

# CASTLE WOOD LOT 18 REPLAT

KNOW ALL MEN BY THESE PRESENTS: That Guy D. Kullander and Charlene A. Kullander, husband and wife, fee owners of the following described property situated in the City of North St. Paul, County of Ramsey, State of Minnesota:

That part of the following described tract of land:

Beginning at the Northeast corner of Lot 18, Castle Wood, according to the recorded plat thereof; thence running South a distance of 168.70 feet to a point on the East line of said Lot 18; thence West a distance of 50.00 feet to a point; thence South 28 degrees 36 minutes West a distance of 211.35 feet to a point; thence West 160.00 feet to a point on the West line of Lot 18; thence North a distance of 352.78 feet to the Northwest corner of Lot 18; thence East a distance of 310.86 feet to the Northeast corner of Lot 18 which is the point of beginning;

Lying southerly of Parcel 248, as shown on the Minnesota Department of Transportation Right of Way Plat No. 62-35, according to the recorded plat thereof, and lying westerly of a line lying 16.5 feet westerly of, and parallel with, the following described line:

Beginning at a point on the center line of Sixth Street formerly known as Abbott Avenue, 1091.72 feet North of the center line of County Road "B" and Sixth Street (Abbott Avenue); thence on a 2 degree curve to the left, radius 2864.93 feet, angle 12 degrees 17 minutes, a distance of 614.17 feet; thence on a 24 degree curve to the right, radius 240.49 feet, angle of 33 degrees 19 minutes; thence on a tangent to the center line of Castle Avenue.

Have caused the same to be surveyed and platted as CASTLE WOOD LOT 18 REPLAT and do hereby dedicate to the public for public use forever the public way and drainage and utility easements as shown on this plat.

In witness whereof said Guy D. Kullander and Charlene A. Kullander, husband and wife, have hereunto set their hands this 1st day of November, 2019.

*Guy D. Kullander*  
Guy D. Kullander  
*Charlene A. Kullander*  
Charlene A. Kullander

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 1st day of November, 2019, by Guy D. Kullander and Charlene A. Kullander, husband and wife.

*Lalae Mack*  
Lalae Mack  
Notary Public, Anoka County, Minnesota  
My Commission Expires 01/31/2022

I, Jason E. Rud, 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 or will be correctly set within one year of recording this plat; 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 30th day of October, 2019.

*Jason E. Rud*  
Jason E. Rud, Land Surveyor  
Minnesota License No. 41578

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 30th day of October, 2019, by Jason E. Rud, a Licensed Land Surveyor.

*Lalae Mack*  
Lalae Mack  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2022

CITY OF NORTH ST. PAUL  
We do hereby certify that on the 2nd day of July, 2019, the City Council of the City of North St. Paul, Minnesota, approved this plat.

*Mayor* Mayor *City Clerk* City 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

