

ACORN ESTATES

KNOW ALL PERSONS BY THESE PRESENTS: That JRD, LLC, a Minnesota corporation, owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

That part of the Southeast Quarter of the Southeast Quarter of Section 8, Township 29 North, Range 23 West, described as follows (all bearings in this description being based on the South line of said Southeast Quarter as an east and west line): Commencing at a point 33 feet North of the South line and 499.63 feet west of the East line of said Section 8; thence North 8 minutes West 821 feet; thence North 22 degrees 46 minutes East 284.41 feet; thence North 66 degrees 49 minutes West 176.0 feet to point of beginning of the tract being described; thence continue North 66 degrees 49 minutes West 234.0 feet; thence South 1 degree 22 minutes 30 seconds West 192.93 feet; thence South 83 degrees 17 minutes East 170.26 feet to the intersection with a line drawn South 22 degrees 46 minutes West from the point of beginning; thence North 22 degrees 46 minutes East 130.86 feet to the point of beginning.

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

In witness whereof said JRD, LLC, a Minnesota corporation, has caused these presents to be signed by its proper officer this 16th day of April, 2020.

Signed: JRD, LLC
[Signature]
Joshua P. Schneider, Chief Manager

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 16 day of April, 2020 by Joshua P. Schneider, chief manager, JRD, LLC, a Minnesota corporation, on behalf of the corporation.

Notary Public, Finch County, Minnesota

My Commission expires January 23, 2025

I, Lyle C. Reynolds, 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 16 day of April, 2020.

[Signature]
Lyle C. Reynolds, Licensed Land Surveyor
Minnesota License Number 13072

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 16 day of April, 2020, by Lyle C. Reynolds, a Professional Land Surveyor.

Notary Public, Finch County, Minnesota

My Commission expires January 23, 2025

We do hereby certify that on the 15th day of February, 2020, the City Council of the City of Roseville, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

[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 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 14th day of MAY, 2020.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By _____ Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 23rd day of APRIL, 2020.

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

BY: [Signature]
STEPHANE J. ROBERT
DEPUTY COUNTY SURVEYOR

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of ACORN ESTATES was filed in the office of the County Recorder for public record on this 14th day of MAY, 2020 at 9:11 o'clock A.M. and was duly filed in Book 129 of Plats, Page 12, as Document Number 4811066.

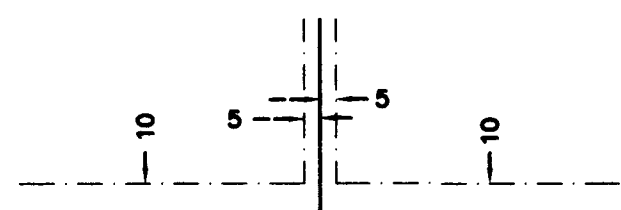
Deputy County Recorder

- Denotes found monument as specified
- ⊕ Denotes Ramsey County Cast Iron Monument

The orientation of this bearing system is based on the south line of the Southeast Quarter of Sec. 8, Twp. 29, Rng. 23, which is assumed to bear North 90 degrees 00 minutes 00 seconds East.

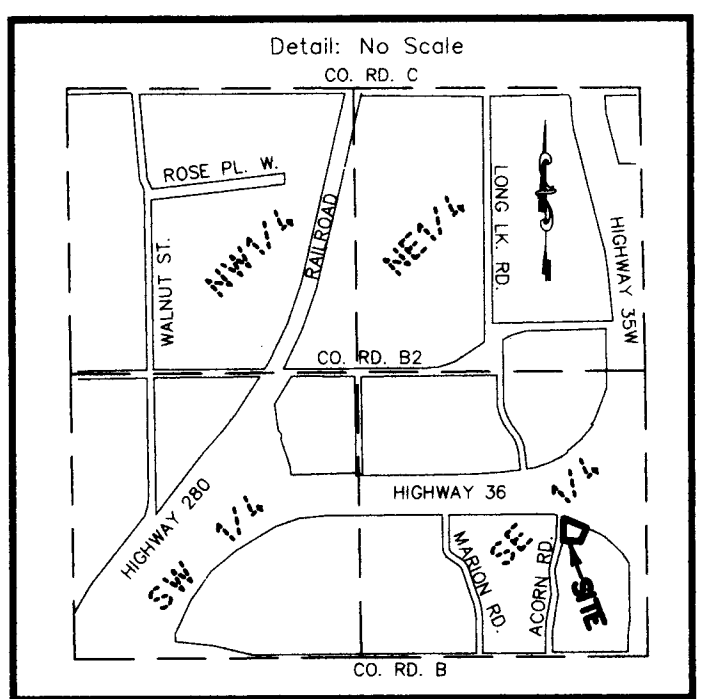
Any block, lot, outlier and angle and/or curve point location on this plat, where no monument symbol is shown, indicates where a 1/2 inch by 14 inch iron pipe with cap marked by License No. 13072 will be set, and which shall be in place within one year after the recording of this plat.

