

EDGAR ACRES

KNOW ALL MEN BY THESE PRESENTS: That James D. Curtis, Trustee of the James D. Curtis Trust Agreement dated August 7, 2006, fee owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

The North 176 feet of the South 528 feet of a strip of land 30 rods wide off the East side of the Northeast Quarter of Northwest Quarter (NE 1/4 of NW 1/4) of Section 12, Township 29 North, Range 23 West, except the West 170 feet thereof, Ramsey County, Minnesota.

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

In witness whereof said James D. Curtis, Trustee of the James D. Curtis Trust Agreement, has hereunto set his hand this 1st day of April, 2022.

J. D. Curtis
James D. Curtis, Trustee of the James D. Curtis Trust Agreement.

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 1st day of April, 2022 by James D. Curtis.

Lavae Mack (signature)
Lavae Mack (printed name)
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2027

I, Daniel S. Hanson, 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 31 day of March, 2022.

Daniel S. Hanson
Daniel S. Hanson, Land Surveyor
Minnesota License No. 52140

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing Surveyor's Certificate was acknowledged before me this 31st day of March, 2022 by Daniel S. Hanson, a Licensed Land Surveyor.

Lavae Mack (signature)
Lavae Mack (printed name)
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2027

CITY OF ROSEVILLE
We do hereby certify that on the 29th day of November, 2021, the City Council of the City of Roseville, Minnesota, approved this plat.

[Signature], Mayor *[Signature]*, City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2022 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 7th day of April, 2022.

Heather L. Bestler, Ramsey County Auditor/Treasurer

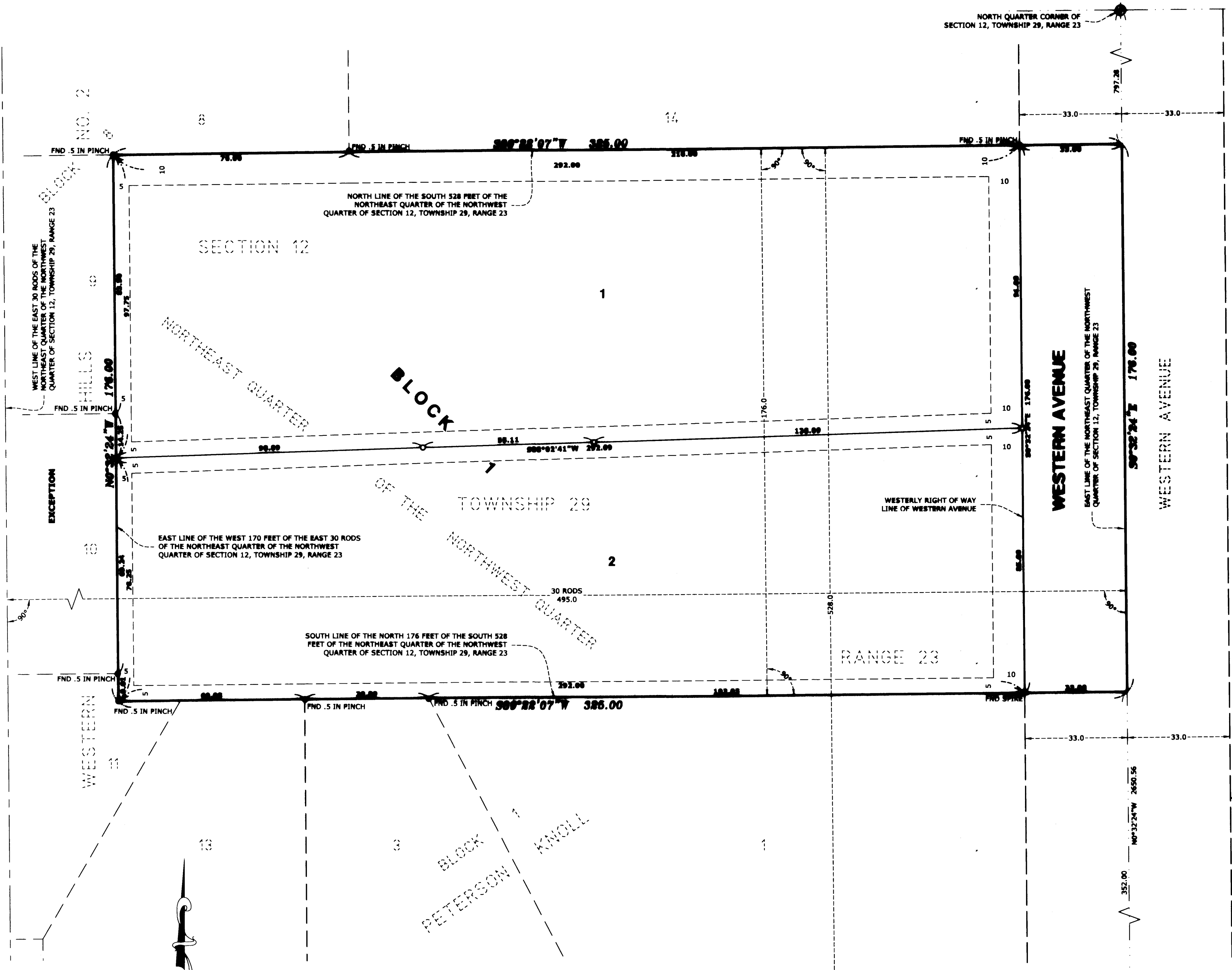
By _____, Deputy

COUNTY SURVEYOR
Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 7th day of April, 2022.

