

# TCAAP

KNOW ALL PERSONS BY THESE PRESENTS: That the County of Ramsey, a political subdivision of the State of Minnesota, fee owner of the following described property situated in the City of Arden Hills, County of Ramsey, State of Minnesota:

That part of the Southwest Quarter of the Northwest Quarter of Section 9, Township 30, Range 23 lying southerly of the following described line:

Commencing at a point on the north line of said Northwest Quarter of Section 9 distant fifty (50) feet westerly of the northeast corner of said Northwest Quarter; thence southerly along a line parallel with the east line of said Northwest Quarter a distance of 550.00 feet; thence westerly along a line parallel with the north line of said Northwest Quarter a distance of 1,425.22 feet to the point of beginning of the line to be described; thence southerly along a line parallel with the west line of said Northwest Quarter a distance of 1,235.00 feet; thence westerly along a line parallel with the north line of said Northwest Quarter a distance of 1,160.00 feet, more or less, to said west line of the Northwest Quarter, and said described line there terminating.

And lying Westerly of the following described line:

Commencing at the North Quarter corner of said Section 9; thence North 89 degrees 52 minutes 51 seconds West, assumed bearing, along the north line of said Northwest Quarter a distance of 50.00 feet; thence South 00 degrees 43 minutes 50 seconds East along a line parallel with the east line of said Northwest Quarter a distance of 550.00 feet; thence North 89 degrees 52 minutes 51 seconds West along a line parallel with the north line of said Northwest Quarter a distance of 1,425.22 feet to the point of beginning of the line to be described; thence South 00 degrees 33 minutes 53 seconds East along a line parallel with the west line of said Northwest Quarter a distance of 2,206.32 feet and said described line there terminating.

And lying Easterly of the following described line:

Commencing at the west quarter corner of said Section 9; thence easterly on an azimuth of 90 degrees 01 minute 58 seconds along the east and west quarter line thereof and the boundaries of Minnesota Department of Transportation Right of Way Plats No. 62-44 and 62-45, as the same are on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota, for 182.41 feet to Right of Way Boundary Corner B4406; thence on an azimuth of 179 degrees 18 minutes 09 seconds along the boundary of said Right of Way Plat No. 62-44 for 1176.34 feet to Right of Way Boundary Corner B1 and the point of beginning of the line to be described; thence on an azimuth of 359 degrees 18 minutes 09 seconds along the boundary of said plat for 1176.34 feet to said Right of Way Boundary Corner B4406; thence continuing on said azimuth of 359 degrees 18 minutes 09 seconds along the boundary of said Right of Way Plat No. 62-45, for 5.78 feet to Right of Way Boundary Corner B7; thence on an azimuth of 359 degrees 25 minutes 22 seconds along the boundary of said plat for 850.31 feet to Right of Way Boundary Corner B6; thence continuing on said azimuth of 359 degrees 25 minutes 22 seconds, along the northerly extension of the last described boundary line, for 100.00 feet and said described line there terminating.

Together with that part of the North 49.5 feet of the Southwest Quarter of Section 9, Township 30, Range 23, now known as a portion of Town Road "H2", vacated, as dedicated on the plat of BROOK LAND ACRES, Ramsey County, Minnesota, lying westerly of the following described line:

Commencing at the North Quarter corner of said Section 9; thence North 89 degrees 52 minutes 51 seconds West, assumed bearing, along the north line of said Northwest Quarter a distance of 50.00 feet; thence South 00 degrees 43 minutes 50 seconds East along a line parallel with the east line of said Northwest Quarter a distance of 550.00 feet; thence North 89 degrees 52 minutes 51 seconds West along a line parallel with the north line of said Northwest Quarter a distance of 1,425.22 feet to the point of beginning of the line to be described; thence South 00 degrees 33 minutes 53 seconds East along a line parallel with the west line of said Northwest Quarter a distance of 2,206.32 feet and said described line there terminating.

And lying easterly of the following described line:

Commencing at the west quarter corner of said Section 9; thence easterly on an azimuth of 90 degrees 01 minute 58 seconds along the east and west quarter line thereof and the boundaries of Minnesota Department of Transportation Right of Way Plats No. 62-44 and 62-45, as the same are on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota, for 182.41 feet to Right of Way Boundary Corner B4406; thence on an azimuth of 179 degrees 18 minutes 09 seconds along the boundary of said Right of Way Plat No. 62-44 for 1176.34 feet to Right of Way Boundary Corner B1 and the point of beginning of the line to be described; thence on an azimuth of 359 degrees 18 minutes 09 seconds along the boundary of said plat for 1176.34 feet to said Right of Way Boundary Corner B4406; thence continuing on said azimuth of 359 degrees 18 minutes 09 seconds along the boundary of said Right of Way Plat No. 62-45, for 5.78 feet to Right of Way Boundary Corner B7; thence on an azimuth of 359 degrees 25 minutes 22 seconds along the boundary of said plat for 850.31 feet to Right of Way Boundary Corner B6; thence continuing on said azimuth of 359 degrees 25 minutes 22 seconds, along the northerly extension of the last described boundary line, for 100.00 feet and said described line there terminating.

