

TVETEN 7TH STREET TOWNHOMES

KNOW ALL PERSONS BY THESE PRESENTS: That K & T North Saint Paul Investments, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of North Saint Paul, County of Ramsey, State of Minnesota:

Lot 24, Castle Wood, except the East Quarter thereof.
and
South Half of the East Quarter of Lot 24, Castle Wood.
and
Outlot B, SAUERS POND, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as TVETEN 7TH STREET TOWNHOMES and does hereby dedicate to the public for public use forever the public ways and drainage and utility easements as shown on this plat.

In witness whereof said K & T North Saint Paul Investments, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 14 day of February, 2020.

Signed: K & T North Saint Paul Investments, LLC

[Signature]
TRACY LUTHER / MANAGER

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 14th day of December, 2020 by Tracy Luther, manager of K & T North Saint Paul Investments, LLC, a Minnesota limited liability company, on behalf of the company.

[Signature] (sign)
Elizabeth R. Stimpfener (print)

Notary Public, Ramsey County, Minnesota
My Commission expires 01/31/2022

I, Eric R. Vickaryous, 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 monuments indicated on this plat will be correctly set within one year; 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 10th day of DECEMBER, 2020.

[Signature]
Eric R. Vickaryous, Licensed Land Surveyor
Minnesota License Number 44125

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 10th day of December, 2020, by Eric R. Vickaryous, a Professional Land Surveyor.

Jean C Mizer (print)
[Signature] (sign)

Notary Public, Pine County, Minnesota
My Commission expires January 31, 2022

City Council, North Saint Paul, Minnesota

We hereby certify that this plat was approved by the City Council of North Saint Paul, Minnesota, on the 21 day of April, 2020.
[Signature] Mayor [Signature] Clerk

Property Tax, Records and Election Services Department, Ramsey County, Minnesota

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2020 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 18th day of December, 2020.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By _____, Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 18th day of December, 2020.

[Signature]
Daniel D. Baar, L.S.
Ramsey County Surveyor

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of TVETEN 7TH STREET TOWNHOMES was filed in the office of the Registrar of Titles for public record on this 18th day of December, 2020, at 12:00 o'clock P.M. and was duly filed in Book 52 of Plats, Pages 43 and 44, as Document Number 2689687.

