

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

Lots 28 and 29, Block 3, Rice Street Villas

AND

Lot 30, Block 3, Rice Street Villas

Has caused the same to be surveyed and platted as LARPEN TEUR TOWNHOMES and does hereby dedicate to the public for public use forever the public way as shown on this plat.

In witness whereof said CMQ Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 26 day of July, 2021.

SIGNED: CMQ Properties, LLC  
[Signature] Its: Chief Officer

STATE OF MINNESOTA  
COUNTY OF Ramsey

This instrument was acknowledged before me this 26th day of July, 2021 by Chris Quinn, the Chief Officer of CMQ Properties, LLC, a Minnesota limited liability company, on behalf of said company.

[Signature] (Signature) TINA LYNN WESTLING (Print)

Notary Public, Washington County, Minnesota  
My Commission Expires Jan 31, 2025

SURVEYOR'S CERTIFICATE

I, Wayne W. Preuhs, Licensed Land Surveyor, do hereby certify that this plat was prepared and surveyed by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; 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 this certificate are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this 26th day of July, 2021.

[Signature] Wayne W. Preuhs, Licensed Land Surveyor  
Minnesota License Number 43503

STATE OF MINNESOTA  
COUNTY OF Ramsey

This instrument was acknowledged before me this 26th day of July, 2021 by Wayne W. Preuhs

[Signature] (Signature) (Print)

Notary Public, Washington County, Minnesota  
My Commission Expires Jan 31, 2025

SAINT PAUL, MINNESOTA

I do hereby certify that on the 7 day of July, 2021, the City Council of the City of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

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 entered this 26 day of July, 2021.

Heather L. Bestler, Ramsey County Auditor/Treasurer

By \_\_\_\_\_, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 26th day of July, 2021.

DANIEL D. BAAR Daniel D. Baar, L.S., Ramsey County Surveyor  
STEPHANE J. ROBERT DEPUTY COUNTY SURVEYOR

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of LARPEN TEUR TOWNHOMES was filed in the office of the County Recorder for public record on this 26th day of July, 2021, at 12 o'clock P.M. and was duly filed in Book 129 of Plats, Page 43, as Document Number 4899908.

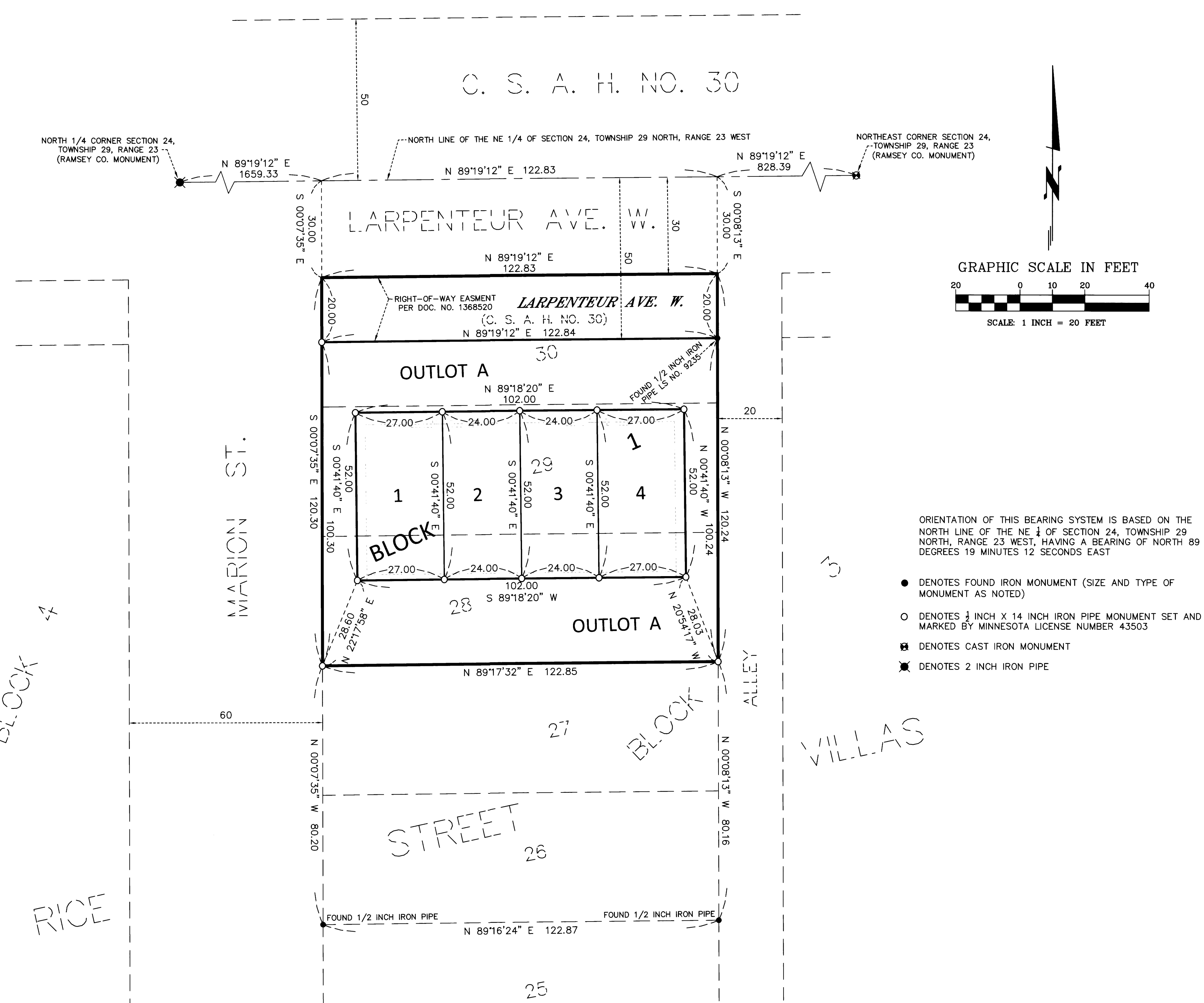
Deputy County Recorder

REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of LARPEN TEUR TOWNHOMES was filed in the office of the Registrar of Titles for public record on this 26th day of July, 2021, at 12 o'clock P.M. and was duly filed in Book 53 of Plats, Page 5, as Document Number 2708017.

Deputy Registrar of Titles

LARPEN TEUR TOWNHOMES



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 23 WEST, HAVING A BEARING OF NORTH 89 DEGREES 19 MINUTES 12 SECONDS EAST

- DENOTES FOUND IRON MONUMENT (SIZE AND TYPE OF MONUMENT AS NOTED)
- DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET AND MARKED BY MINNESOTA LICENSE NUMBER 43503
- ⊠ DENOTES CAST IRON MONUMENT
- ✕ DENOTES 2 INCH IRON PIPE