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:
NO SCALE

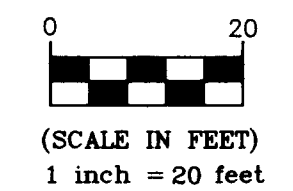


BEING 10 FEET WIDE, CENTERED ON INTERIOR LOT LINES, AND ADJUTING PUBLIC WAYS, UNLESS OTHERWISE INDICATED, AS SHOWN ON THIS PLAT.

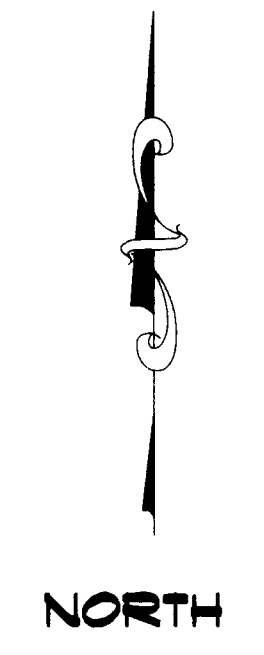
VICINITY MAP SECTION 8, TOWNSHIP 29, RANGE 23



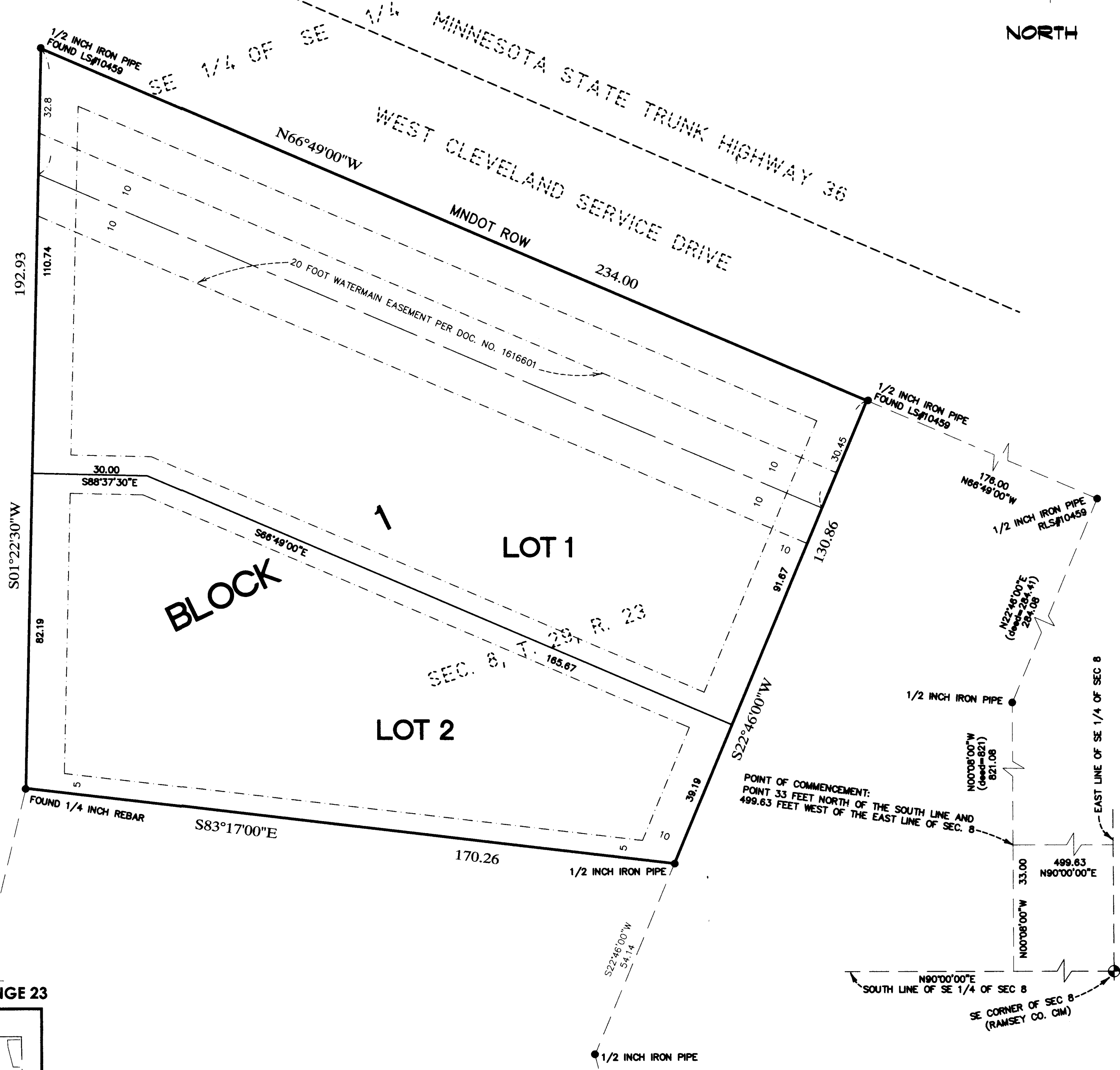
RAMSEY COUNTY, MINNESOTA



(SCALE IN FEET)
1 inch = 20 feet



ACORN ROAD



POINT OF COMMENCEMENT:
POINT 33 FEET NORTH OF THE SOUTH LINE AND
499.63 FEET WEST OF THE EAST LINE OF SEC. 8