Together with that part of BROOK LAND ACRES, Ramsey Co., Minn., and that part of the South Half of Section 9, Township 30 North, Range 23 West, Ramsey County, Minnesota, all lying southerly of the North 49.5 feet of said Southwest Quarter (said North 49.5 feet now known as a portion of Town Road "H2", vacated, as dedicated on the plat of said BROOK LAND ACRES) and that part of Section 16, said Township 30 North, Range 23 West, EXCEPT the southerly 133.00 feet of said Section 16, all lying easterly of the following described line:

Commencing at the west quarter corner of said Section 9; thence easterly on an azimuth of 90 degrees 01 minute 58 seconds along the east and west quarter line thereof and the boundary of Minnesota Department of Transportation Right of Way Plat No. 62-44, as the same is on file and of record in the office of the County Recorder in and for said County, for 182.41 feet to Right of Way Boundary Corner B4406 and the point of beginning of the line to be described; thence on an azimuth of 179 degrees 18 minutes 09 seconds along the boundary of said plat for 1,176.34 feet to Right of Way Boundary Corner B1; thence on an azimuth of 160 degrees 23 minutes 53 seconds along the boundary of said plat for 771.62 feet to Right of Way Boundary Corner B2; thence on an azimuth of 179 degrees 18 minutes 09 seconds along the boundary of said plat for 140.00 feet to Right of Way Boundary Corner B3; thence on an azimuth of 218 degrees 11 minutes 13 seconds along the boundary of said plat for 398.25 feet to Right of Way Boundary Corner B4; thence on an azimuth of 179 degrees 18 minutes 09 seconds along the boundary of said plat for 287.49 feet to Right of Way Boundary Corner B4405 as shown on said Plat No. 62-44 also being Right of Way Boundary Corner B4405 as shown on Minnesota Department of Transportation Right of Way Plat No. 62-43 as the same is on file and of record in the office of the County Recorder in and for said County; thence on an azimuth of 179 degrees 18 minutes 09 seconds along the boundary of said Plat No. 62-43 for 18.24 feet to Right of Way Boundary Corner B1; thence on an azimuth of 166 degrees 27 minutes 32 seconds along the boundary of said plat for 1,951.24 feet to Right of Way Boundary Corner B2; thence on an azimuth of 144 degrees 50 minutes 10 seconds along the boundary of said plat for 774.66 feet to Right of Way Boundary Corner B3; thence southeasterly for 113.63 feet along the boundary of said plat on a circular curve, concave to the northeast, having a radius of 5,579.58 feet, a delta angle of 01 degree 10 minutes 01 second, and a chord azimuth of 144 degrees 15 minutes 10 seconds, to Right of Way Boundary Corner B4; thence southeasterly for 275.90 feet along the boundary of said plat on a compound curve, concave to the northeast, having a radius of 5,579.58 feet, a delta angle of 02 degrees 49 minutes 59 seconds, and a chord azimuth of 142 degrees 10 minutes 10 seconds, to Right of Way Boundary Corner B5; thence on an azimuth of 140 degrees 50 minutes 10 seconds along the boundary of said plat for 51.18 feet to Right of Way Boundary Corner B4306 as shown on said Plat No. 62-43 also being Right of Way Boundary Corner B4306 as shown on Minnesota Department of Transportation Right of Way Plat No. 62-42 as the same is on file and of record in the office of the County Recorder in and for said County; thence continue on an azimuth of 140 degrees 50 minutes 10 seconds along the boundary of said Plat No. 62-42 for 1,579.05 feet, more or less, to a point on said boundary line distant 1,310.00 feet northerly of Right of Way Boundary Corner B2 as shown on said Plat No. 62-42; thence leaving said boundary line on an azimuth of 135 degrees 16 minutes 13 seconds for a distance of 567.07 feet, more or less, to a point on a line lying 55 feet northeasterly of, as measured at right angles to, and parallel with said boundary line; thence on an azimuth of 140 degrees 50 minutes 10 seconds, along said parallel line, for a distance of 347.74 feet; thence leaving said parallel line on an azimuth of 124 degrees 28 minutes 44 seconds for a distance of 312.47 feet, more or less, to a point on a line lying 143 feet northeasterly of, as measured at right angles to, and parallel with said boundary line; thence on an azimuth of 140 degrees 50 minutes 10 seconds, along said parallel line, for a distance of 154.84 feet, more or less, to a point 45 feet northerly of, as measured at right angles to, the boundary line of said Plat No. 62-42 lying between Right of Way Boundary Corners B2 and B3 as shown on said Plat No. 62-42; thence on an azimuth of 90 degrees 13 minutes 30 seconds for a distance of 1,192.96 feet, more or less, to a point on a line run northerly and perpendicular from the easterly extension of said boundary line from a point on said extended line distant 1,340.00 feet easterly of said Right of Way Boundary Corner B2 and said point on said perpendicular line being 30.00 feet northerly of said extended boundary line; thence on an azimuth of 179 degrees 30 minutes 16 seconds, along said perpendicular line, for a distance of 30.00 feet, more or less, to the northerly line of said southerly 133.00 feet of said Section 16, and said line there terminating.

