

# SNAIL LAKE LANDING

**KNOW ALL MEN BY THESE PRESENTS:** That Independent School District No. 621, a Minnesota public school corporation, owner of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

All that part of HILLS OF OAKS, Ramsey County, Minnesota, lying northerly of the south line of Lots 1 through 13, inclusive, Block 4, and its easterly extension; and that part lying north of the south line of the north 30 feet of Lot 5, Block 5, and its easterly extension to the west line of said Lot 13, Block 4.

And:  
That part of Government Lot 5, Section 24, Township 30, Range 23, Ramsey County, Minnesota, described as follows:

Beginning at the southwest corner of said Government Lot 5; thence North 00 degrees, 18 minutes, 38 seconds West, assumed bearing along the west line thereof 135.61 feet to the center line of Snail Lake Boulevard as presently traveled; thence North 86 degrees, 04 minutes, 25 seconds East along said center line 304.56 feet; thence continuing along said center line North 87 degrees, 23 minutes, 50 seconds East 133.26 feet; thence continuing along said center line North 89 degrees, 54 minutes, 21 seconds East 532.37 feet; thence continuing northeasterly 254.10 feet along said center line being a tangential curve concave to the north having a radius of 302.68 feet and a central angle of 48 degrees, 06 minutes, 02 seconds to the intersection with the center line of Mackubin Street as presently traveled; thence South 48 degrees, 11 minutes, 41 seconds East, not tangent to last described curve along said center line 31.66 feet; thence continuing southerly 268.50 feet along said center line being a tangential curve concave to the west having a radius of 301.00 feet and a central angle of 51 degrees, 06 minutes, 32 seconds to the south line of said Government Lot 5; thence South 89 degrees, 50 minutes, 48 seconds West along said south line 1317.30 feet to the point of beginning.

Has caused the same to be surveyed and platted as SNAIL LAKE LANDING, and does hereby dedicate to the public for public use forever the thoroughfares and cul-de-sacs, and the drainage and utility easements as shown on this plat.

In witness whereof said Independent School District No. 621, a Minnesota public school corporation, has caused these presents to be signed by its proper officers this 19<sup>th</sup> day of October, 2004.

Signed: Independent School District No. 621

Mark A. Kimball  
Mark A. Kimball, Chair

Lori Grivna  
Lori Grivna, Clerk

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of October, 2004, by Mark A. Kimball, Chair of Independent School District No. 621, a Minnesota public school corporation, on behalf of the corporation.

Rebecca L. Sather  
Notary Public, Minnesota  
My Commission Expires 1-31-05



STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of October, 2004, by Lori Grivna, Clerk of Independent School District No. 621, a Minnesota public school corporation, on behalf of the corporation.

Rebecca L. Sather  
Notary Public, Minnesota  
My Commission Expires 1-31-05



I hereby certify that I have surveyed and platted the property described on this plat as SNAIL LAKE LANDING; that this plat is a correct representation of the 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, Subd. 1, or public highways to be designated other than as shown on this plat.

Mathew T. Kytönen  
Mathew T. Kytönen, Land Surveyor  
Minnesota License No. 18213

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 14<sup>th</sup> day of October, 2004, by Mathew T. Kytönen, a Licensed Land Surveyor.

Michelle M. Broadbent  
Notary Public, Minnesota  
My Commission Expires 1/31/05



CITY OF SHOREVIEW

We do hereby certify that on the 1<sup>st</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.

Samuel Mast Mayor  
[Signature] Manager

Taxes payable in the year 2004 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 16<sup>th</sup> day of October, 2004.

Nancy Mellung, Director  
Sharon O'Leary, Deputy  
Department of Property Taxation

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.

