

POWER ESTATE

KNOW ALL PERSONS BY THESE PRESENTS: That Powerhouse, LP, a Colorado limited partnership, fee owner of the following described property situated in the Township of White Bear, County of Ramsey, State of Minnesota:

Lots 1, 2 and 3, Block 3, Town of Bald Eagle;

And

That part of Lot 1, Block 4, Town of Bald Eagle, lying Southeasterly of the Northwesterly 166.15 feet thereof;

And

The Northwesterly 13.15 feet of Lot 1, Block 4, Town of Bald Eagle;

And

Lots 2, 3, 4 and 5, Block 4, Town of Bald Eagle;

Together with that part of North Street adjacent to said Lots. Together with that part of the Southwesterly 25 feet of Short Avenue that is adjacent to Lot 1, Block 3, those parts of Lot 1, Block 4, Lot 2, Block 4 and to North Street;

Together with that part of the Westerly 25 feet of East Avenue that is adjacent to said Lots 2 and 3, Block 4;

And

Lot 29, Lakewood Park;

And

That part of the northerly half of the Lane as dedicated in the plat of Lakewood Park, vacated, lying between the extended East line of Lot 29, Lakewood Park, extended to the centerline of Lane; and a line drawn perpendicular to the centerline of Lane from the Southwestern-most corner of Lot 29, Lakewood Park;

And

That portion of Bald Eagle Boulevard East, formerly known as Lake Avenue, as dedicated on the plat of Town Of Bald Eagle, Ramsey County, Minnesota, vacated, lying Southwesterly of the Northwesterly extension of a line parallel with and 25 feet Northeasterly of the Northeasterly line of Lot 1, Block 3, said Town Of Bald Eagle and lying Northeasterly of the Northwesterly extension of the Southwesterly line of Lot 3, Block 3, said Town Of Bald Eagle. For purposes of this registration, said extended lines shall not extend more than 100 feet from the corners of said Lots 1 and 3, Block 3, as shown in the original plat of Town Of Bald Eagle. Subject to the restrictions and easements set forth in Doc. No. 1823980.

And

The Southeasterly 153 feet of the Northwesterly 166.15 feet of Lot 1, Block 4, Town of Bald Eagle, together with that part of the Southwesterly 25 feet of Short Street that is adjacent to the said Southeasterly 153 feet of the Northwesterly 166.15 feet of said Lot 1.

Has caused the same to be surveyed and platted as POWER ESTATE and does hereby dedicate to the public for public use forever the public way and the drainage and utility easements across Outlots A, B, C, E and F and as otherwise shown on this plat.

In witness whereof said Powerhouse, LP, a Colorado limited partnership, has caused these presents to be signed by its proper partner this 10 day of August, 2011.

Signed: Powerhouse, LP

Heidi P. McLean

Heidi P. McLean, General Partner

STATE OF Colorado

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 10th day of August, 2011, by Heidi P. McLean, General Partner of Powerhouse, LP, a Colorado limited partnership, on behalf of the partnership.

Emily R. Ambrose

Notary Public, Emily R. Ambrose County, Jefferson

My Commission Expires 10-22-11

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 9th day of August, 2011.

Daniel W. Obermiller

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

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing Surveyor's Certificate was acknowledged before me this 9th day of AUGUST, 2011, by Daniel W. Obermiller, a Licensed Land Surveyor.

Debbie L. Munch

Notary Public, RAMSEY County, Minnesota
My Commission Expires January 31, 2012

TOWNSHIP OF WHITE BEAR

We do hereby certify that on the 18th day of JULY, 2011, the Board of Supervisors for the Township of White Bear, Ramsey County, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

William R. Mump, Chairman

W. Mump, Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2011 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 23rd day of August, 2011.

Mark Oswald, Director

By Mary Kay Simpson, 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 23rd day of AUGUST, 2011.

Craig W. Hinzman

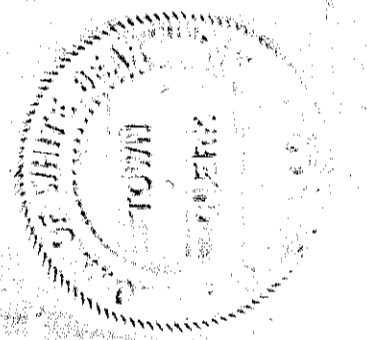
Craig W. Hinzman, L.S.
Ramsey County Surveyor

REGISTRAR OF TITLES,
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of POWER ESTATE was filed in the office of the Registrar of Titles for public record on this 24th day of August, 2011, at 1:00 o'clock P. M., and was duly filed in Book 48 of Plats, Pages 11 and 12, as Document Number 2149715.

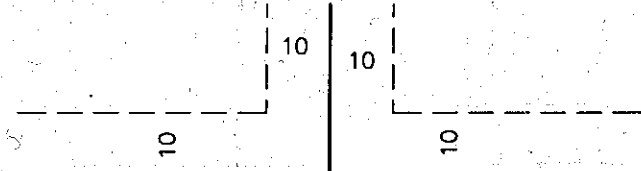
James W. Carroll

Deputy Registrar of Titles



POWER ESTATE

DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:



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

THE ENTIRE AREA OF OUTLOTS A, B, C, E AND F ARE COVERED BY A DRAINAGE AND UTILITY EASEMENT.

OUTLOTS A, B, C ARE SUBJECT TO EASEMENTS FOR CONSTRUCTION MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE FACILITIES AND A BICYCLE/PEDESTRIAN PATHWAY PER RAMSEY COUNTY BOARD RESOLUTION NO. 36-476 AND TOWN OF WHITE BEAR RESOLUTION RECORDED AS DOC. NO. 1823980.

BENCHMARK: Minnesota Department of Transportation GSD Station # 25248, "WELTZIN MNDT". Elevation = 943.207 feet (N.G.V.D. 29)

ORDINARY HIGH WATER LEVEL = 911.00 feet (N.G.V.D. 29) per Minnesota Department of Natural Resources.

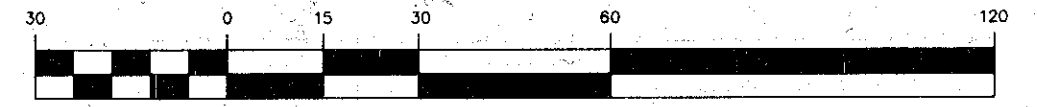
HIGHEST RECORDED WATER ELEVATION = 912.02 feet (N.G.V.D. 29) on 5/14/86 per Minnesota Department of Natural Resources.

WATER ELEVATION = As of February 8th, 2011 = 910.7 feet (N.G.V.D. 29)

FOR THE PURPOSES OF THIS PLAT THE NORTH SOUTH QUARTER LINE OF SECTION 11, TOWNSHIP 30, RANGE 22, RAMSEY COUNTY, MINNESOTA, IS ASSUMED TO HAVE A BEARING OF N00°06'39"W.

- DENOTES FOUND MONUMENT AS LABELED
- DENOTES 1/2 INCH BY 14 INCH SET IRON PIPE MONUMENT MARKED BY LICENSED LAND SURVEYOR NO. 25341, UNLESS OTHERWISE SHOWN ON THIS PLAT.

GRAPHIC SCALE IN FEET



(IN FEET)
SCALE: 1 INCH = 30 FEET