And all lying westerly of the following described line:

Commencing at the north quarter corner of said Section 9; thence North 89 degrees 52 minutes 51 seconds West, along the north line of the Northwest Quarter of said Section 9, a distance of 50.00 feet; thence South 00 degrees 43 minutes 50 seconds East, along a line parallel with the east line of said Northwest Quarter, a distance of 550.00 feet; thence North 89 degrees 52 minutes 51 seconds West, along a line parallel with the north line of the Northwest Quarter, a distance of 1,425.22 feet to the point of beginning of the line to be described; thence South 00 degrees 33 minutes 53 seconds East, along a line parallel with the west line of said Northwest Quarter, a distance of 2,206.32 feet; thence North 18 degrees 57 minutes 57 seconds West a distance of 1,896.72 feet; thence South 82 degrees 05 minutes 01 second East a distance of 242.81 feet; thence North 72 degrees 44 minutes 31 seconds East a distance of 363.88 feet; thence North 26 degrees 26 minutes 40 seconds East a distance of 227.73 feet; thence North 46 degrees 51 minutes 46 seconds East a distance of 398.07 feet; thence North 53 degrees 46 minutes 21 seconds East a distance of 232.79 feet; thence South 83 degrees 27 minutes 05 seconds East a distance of 1,744.23 feet; thence South 25 degrees 05 minutes 46 seconds West a distance of 465.00 feet; thence South 05 degrees 24 minutes 36 seconds West a distance of 515.00 feet; thence North 89 degrees 48 minutes 32 seconds West a distance of 131.10 feet; thence South 01 degree 30 minutes 22 seconds East a distance of 1,737.59 feet; thence South 24 degrees 24 minutes 27 seconds East a distance of 754.68 feet; thence South 42 degrees 48 minutes 32 seconds East a distance of 2,248.42 feet; thence South 00 degrees 02 minutes 56 seconds West a distance of 1,466.80 feet, more or less, to the south line of the Southeast Quarter of said Section 16 and said line there terminating.

EXCEPT that part thereof lying within a tract of land described as commencing at the southwest corner of said Section 9; thence North 00 degrees 45 minutes 09 seconds West, along the west line of said Section 9 a distance of 620.68 feet; thence North 89 degrees 18 minutes 06 seconds East a distance of 166.69 feet to the point of beginning of the tract of land to be described; thence continue North 89 degrees 18 minutes 06 seconds East a distance of 469.36 feet; thence South 01 degree 00 minutes 26 seconds West a distance of 67.70 feet; thence South 50 degrees 53 minutes 20 seconds West a distance of 458.87 feet; thence North 89 degrees 45 minutes 01 second West a distance of 94.10 feet; thence North 02 degrees 56 minutes 02 seconds West a distance of 351.49 feet to the point of beginning.

Together with that part of BROOK LAND ACRES, Ramsey Co., Minn., and that part of the South Half of Section 9, Township 30 North, Range 23 West, Ramsey County, Minnesota, described as:

Commencing at the southwest corner of said Section 9; thence North 00 degrees 45 minutes 09 seconds West, along the west line of said Section 9 a distance of 620.68 feet; thence North 89 degrees 18 minutes 06 seconds East a distance of 166.69 feet to the point of beginning of the tract of land to be described; thence continue North 89 degrees 18 minutes 06 seconds East a distance of 469.36 feet; thence South 01 degree 00 minutes 26 seconds West a distance of 67.70 feet; thence South 50 degrees 53 minutes 20 seconds West a distance of 458.87 feet; thence North 89 degrees 45 minutes 01 second West a distance of 94.10 feet; thence North 02 degrees 56 minutes 02 seconds West a distance of 351.49 feet to the point of beginning.

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

In witness whereof said County of Ramsey, a political subdivision of the State of Minnesota, has caused these presents to be signed by its proper officers this 16<sup>th</sup> day of April, 2018.  
Signed: County of Ramsey

Jim McDanough  
Signature \_\_\_\_\_, Chair, Ramsey County Board of Commissioners

Jane Guthrie  
Signature \_\_\_\_\_, Chief Clerk, Ramsey County Board of Commissioners

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of April, 2018, by Jim McDanough, Chair, Ramsey County Board of Commissioners and by Jane Guthrie, Chief Clerk, Ramsey County Board of Commissioners of County of Ramsey, a political subdivision of the State of Minnesota, on behalf of said county.

Abigail Goldsmith  
(Signature)  
Abigail Goldsmith  
(Name Printed)

Notary Public, Ramsey County, Minnesota  
My Commission Expires Jan. 31, 2019

### SURVEYORS CERTIFICATION

I, Chris Ambourn, 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 10<sup>th</sup> day of April, 2018.

Chris Ambourn  
Chris Ambourn, Land Surveyor  
Minnesota License No. 43055

STATE OF MINNESOTA  
COUNTY OF Ramsey

This instrument was acknowledged before me on this 16 day of April, 2018, by Chris Ambourn.