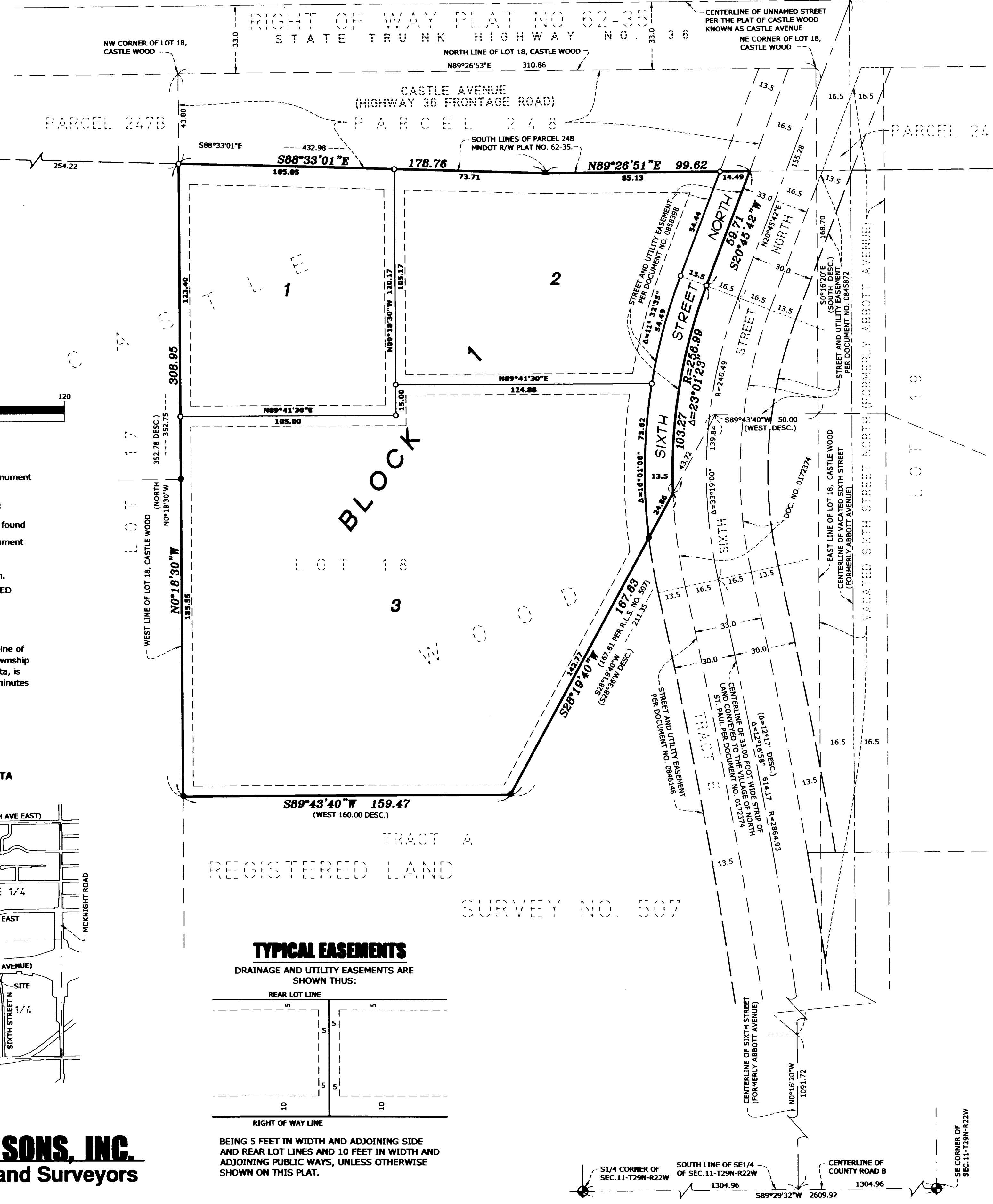
COUNTY SURVEYOR  
Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 22nd day of November, 2019.

*Daniel D. Baar*  
Daniel D. Baar, L.S.  
Ramsey County Surveyor

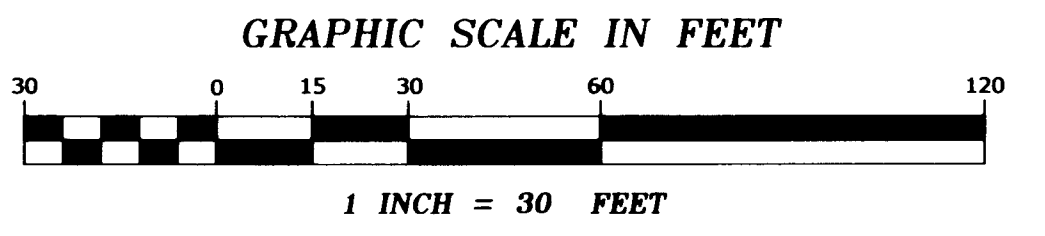
REGISTRAR OF TITLES  
COUNTY OF RAMSEY, STATE OF MINNESOTA  
I hereby certify that this plat of CASTLE WOOD LOT 18 REPLAT was filed in the office of the Registrar of Titles for public record on this 10th day of December, 2019, at 10:00'clock A.M., and was duly filed in Book 52 of Plats, Page 2, as Document Number 2654928.

