

# HAZELWOOD

**KNOW ALL PERSONS BY THESE PRESENTS:** That Hazelwood Medical Building LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota, to wit:

All that part of the South 1,119.50 feet of the Northwest Quarter of Section 3, Township 29 North, Range 22 West, which lies East of the East right-of-way line of the Burlington Northern Railroad (formerly known as the St. Paul & Duluth Railway) Excepting therefrom the following described parcel:

All that part of the Southeast Quarter of the Northwest Quarter of Section 3, Township 29 North, Range 22 West, Ramsey County, Minnesota, described as follows:

Beginning at the Southeast corner of the Southeast Quarter of the Northwest Quarter; thence North 01 degree 06 minutes 59 seconds West (bearing based on the Ramsey County Coordinate System, North American Datum of 1983), along the East line of said Southeast Quarter of the Northwest Quarter, a distance of 374.77 feet; thence North 89 degrees 48 minutes 35 seconds West, parallel with the South line of said Southeast Quarter of the Northwest Quarter, a distance of 371.33 feet; thence South 00 degrees 11 minutes 25 seconds West, a distance of 374.67 feet to the South line of said Southeast Quarter of the Northwest Quarter; thence South 89 degrees 48 minutes 35 seconds East, along the South line of said Southeast Quarter of the Northwest Quarter, a distance of 379.88 feet to the point of beginning.

Has caused the same to be surveyed and platted as HAZELWOOD and does hereby dedicate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Hazelwood Medical Building LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 6<sup>th</sup> day of February, 2017.

Signed: HAZELWOOD MEDICAL BUILDING LLC

Mark A. Davis Its Manager  
(signature) MARK A. DAVIS

State of Minnesota  
County of Hennepin

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of February, 2017 by Mark A. Davis, Manager, of Hazelwood Medical Building LLC, a Minnesota limited liability company, on behalf of the Company.

Anne Madyun  
Anne Madyun  
Notary Public Hennepin County, Minnesota  
My Commission Expires 01/31/2019

### SURVEYORS CERTIFICATION

I, Paul J. McGinley, 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 1<sup>st</sup> day of February, 2017.

Paul J. McGinley  
Paul J. McGinley, Professional Land Surveyor  
Minnesota License No. 16099

State of Minnesota  
County of Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 1st day of FEBRUARY, 2017 by Paul J. McGinley, a Professional Land Surveyor.

Sharon F. Morin  
SHARON F. MORIN  
Notary Public Hennepin County, Minnesota  
My Commission Expires January 31, 2020

### CITY OF MAPLEWOOD

We do hereby certify that on the 27<sup>th</sup> day of June, 2016, the City Council of the City of MAPLEWOOD, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Nora Slant  
Mayor

Andrea Lindt  
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 transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Property Records and Revenue

By \_\_\_\_\_, Deputy

### COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 27<sup>th</sup> day of October, 2017.

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

### COUNTY RECORDER, County of Ramsey, State of Minnesota

I hereby certify that this plat of HAZELWOOD was filed in the office of the County Recorder for public record on this 27<sup>th</sup> day of October, 2017, at 12:09 o'clock P.M. and was duly filed in Book

127 of Plats, Pages 49 and 50, as Document No. 4683583.

Deputy County Recorder