Pamela K. Thompson  
(Signature)  
Pamela K. Thompson  
(Name Printed)  
Notary Public, Ramsey County, Minnesota  
My Commission Expires Jan. 30, 2021

CITY OF ARDEN HILLS, MINNESOTA

We do hereby certify that on the 9<sup>th</sup> day of April, 2018, the City Council of the City of Arden Hills, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes Section 505.03, Subd. 2, have been fulfilled.

David Sant Mayor  
Julie Hanson Clerk

### PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

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 \_\_\_\_\_, 20\_\_\_\_.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

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

### COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42 this plat is approved this 1st day of May, 2018.

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

### COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of TCAAP was filed in the office of the County Recorder for public record on this 3<sup>rd</sup> day of May, 2018 at E o'clock A.M. and was duly filed in Book 126 of Plats, Pages 7, 8, 9 and 16, as Document Number 4708467.

Deputy County Recorder

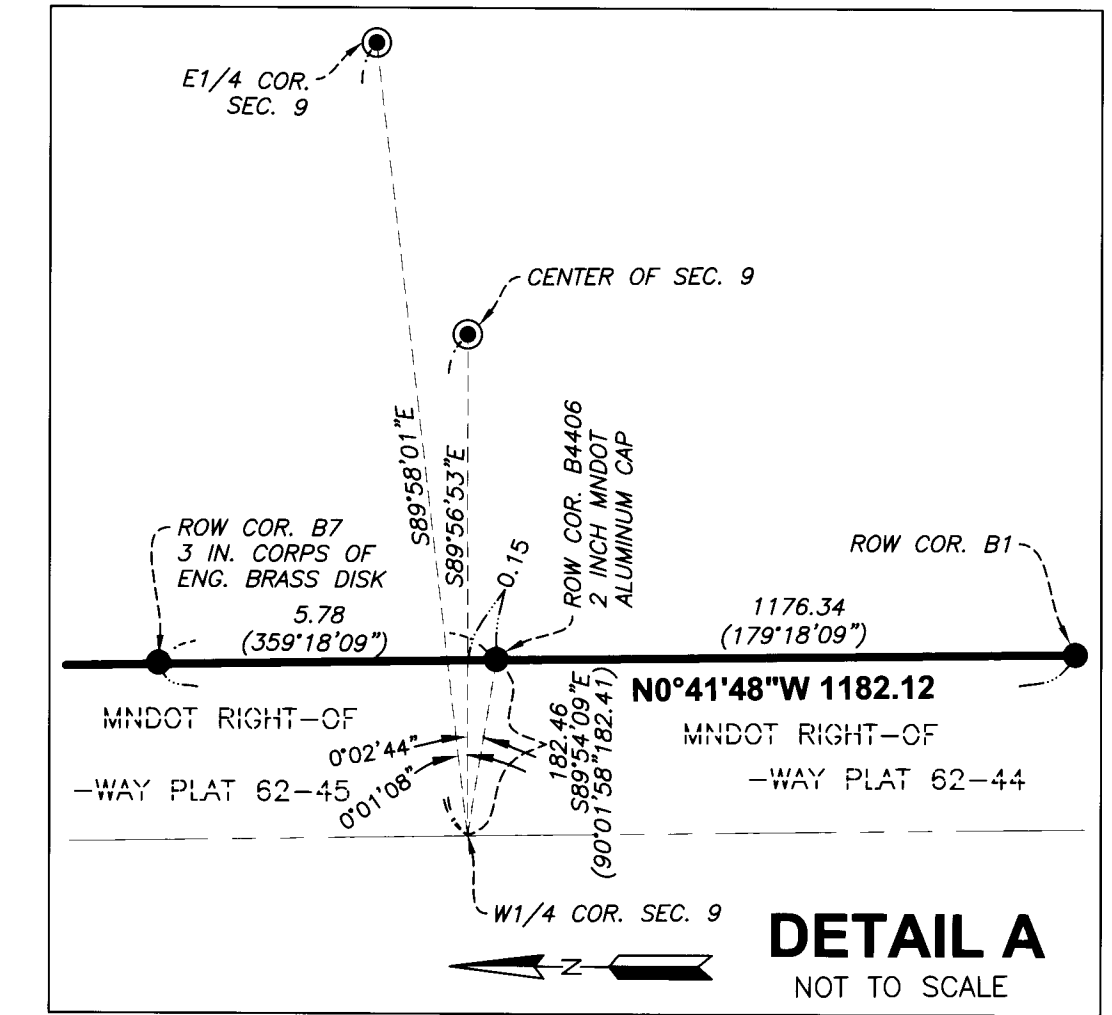
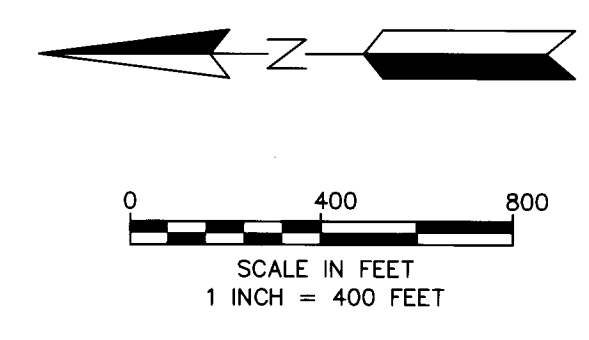
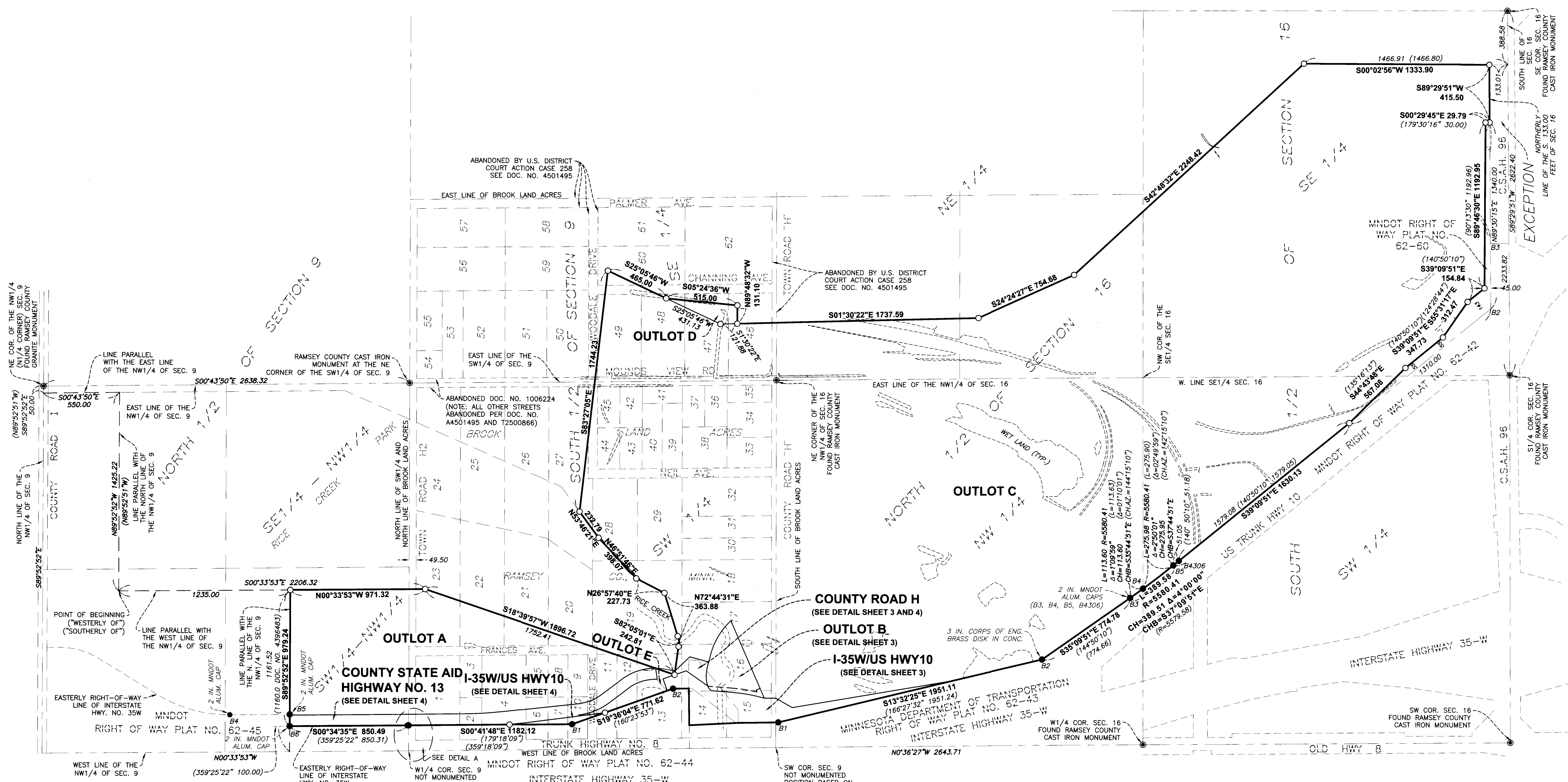
### REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of TCAAP was filed in the office of the Registrar of Titles for public record on this 3<sup>rd</sup> day of May, 2018 at E o'clock A.M. and was duly filed in Book 51 of Plats, Pages 23, 24, 25 and 26, as Document Number 203385.