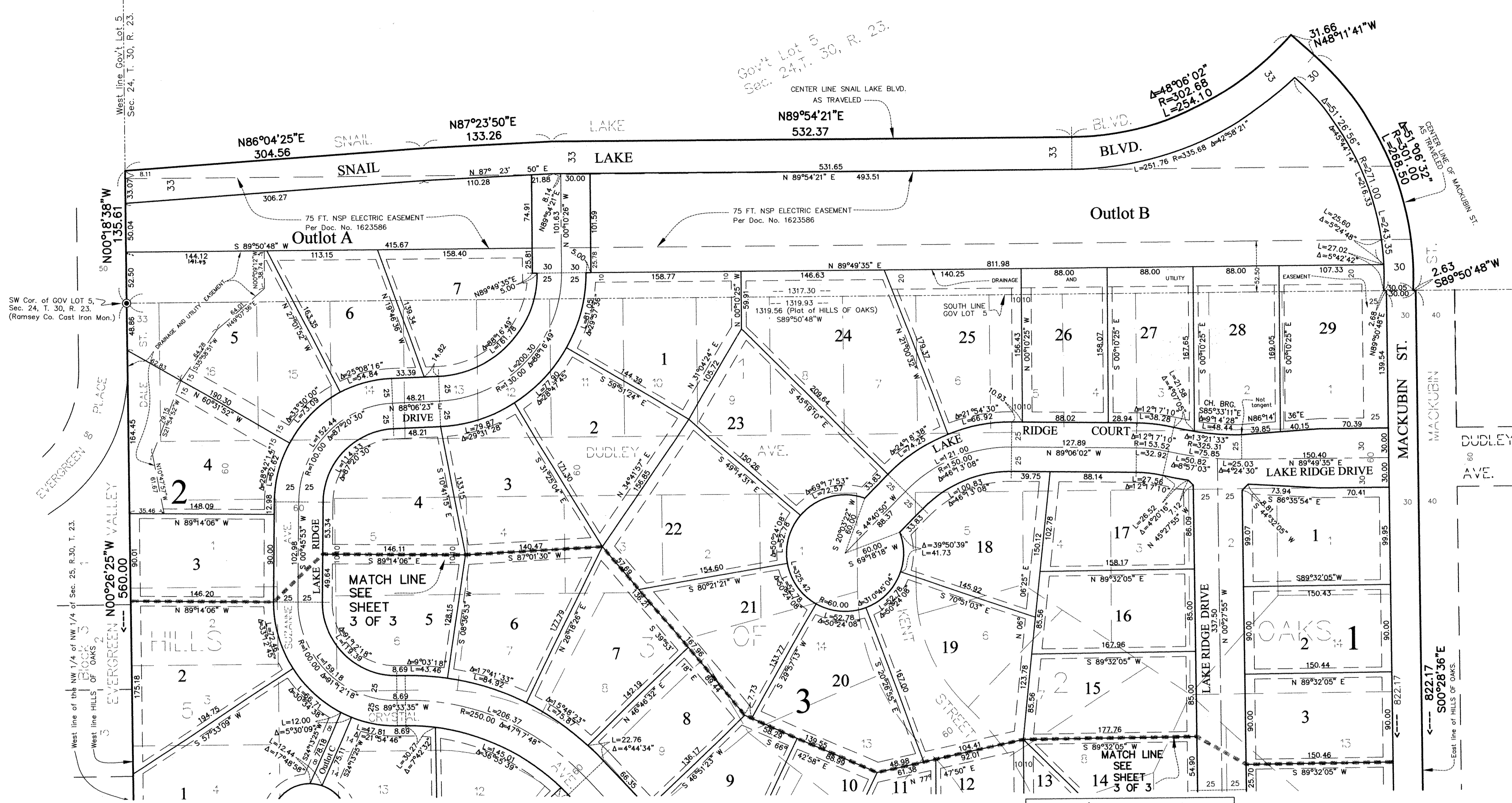
David D. Claypool, DEPUTY  
David D. Claypool, L.S.  
Ramsey County Surveyor

County Recorder  
County of Ramsey, State of Minnesota

I hereby certify that this plat of SNAIL LAKE LANDING was filed in the office of the County Recorder for public record on this 26 day of October, 2004, at 3 o'clock P.M., and was duly filed in Book 120 of Plats, Pages 22, 23 and 24, as Document Number 3802761.