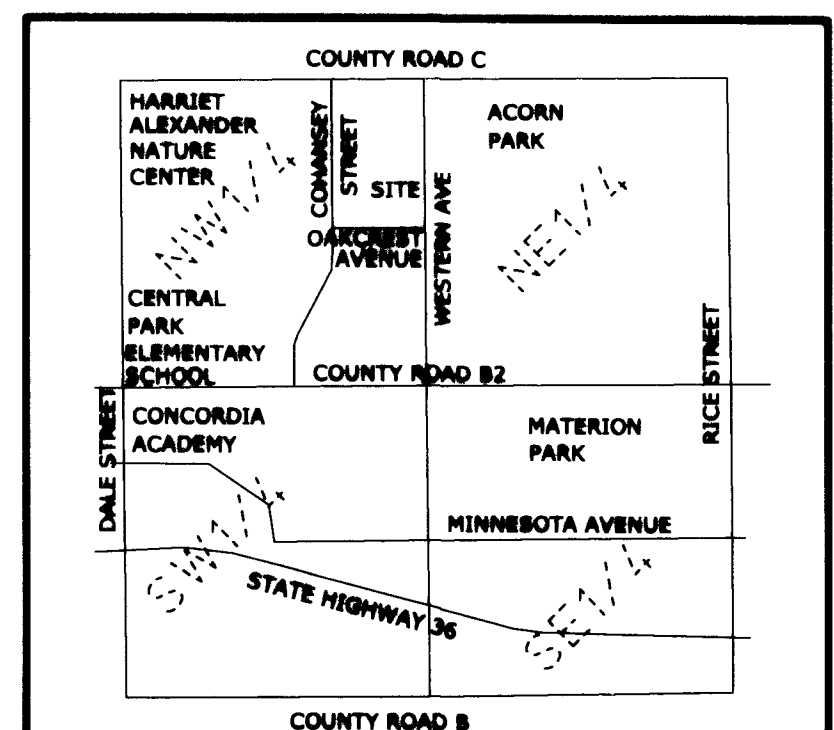
Daniel D. Bear
Daniel D. Bear, L.S.
Ramsey County Surveyor

COUNTY RECORDER
COUNTY OF RAMSEY, STATE OF MINNESOTA
I hereby certify that this plat of EDGAR ACRES was filed in the office of the County Recorder for public record on this 7th day of April, 2022 at 1 o'clock P.M., and was duly filed in Book 129 of Plats, Page 20, as Document Number 4942886.

Deputy County Recorder



VICINITY MAP
SECTION 12, TWP. 29, RNG. 23

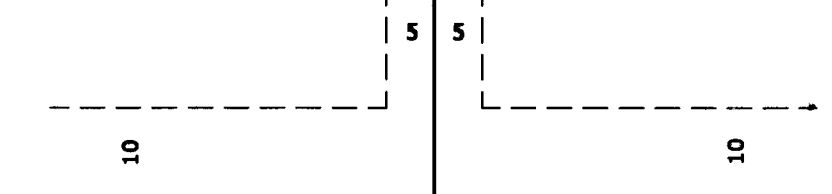


SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 29, RANGE 23
N89°22'07"E

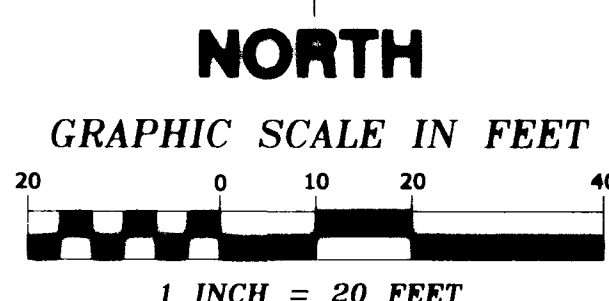
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES 1 INCH BY 18 INCH IRON PIPE, MARKED PLS# 52140
- ▲ DENOTES FOUND SPIKE
- ◆ DENOTES RAMSEY COUNTY CAST IRON MONUMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 23 WEST, RAMSEY COUNTY, MINNESOTA, IS ASSUMED TO BEAR SOUTH 00 DEGREES 32 MINUTES 24 SECONDS EAST.

E. G. BIRD & SONS, INC.
Professional Land Surveyors

RAMSEY COUNTY, MINNESOTA
(NO SCALE)