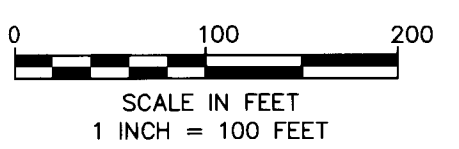
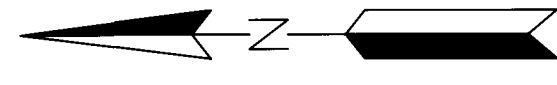
Deputy Registrar of Titles

# TCAAP

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# TCAAP

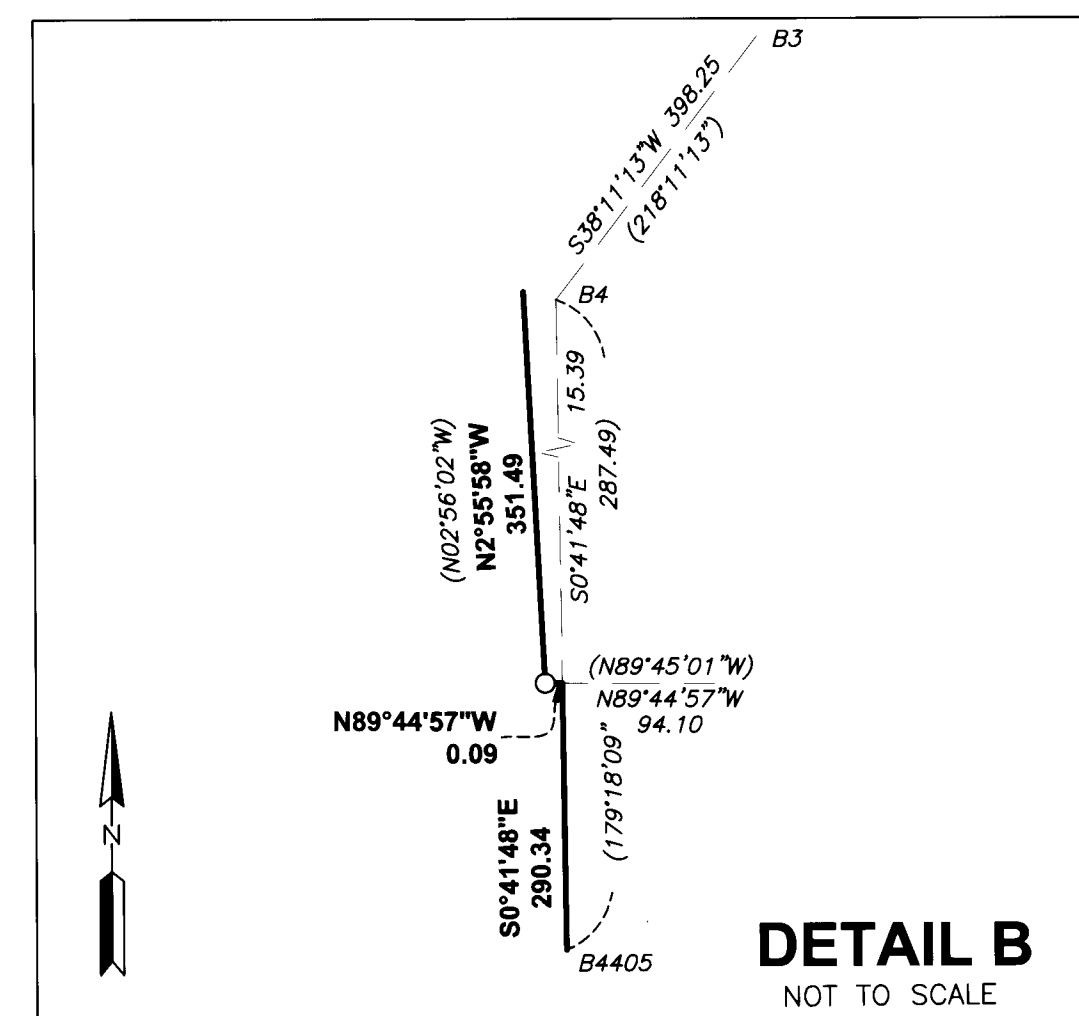
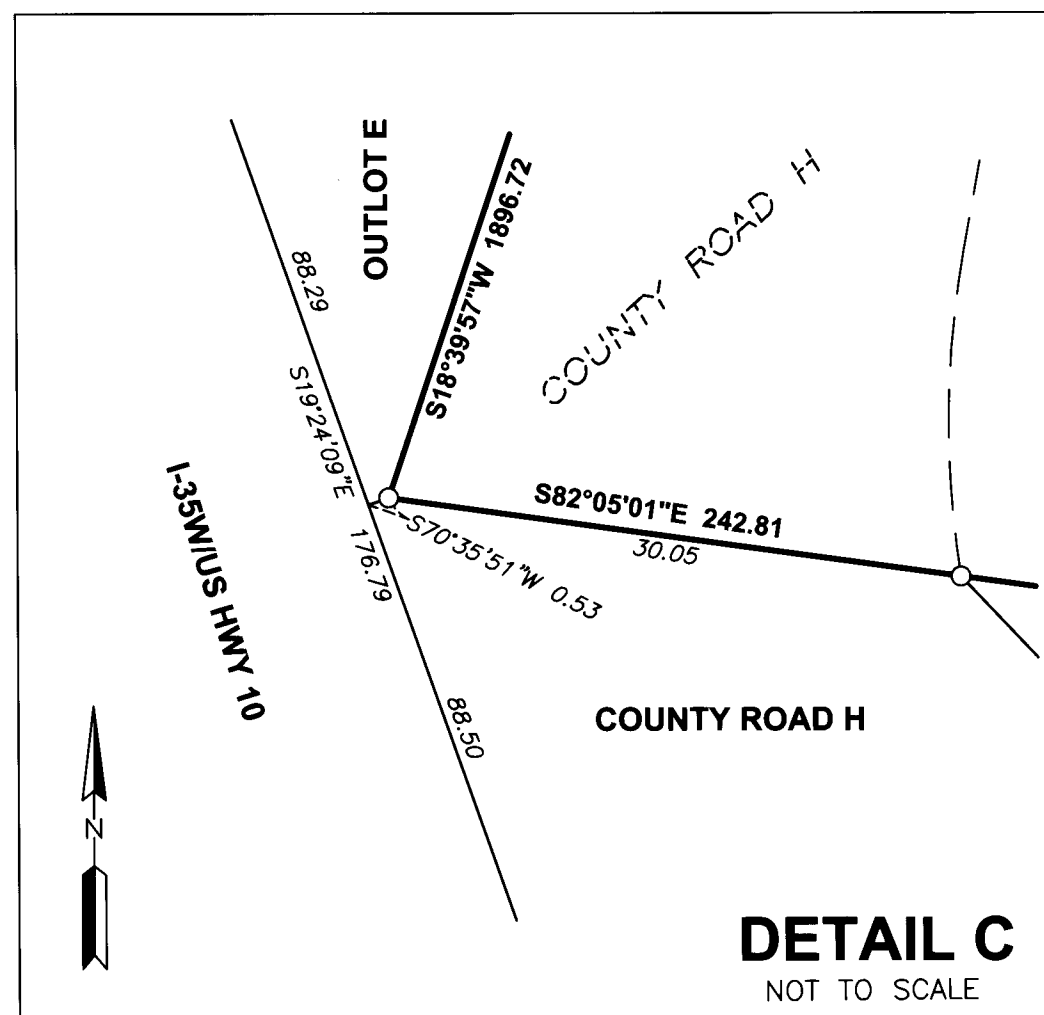
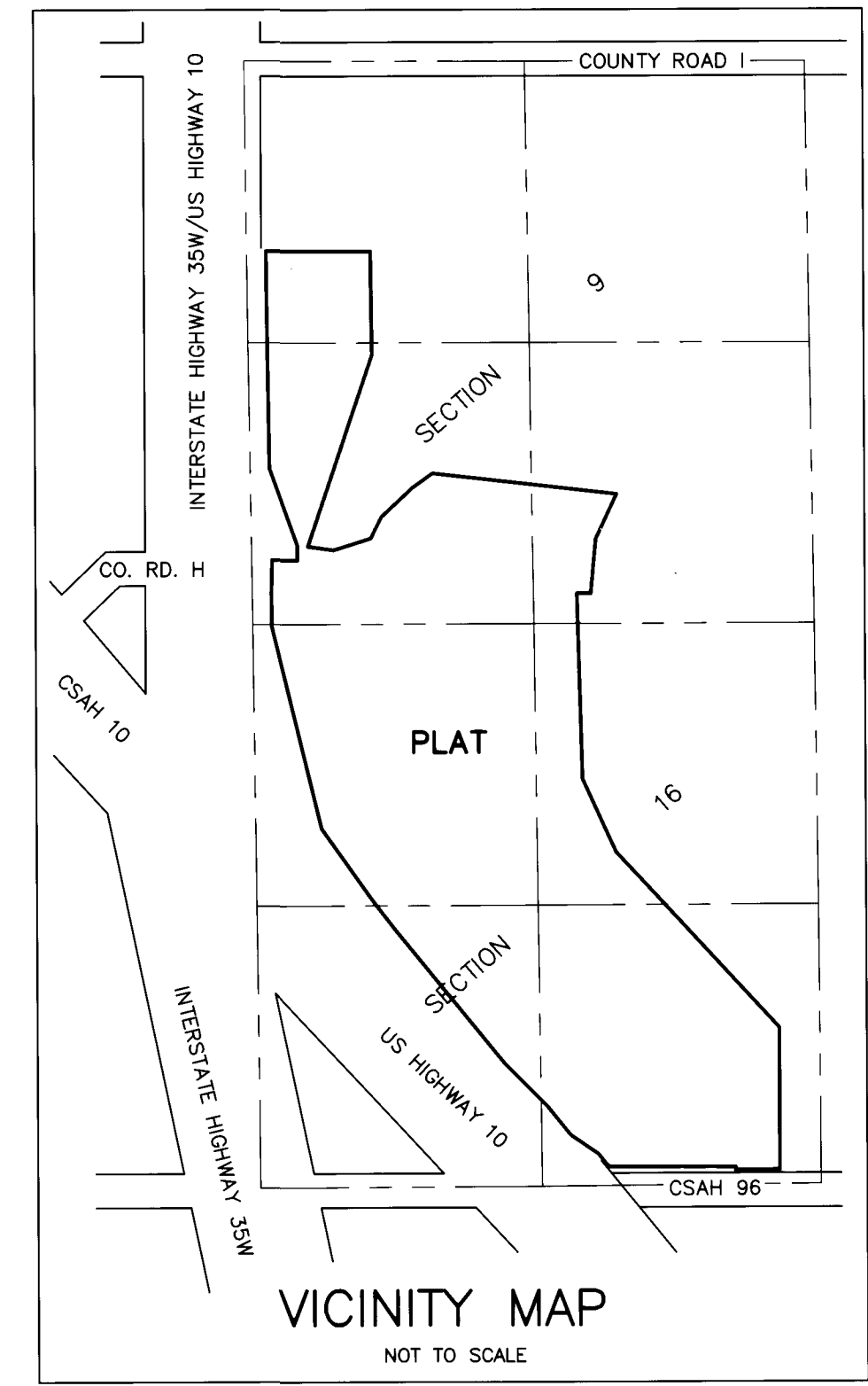
