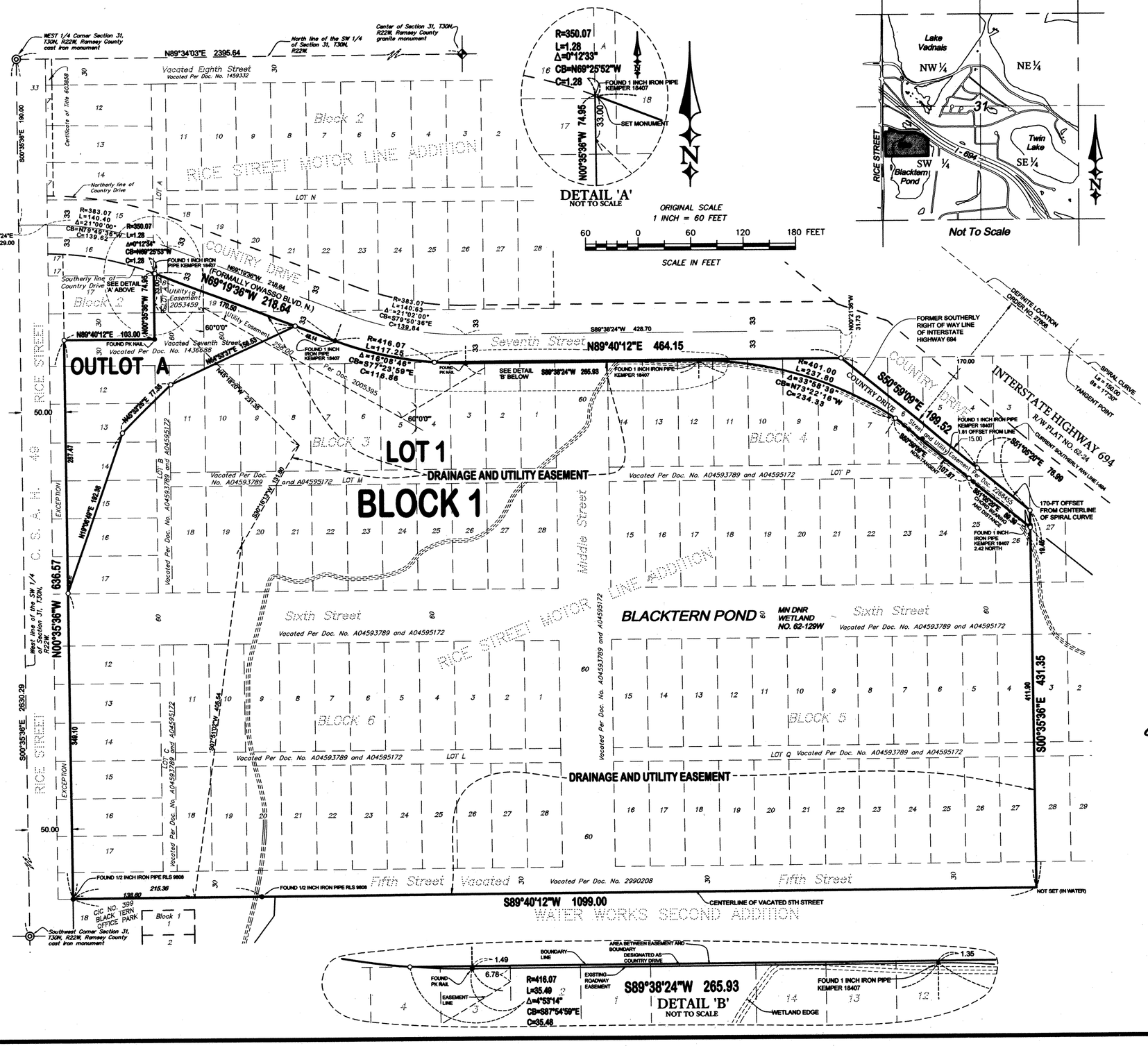
COPY

5128

# CARDIGAN RIDGE




## Site Location Map

Section 31, Township 30 North, Range 22 West
Ramsey County, Minnesota




Not To Scale

## LEGEND

- ○ DENOTES SET ½ INCH BY 16 INCH IRON PIPE MONUMENT MARKED WITH A PLASTIC CAP INSCRIBED "RLS 10938"
- ● DENOTES FOUND MONUMENT, SIZE AND MARKINGS AS INDICATED
- ◎ DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- ◆ DENOTES RAMSEY COUNTY GRANITE MONUMENT

## NOTES

1) ORIENTATION OF THIS BEARING SYSTEM IS BASED ON RAMSEY COUNTY COORDINATES NAD83 (1986 ADJUSTMENT).


