

# HIGHLAND BRIDGE ROWHOMES SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Pulte Homes of Minnesota, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 1-13, Block 3; Lots 1-11, Block 4; Lots 1-12, Block 5; and Lots 1-10, Block 6; HIGHLAND BRIDGE ROWHOMES, Ramsey County, Minnesota

Has caused the same to be surveyed and platted as HIGHLAND BRIDGE ROWHOMES SECOND ADDITION.

In witness whereof said Pulte Homes of Minnesota, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 27 day of April, 2021.

Signed: Pulte Homes of Minnesota, LLC

[Signature], Chief Manager

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 27 day of April, 2021, by Jamie Tharp, Chief Manager of Pulte Homes of Minnesota, LLC, a Minnesota limited liability company, on behalf of the company.

[Signature]  
Signature  
Sherry Lynn Sukow  
Printed Name  
Notary Public, Hennepin County, Minnesota  
My Commission Expires 1/31/25

### SURVEYOR'S CERTIFICATE

I, Peter D. Goers, 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 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 23<sup>RD</sup> day of APRIL, 2021.

[Signature]  
Peter D. Goers, Licensed Land Surveyor  
Minnesota License No. 44110

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 23<sup>RD</sup> day of APRIL, 2021, by Peter D. Goers, Licensed Land Surveyor.

[Signature]  
Signature  
DANIEL P EKREM  
Printed Name  
Notary Public, DAKOTA COUNTY, MINNESOTA  
My Commission Expires JANUARY 31, 2024

CITY COUNCIL  
CITY OF SAINT PAUL

I do hereby certify that on the 17 day of February, 2021, the City Council of the City of Saint Paul, Minnesota, approved this plat.

[Signature]  
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 3<sup>RD</sup> day of MAY, 2021.

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

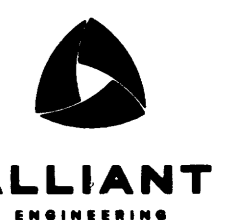
BY: [Signature]  
STEPHANE J. ROBERT  
DEPUTY COUNTY SURVEYOR

### REGISTRAR OF TITLES

Registrar of Titles, County of Ramsey, State of Minnesota

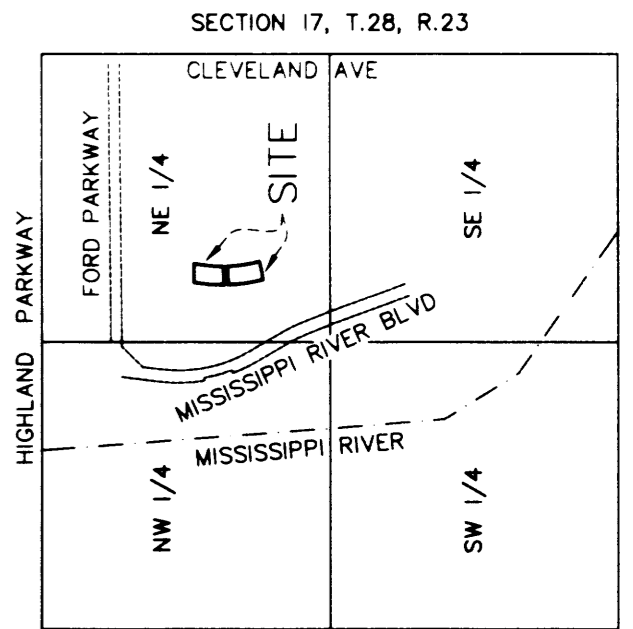
I hereby certify that this plat of HIGHLAND BRIDGE ROWHOMES SECOND ADDITION was filed in the office of the Registrar of Titles for public record on this 3<sup>rd</sup> day of MAY, 2021, at 2:00 o'clock P.M. and was duly filed in Book 52453 of Plats, Pages 50, 1 and 2, as Document Number 2697646.

\_\_\_\_\_  
Deputy Registrar of Titles



# HIGHLAND BRIDGE ROWHOMES SECOND ADDITION

VICINITY MAP



NOT TO SCALE

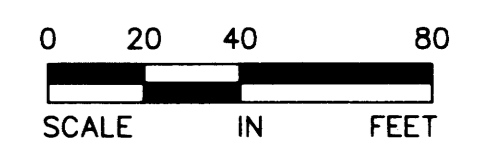
EAST 1/4 CORNER OF SEC. 17, T. 28, R. 23