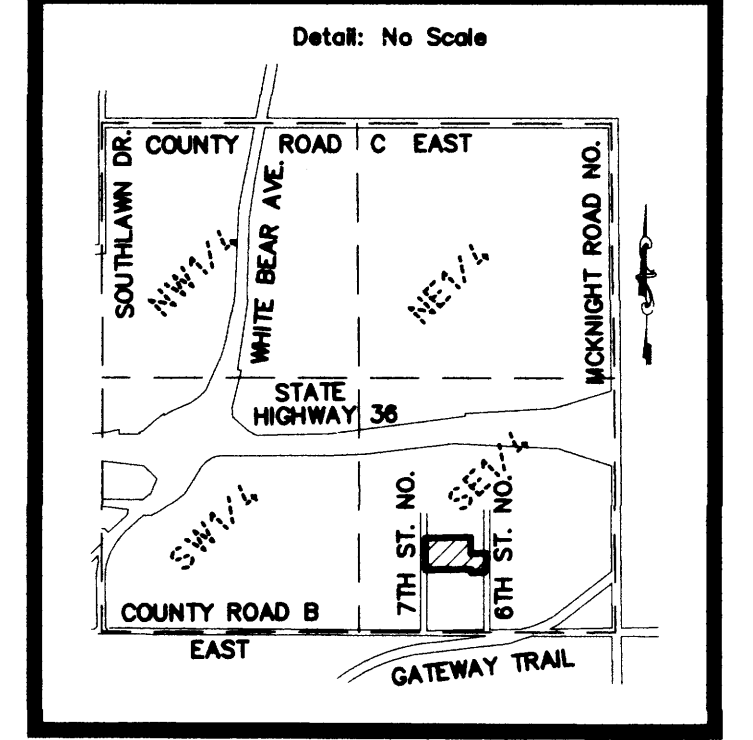
Deputy Registrar of Titles

TVETEN 7TH STREET TOWNHOMES

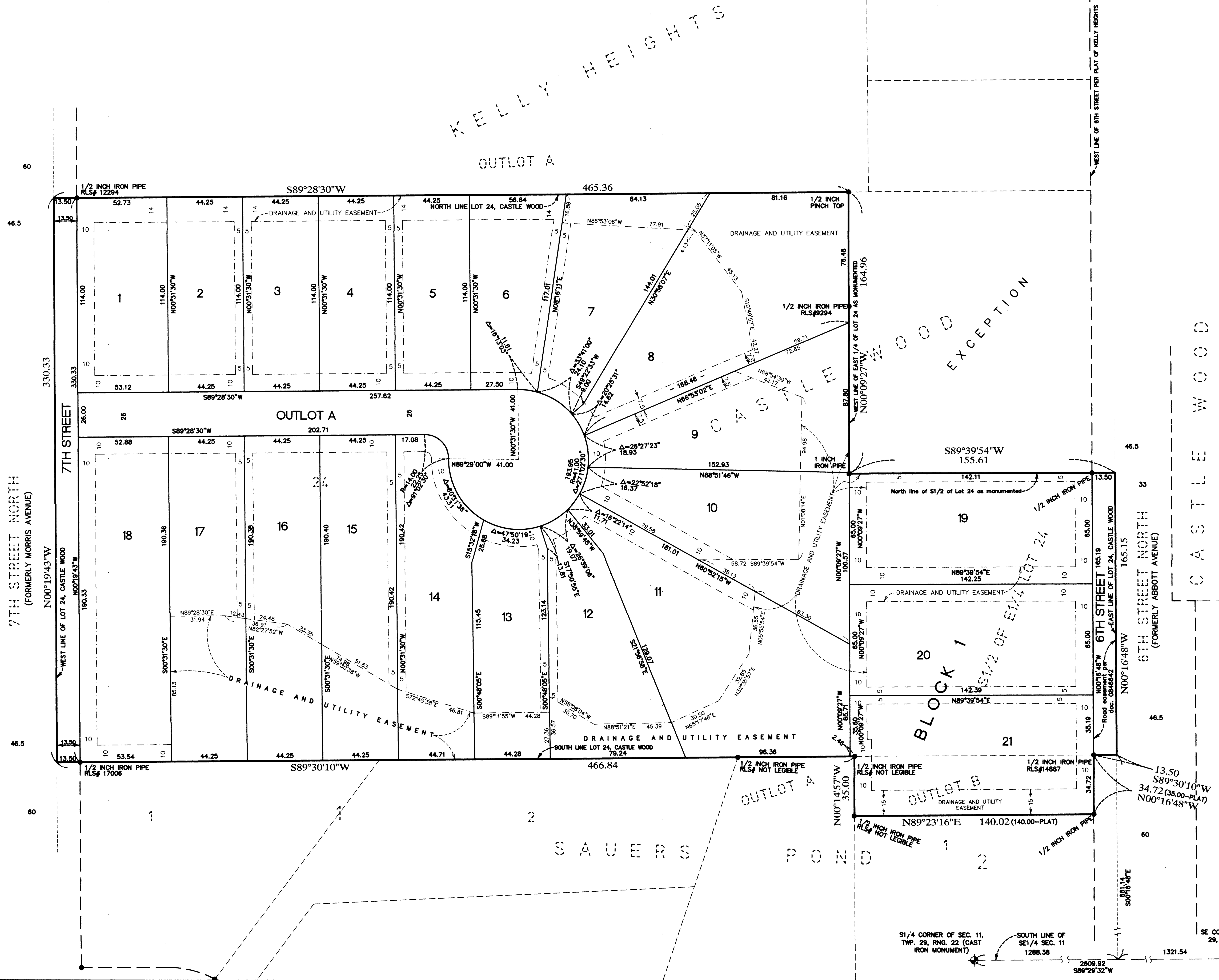
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VICINITY MAP

