

FRAATTALONES MONDELLO SHORES

Folz Freeman Surveying LLC
 LAND PLANNING and SURVEYING
 12445 55TH STREET NORTH
 LAKE ELMO, MINNESOTA 55042
 (651) 439-8833 www.FFSurveying.com

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS: That Highpoint Ridge, LLC, a Minnesota limited liability company, as owner of the following described property situated in the City of Vadnais Heights, County of Ramsey and State of Minnesota;

Parcel A:
 Lots 27 and 28, VADNAIS ACRES, according to the plat thereof on file and of record in the office of the County Recorder, Ramsey County, Minnesota. Excepting therefrom the following described parcel:
 Beginning at the northeast corner of said Lot 27, thence South 38 degrees 38 minutes 54 seconds West, assumed bearing along the southeasterly line of said Lots 27 and 28, a distance of 386.69 feet; thence North 51 degrees 21 minutes 06 seconds West, a distance of 200.00 feet; thence North 38 degrees 38 minutes 54 seconds East, parallel with said southeasterly line of Lots 27 and 28, a distance of 231.06 feet to the north line of said Lot 27; thence easterly along said north line of Lot 27 a distance of 253.42 feet to the point of beginning.

Parcel B:
 The South 180.00 feet of Lot 29 and all of Lot 31 and Lot 32, VADNAIS ACRES, according to the plat thereof on file and of record in the office of the County Recorder, Ramsey County, Minnesota, along with those portions of vacated County Road D and vacated Centerville Road as platted by said VADNAIS ACRES that accrues thereto by reason of the vacation thereof. Excepting therefrom that portion that is lying southerly of the north line of the right-of-way of Trunk Highway 35E and Trunk Highway 694.

Parcel C:
 All of Lot 30 and that part of Lot 29, VADNAIS ACRES, according to the plat thereof on file and of record in the office of the County Recorder, Ramsey County, Minnesota, which lies North of the South 180 feet thereof.

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

In witness whereof, said Highpoint Ridge, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 9th day of JANUARY, 2021.

SIGNED: Highpoint Ridge, LLC

By Frank M. Frattalone
 Frank M. Frattalone, President

STATE OF MINNESOTA

COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 8th day of JANUARY, 2021 by Frank M. Frattalone, President of Highpoint Ridge, LLC, a Minnesota limited liability company, on behalf of the company.

Michele M. H. Boss
 (Signature of Notary Public)
 MICHELLE M. H. BOSS
 (Printed Name of Notary Public)
 Notary Public, Minnesota
 My commission expires JAN 31, 2025

SURVEYOR'S CERTIFICATE

I, Timothy J. Freeman, 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 monuments indicated on this plat will be correctly set within one year; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat. Dated this 2nd day of JANUARY, 2021.

Timothy J. Freeman
 Timothy J. Freeman, Land Surveyor
 Minnesota License No. 16989

STATE OF MINNESOTA
 COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 2nd day of JANUARY, 2021, by Timothy J. Freeman, a Licensed Land Surveyor.

Stephanie L. Tanke
 (Signature of Notary Public)
 STEPHANIE L. TANKE
 (Printed Name of Notary Public)
 Notary Public, Minnesota
 My commission expires JAN 31, 2025

CITY OF VADNAIS HEIGHTS

We do hereby certify that on the 12th day of January, 2021, the City Council of the City of Vadnais Heights, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

By [Signature]
 Mayor
 By [Signature]
 Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd.9, taxes payable in the year 2021, on the land hereinbefore described, have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer has been entered this 21st day of JANUARY, 2021.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By _____, Deputy

RAMSEY COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 13th day of January, 2021.

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

RAMSEY COUNTY RECORDER

County Recorder, County of Ramsey, State of Minnesota
 I hereby certify that this Plat of FRATTALONES MONDELLO SHORES was filed in the Office of the County Recorder for public record on this 21st day of JANUARY, 2021, at 9:00 o'clock A.M., and was duly filed in Book 129 of Plats, Pages 35 and 36, as Document Number 4858940.

 Deputy County Recorder

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CURVE TABLE A

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	230.32	45.67	11°21'41"	S11°48'33"W	45.60
C2	32.68	12.18	21°21'10"	N06°48'48"E	12.11
C3	59.00	96.66	93°51'52"	S43°04'09"W	86.20
C4	59.00	85.00	82°32'41"	N09°24'03"W	77.84
C5	59.00	57.25	55°36'02"	N59°40'19"E	55.03
C6	30.00	42.59	81°20'38"	S46°48'01"W	39.10

CURVE TABLE B

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C7	225.00	3.52	0°53'44"	N89°52'23"W	3.52
C8	225.00	66.12	16°50'10"	N81°00'26"W	65.88
C9	225.00	80.69	20°32'54"	N62°18'54"W	80.26
C10	175.00	7.11	2°19'36"	N53°12'15"W	7.11
C11	175.00	109.81	35°57'12"	N72°20'39"W	108.02