Deputy Registrar of Titles

## MINNESOTA DEPARTMENT OF TRANSPORTATION



NORTH

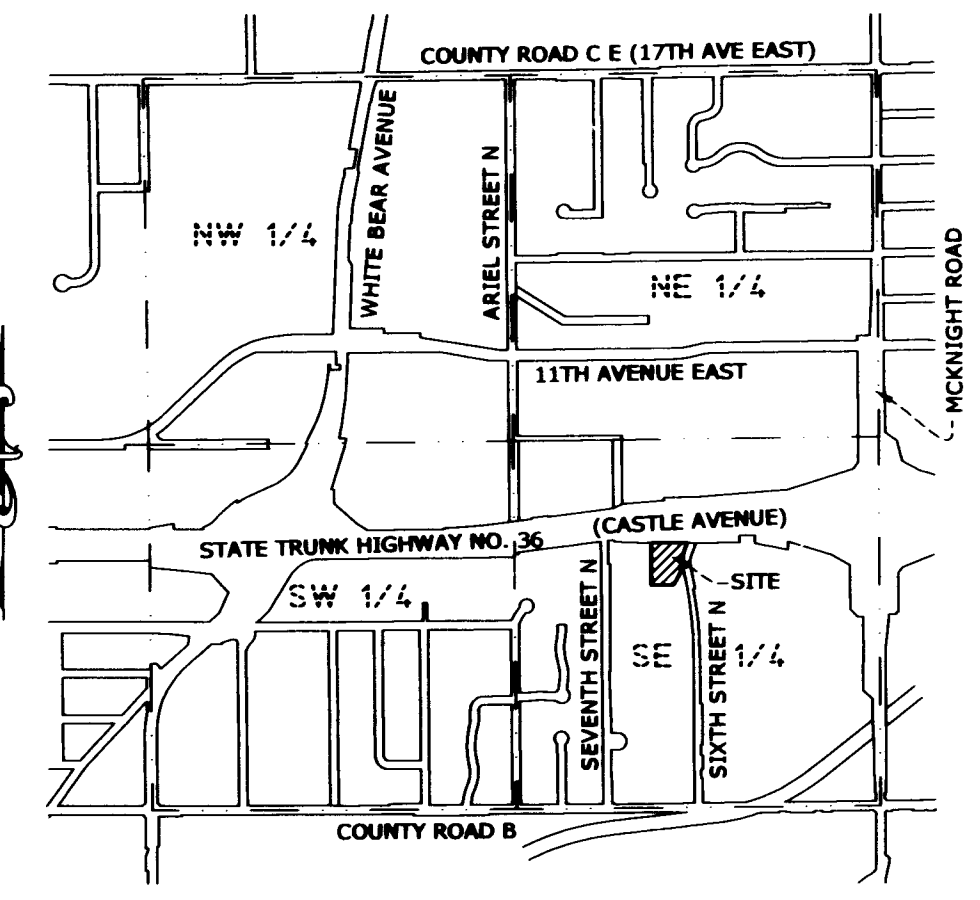


- ◆ Denotes Ramsey County Cast Iron Monument
- Denotes 1/2 inch by 18 inch iron pipe monument set and marked RLS 41578
- Denotes 1/2 inch iron pipe monument found
- Denotes found MNDOT Cast Iron Monument
- ▲ Denotes found metal spike
- (DESC.) Denotes recorded value per description.
- (R.L.S. NO. 507) Denotes recorded value per REGISTERED LAND SURVEY NO. 507

For the purposes of this plat, the south line of the Southeast Quarter of Section 11, Township 29, Range 22, Ramsey County, Minnesota, is assumed to bear South 89 degrees 29 minutes 32 seconds West.

### VICINITY MAP

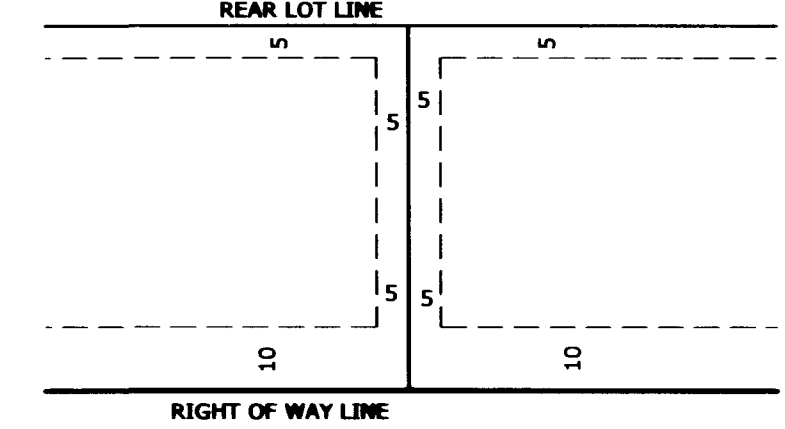
SEC.11-T29N-R22 W  
RAMSEY COUNTY, MINNESOTA  
(NOT TO SCALE)



TRACT A  
REGISTERED LAND  
SURVEY NO. 507

### TYPICAL EASEMENTS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

**E. G. RUD & SONS, INC.**  
Professional Land Surveyors  
EST. 1877