ERICKSON CIVIL

333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 309-3804

www.ericksoncivilsite.com


**Owners Certificate**

KNOW ALL MEN BY THESE PRESENTS: That Rum River Equity, LLC, a limited liability company under the laws of the State of Minnesota, owner of the following described property, situated in the City of Little Canada, County of Ramsey, State of Minnesota:

Those parts of Lots A, 18, 19 and 20, Block 2 of Rice Street Motor Line Addition that lies Southerly of Owasso Boulevard North; together with the North half of vacated Seventh Street lying Southerly of said Boulevard, and East of the West line of said Lot A extended; and Block 3 of Rice Street Motor Line Addition together with the South half of vacated Seventh Street, EXCEPT those parts of which lies westerly of a line parallel with and distant 50 feet East of the West line of Section 31, Township 30 North, Range 22 West; and those parts of Lots 4 through 26 inclusive, and Lot P, Block 4 of Rice Street Motor Line Addition that lies Southerly of the Southerly right-of-way line of Interstate Highway 694; and Lots 4 through 27 inclusive, and that part of Lot Q adjacent to said Lots, Block 5 of Rice Street Motor Line Addition; and Block 6 of Rice Street Motor Line Addition together with the north one-half of Fifth Street as shown on the plat of Rice Street Motor Line Addition, vacated, lying westerly of the southerly extension of the east line of Lot 27, Block 5, said Rice Street Motor Line Addition, EXCEPT that part that lies westerly of a line parallel with and distant 50 feet east of the west line of Section 31, Township 30 North, Range 22 West; together with all that part of Sixth Street as shown on the plat of Rice Street Motor Line Addition, vacated, lying westerly of the southerly extension of the east line of Lot 26, Block 4, said Rice Street Motor Line Addition, EXCEPT that part that lies westerly of a line parallel with and distant 50 feet east of the west line of Section 31, Township 30 North, Range 22 West; together with all that part of Middle Street as shown on the plat of Rice Street Motor Line Addition, vacated, lying northerly of the centerline of said vacated Fifth Street and lying southerly of the southerly right of way line of Seventh Street as shown on the plat of Rice Street Motorline Addition.

Has caused the same to be surveyed and platted as CARDIGAN RIDGE 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 Rum River Equity, LLC, a limited liability company under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this 11 day of March, 2016.

Signed: Rum River Equity, LLC

Name and Title

STATE OF Minnesota
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 11 day of March, 2016, by June Abent, of Rum River Equity, LLC, a limited liability company under the laws of Minnesota, on behalf of the company.

Signature

Susan V Oleson
Print Name

Notary Public, Minnesota
My Commission Expires January 31, 2018

**Surveyors Certificate**

I, Paul A. Johnson, 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 March, 2016.

Paul A. Johnson, Land Surveyor
Minnesota License No. 10938

STATE OF ~~Minnesota~~ Florida
COUNTY OF ~~Ramsey~~ Charlotte

The foregoing Surveyor's Certificate was acknowledged before me this 9th day of March, 2016, by Paul A. Johnson, Land Surveyor.

Notary Public, ~~Minnesota~~ Florida
My Commission expires ~~January 31, 2018~~ February 19th 2020.

**City of Little Canada**

We do hereby certify that on the 7th day of March, 2016, the City Council of the City of Little Canada, Minnesota, approved this plat.
Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Mayor Clerk

**Department of Property Records and Revenue**

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2016 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 ____ day of _____, 2016.

Property Records and Revenue

By _____
Deputy

**County Surveyor**

Pursuant to Minnesota Statues, Section Section 383A.42, this plat is approved this 15th day of March, 2016

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

**County Recorder**

County of Ramsey, State of Minnesota
I hereby certify that this plat of CARDIGAN RIDGE was filed in the office of the County Recorder for the public record on this 15th day of March, 2016, at 12 o'clock P.M. and was duly filed in Book 127 of Plats, Page 21, as Document Number 4598919.

Deputy County Recorder