Deputy County Recorder

# SNAIL LAKE LANDING



NOTE:  
UNDERLYING STREETS AND EASEMENTS VACATED PER DOCUMENT NO. 1519841 AND **3802762**.

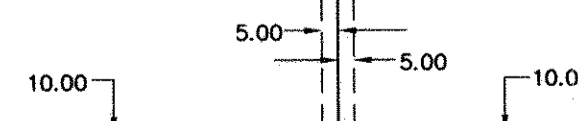
BEARINGS AND DISTANCES SHOWN WITHIN THE LOTS, NEAR LOT LINES, ARE LOT LINE DIMENSIONS, NOT DRAINAGE AND UTILITY EASEMENT DIMENSIONS, UNLESS OTHERWISE SHOWN.

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. 18213.

• DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND (NUMBER SHOWN IF KNOWN)

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF HILLS OF OAKS, IS ASSUMED TO HAVE A BEARING OF N 00°26'25" W.

DRAINAGE AND UTILITY EASEMENTS SHOWN THIS:



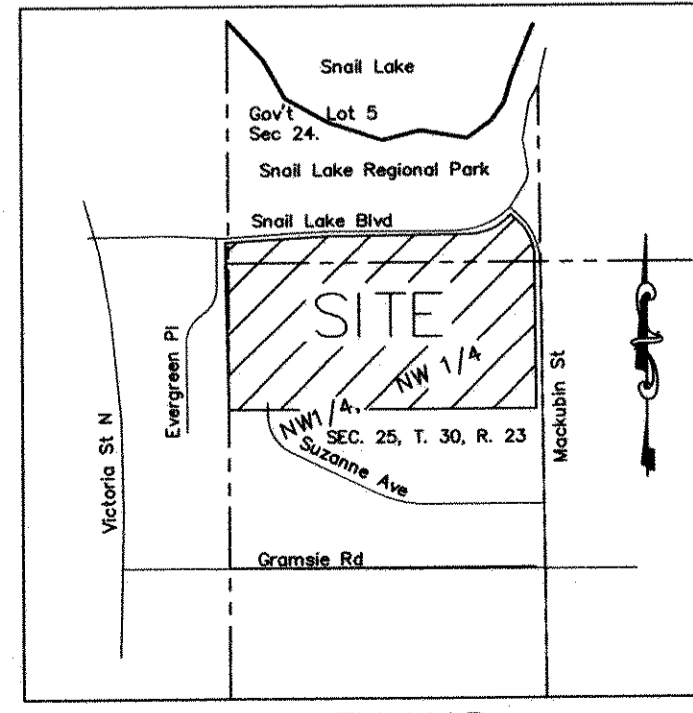
BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.



