEMENT DETAIL
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

Δ *Denotes set magnetic nail with disk marked RLS 25341.*
○ *Denotes set 1/2 inch by 18 inch iron pipe monument marked RLS 25341.*
● *Denotes found iron monument as labeled.*
*(XX.XX deed) *Denotes distance or bearing per Document No. 3718369.*
**(XX.XX deed) *Denotes distance or bearing per Document No. 3675351.*
***(XX.XX deed) *Denotes distance or bearing per Document No. 3675353.*