SECTION 11, TOWNSHIP 29, RANGE 22



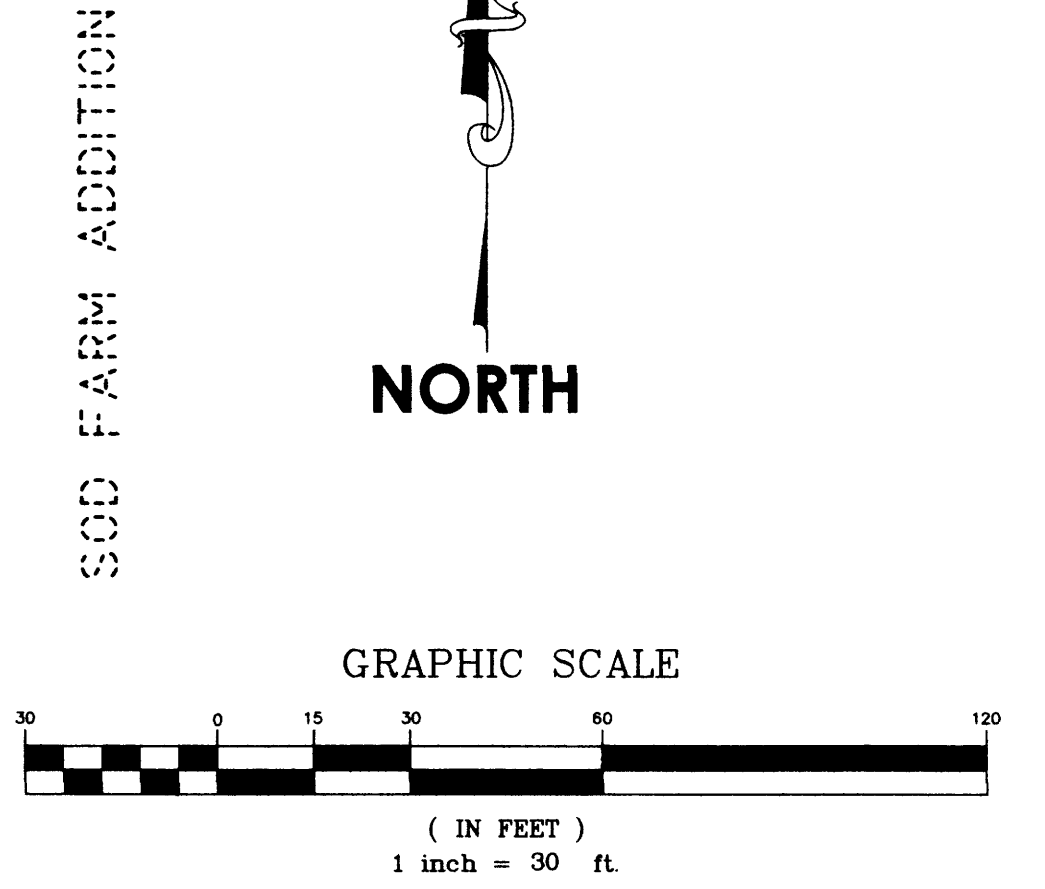
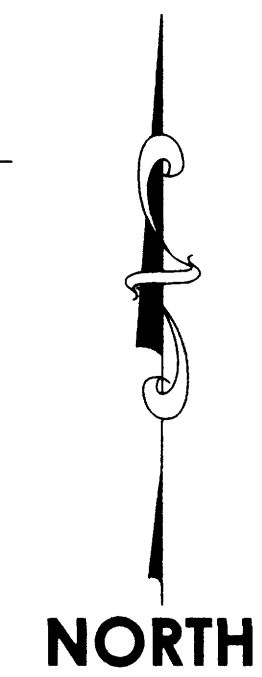
RAMSEY COUNTY, MINNESOTA



● Denotes found iron monument as specified
 (140.00-PLAT) Denotes distance shown on record plat of SAUERS POND

Any required interior monument location on this plat with no monument symbol shown, indicates an interior plat monument that will be set, and which shall be in place within one year after the recording of this plat and will be marked by a 1/2 inch by 14-inch iron pipe monument set and marked by License No. 44125.

The orientation of this bearing system is based on the south line of Lot 24, CASTLE WOOD, which is assumed to bear S89°30'10"W.



S1/4 CORNER OF SEC. 11, TWP. 29, RNG. 22 (CAST IRON MONUMENT)
 SOUTH LINE OF SE1/4 SEC. 11 1288.38
 2609.92
 1321.54
 SE CORNER OF SEC. 11, TWP. 29, RNG. 22 (CAST IRON MONUMENT)

ACRE LAND SURVEYING
 Blaine, MN 55449