E-W QUARTER LINE OF SEC. 17, T. 28, R. 23

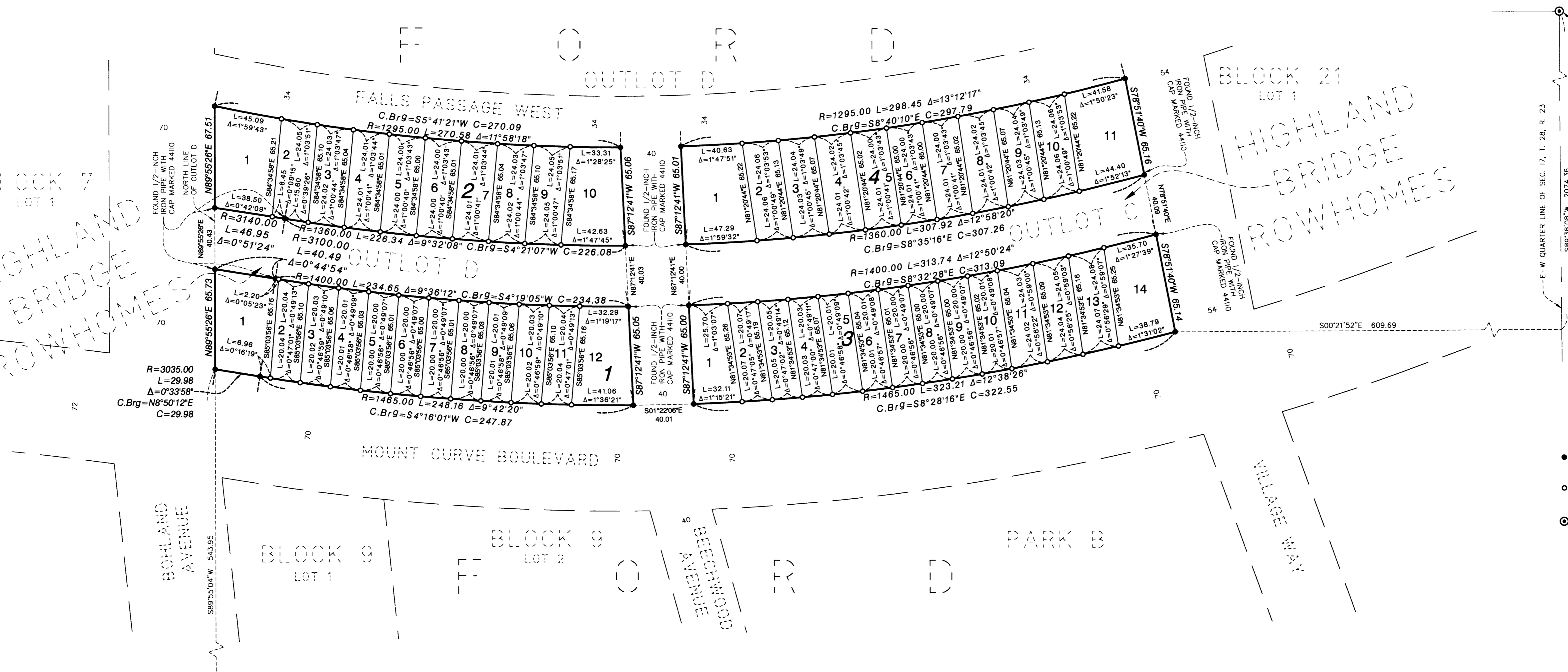
THE NORTH LINE OF OUTLOT D, HIGHLAND BRIDGE ROWHOMES, IS ASSUMED TO HAVE A BEARING OF N89°55'26"E.

- Denotes 1/2 inch x 14 inch rebar found marked by license no. 45873, unless otherwise noted
- Denotes 1/2 inch x 18 inch iron pipe set marked by license no. 44110
- ⊙ Denotes found Cast Iron Monument