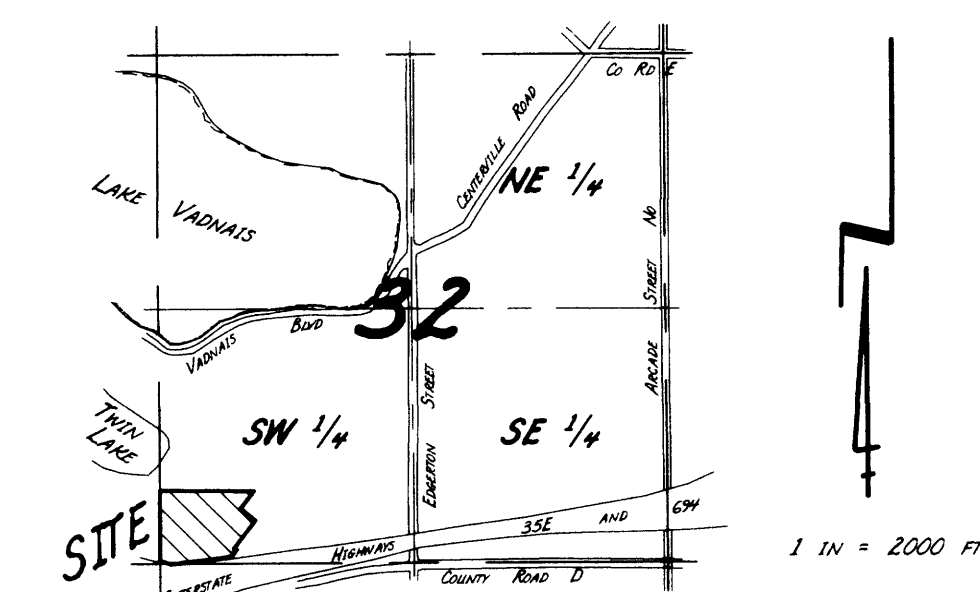
LEGEND

- DENOTES SET 1/2 INCH DIA. BY 14 INCH IRON PIPE MONUMENT MARKED WITH A PLASTIC CAP INSCRIBED "FREEMAN LS 18989", UNLESS SHOWN OTHERWISE
- DENOTES FOUND 1/2 INCH DIA. IRON PIPE MONUMENT MARKED AS SHOWN
- ⊙ DENOTES FOUND RAMSEY COUNTY CAST IRON MONUMENT
- Desc. DENOTES VALUES FROM THE LEGAL DESCRIPTIONS

ANY BLOCK, LOT, OUTLOT AND/OR CURVE POINT LOCATION ON THIS PLAN, AND ANY WITNESS MONUMENT LOCATION ON THIS PLAN, WHERE NO MONUMENT SYMBOL IS SHOWN, INDICATES WHERE A 1/2 INCH BY 14 INCH IRON PIPE MONUMENT MARKED WITH A PLASTIC CAP INSCRIBED "FREEMAN LS 18989" WILL BE SET, AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAN.

NOTES

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RAMSEY COUNTY COORDINATE SYSTEM NAD83, 2011 ADJUSTMENT
WIDTH DIMENSIONS OF EASEMENTS AND PUBLIC WAYS THAT ARE SHOWN TO THE NEAREST FOOT ARE EXACT VALUES, I.E. 66, 33, 5, 10, ETC.



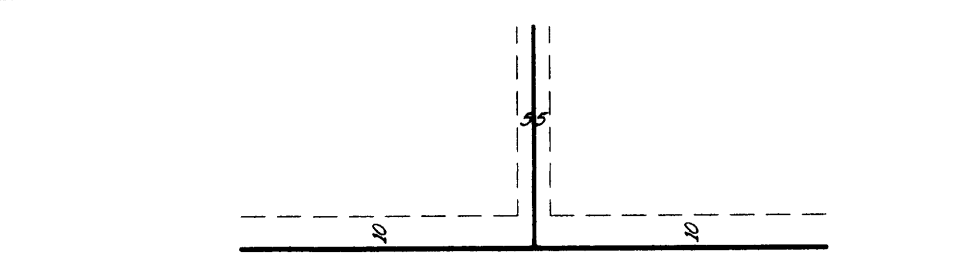
VICINITY MAP
SECTION 32, T.30N, R.22W
CITY OF VADNAISS HEIGHTS
RAMSEY COUNTY, MINNESOTA

CURVE TABLE C

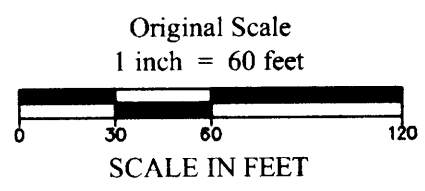
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C12	125.00	61.79	28°19'14"	N83°36'16"W	61.16
C13	125.00	37.88	17°21'50"	N60°45'44"W	37.74
C14	45.00	43.44	55°18'36"	S79°44'07"E	41.77
C15	50.00	24.58	28°09'48"	S66°09'43"E	24.33
C16	75.00	59.80	45°41'04"	N74°55'21"W	58.23



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS:



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



165 FOOT WIDE
NORTHERN STATES POWER CO.
(NEW XCEL ENERGY)
POWERLINE EASEMENT
(DOCUMENT NO. J7090.17)

SW COR. SEC. 32, T.30N,
R.22W, RAMSEY COUNTY
CAST IRON MONUMENT

VACATED COUNTY ROAD D
PER NOTICE OF COMPLETION OF
ROADWAY VACATION PROCESSING
DOC. NO. 4853860

EXCEPTION
N81°37'33"E

S 1/4 COR. SEC. 32, T.30N - R.22W
RAMSEY COUNTY CAST IRON MONUMENT