GRAPHIC SCALE



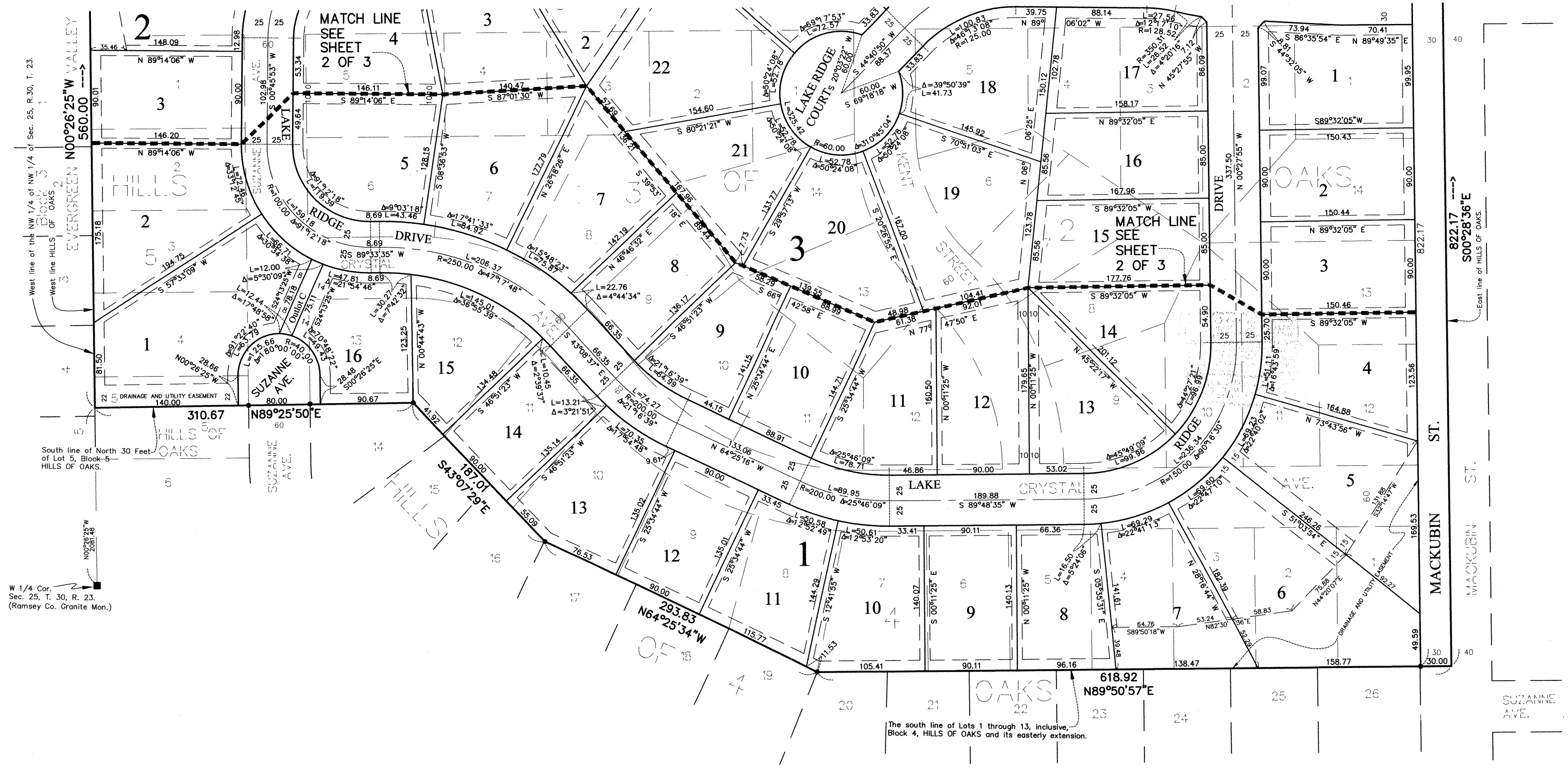
( IN FEET )  
Scale: 1 inch = 60 feet.



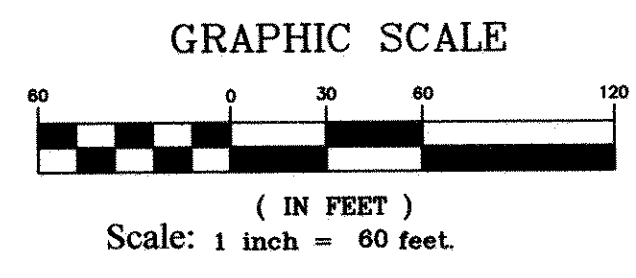
VICINITY MAP  
NO SCALE



# SNAIL LAKE LANDING



West line of the NW 1/4 of NW 1/4 of Sec. 25, R.30, T. 23.  
 West line HILLS OF OAKS BLOCK 5  
 EVERGREEN N00°26'25"W VALLEY 560.00  
 South line of North 30 Feet of Lot 5, Block 5 HILLS OF OAKS.  
 W 1/4 Cor. Sec. 25, T. 30, R. 23. (Ramsey Co. Granite Mon.)



NOTE:  
 UNDERLYING STREETS AND EASEMENTS VACATED PER DOCUMENT NO. 1519841 AND 3802162.

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