SEE SHEET 3 FOR DETAIL OF UNDERLYING LOTS AND EASEMENTS



SCALE: ONE INCH EQUALS FORTY FEET



NORTH 1/4 CORNER OF SEC. 17, T. 28, R. 23  
 500°04'56"E 1397.27

R=3035.00  
 L=29.98  
 Δ=0°33'58"  
 C.Br9=N8°50'12"E  
 C=29.98

MOUNT CURVE BOULEVARD

BOHLAND AVENUE

BECHWOOD AVENUE

VILLAGE WAY

BLOCK 8 LOT 1

BLOCK 9 LOT 2

PARK B

BLOCK 21 LOT 1

HIGHLAND BRIDGE ROWHOMES

FALLS PASSAGE WEST

OUTLOT D

OUTLOT C

OUTLOT D

BLOCK 7 LOT 1  
HIGHLAND BRIDGE ROWHOMES

FOUND 1/2-INCH IRON PIPE WITH CAP MARKED 4410

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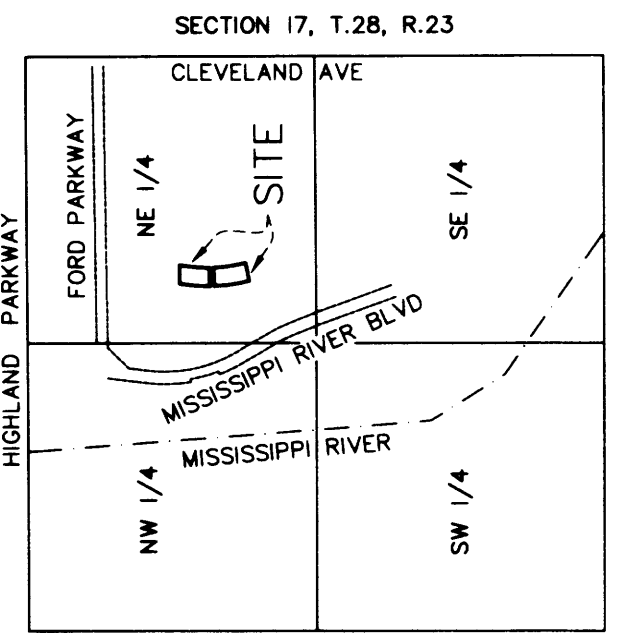
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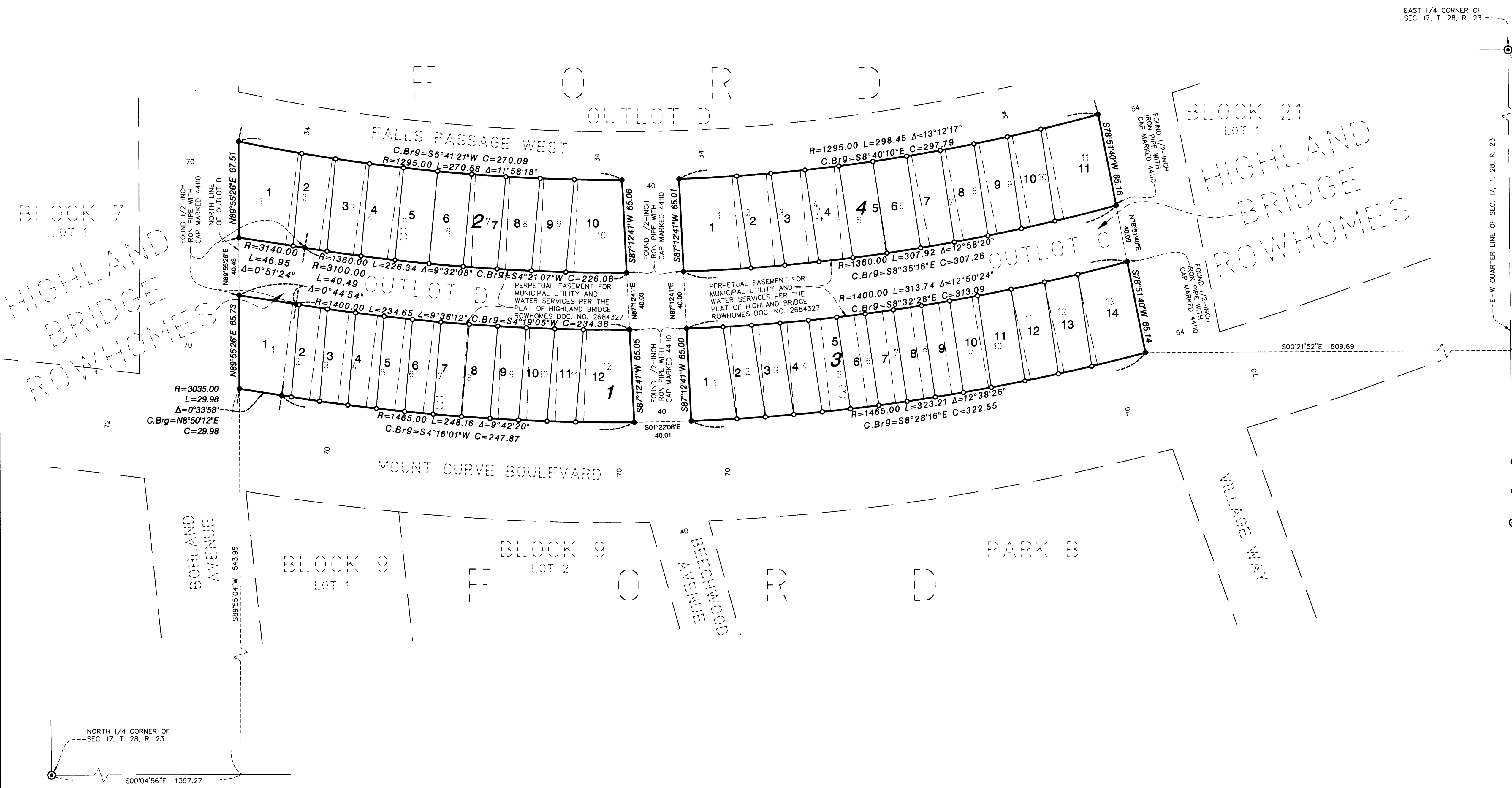
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### VICINITY MAP



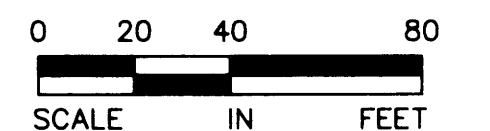
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SEE SHEET 2 FOR PLAT DIMENSIONS



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