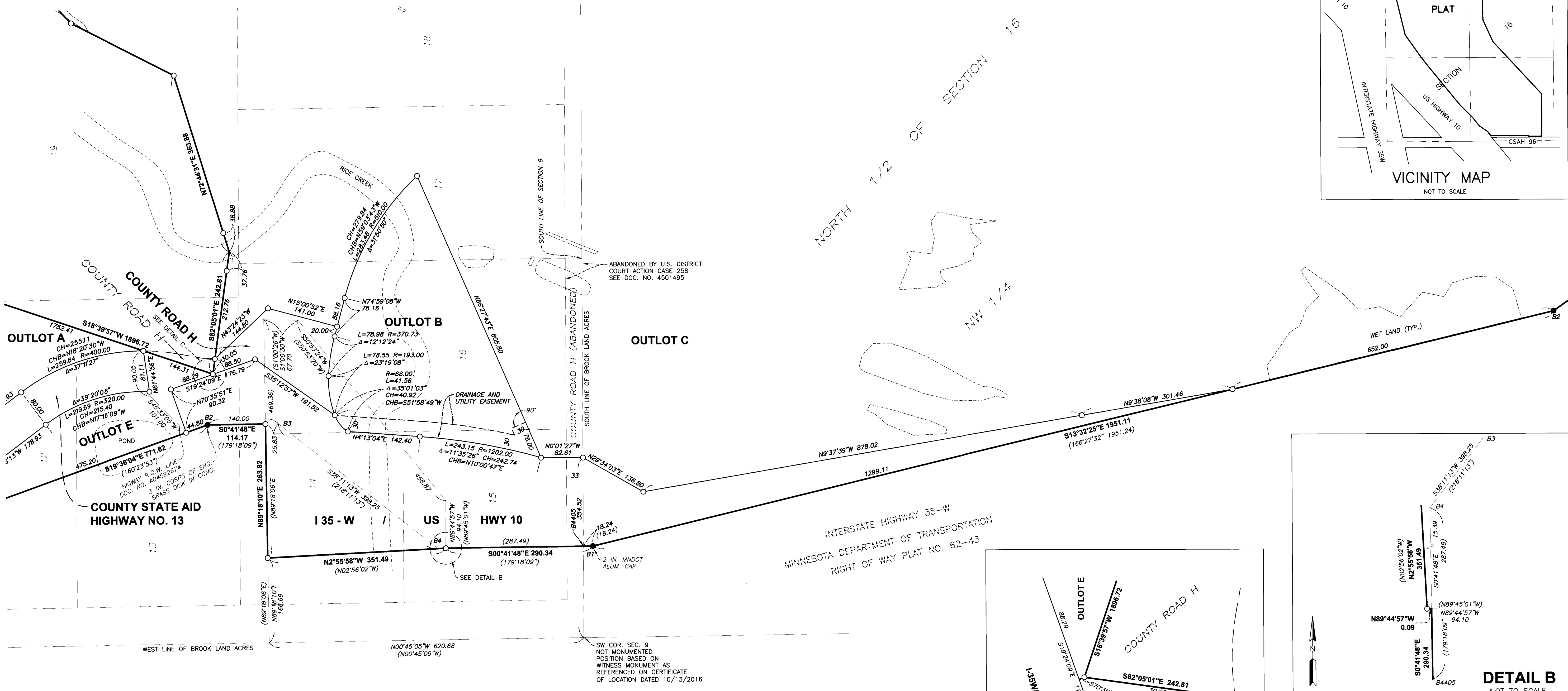


BEARING ORIENTATION NOTE:

THE NORTH LINE OF THE NW1/4 OF SECTION 9 IS ASSUMED TO BEAR S89°52'52"E.

### LEGEND

- DENOTES SET 16 INCH x 3/4 INCH O.D. IRON PIPE MARKED 43055
- DENOTES FOUND MONUMENT AS SHOWN
- ⊙ DENOTES FOUND CAST IRON MONUMENT UNLESS OTHERWISE SHOWN
- EDGE OF WET LANDS
- (XXX.XX) DENOTES DESCRIBED AZIMUTH, BEARING OR DISTANCE
- B## DENOTES RIGHT OF WAY CORNER OF RECORD



SW COR. SEC. 9  
NOT MONUMENTED  
POSITION BASED ON  
WITNESS MONUMENT AS  
REFERENCED ON CERTIFICATE  
OF LOCATION DATED 10/13/2016

