

# ROSE PLACE TOWNHOMES

KNOW ALL MEN BY THESE PRESENTS: That Rose of Sharon Manor, Inc., 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 Northwest Quarter of the Southwest Quarter of Section 11, Township 29, Range 23, described as follows:  
Commencing at a point in the East line of the Northwest Quarter of the Southwest Quarter distant 686.40 feet South, as measured along said East line, from the Northeast corner thereof; thence North 86 degrees 43 minutes 40 seconds West a distance of 200.77 feet; thence South 1 degree 44 minutes East, parallel to the East line of said Northwest Quarter of the Southwest Quarter, 313.70 feet to the Northerly right of way line of State Trunk Highway No. 36; thence Easterly along said right of way line 200.09 feet to the East line of said Northwest Quarter of the Southwest Quarter; thence north along the East line of said Northwest Quarter of the Southwest Quarter, 302.10 feet to the point of beginning.

Has caused the same to be surveyed and platted as ROSE PLACE TOWNHOMES 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 Rose of Sharon Manor, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 21<sup>st</sup> day of DECEMBER, 20 17.

SIGNED: ROSE OF SHARON MANOR, INC.

Brent D. Thompson, President

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of DECEMBER, 20 17, by Brent D. Thompson, President of Rose of Sharon Manor, Inc, a Minnesota corporation, on behalf of the corporation.

Jason E. Rud  
Notary Public, ANOKA County, Minnesota  
My Commission Expires JANUARY 31, 2020

I, Jason E. Rud, 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 21<sup>st</sup> day of DECEMBER, 20 17.

Jason E. Rud, Land Surveyor  
Minnesota License No. 41578

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing Surveyor's Certificate was acknowledged before me this 21<sup>st</sup> day of December, 20 17, by Jason E. Rud, a Licensed Land Surveyor.

Nicole A. Johnson  
Notary Public, ANOKA County, Minnesota  
My Commission Expires JANUARY 31, 2020

For the purposes of this plat, the North line of the Southwest Quarter of Section 11, Township 29, Range 23, Ramsey County, Minnesota is assumed to bear South 89 degrees 09 minutes 59 seconds East.

- Denotes Ramsey County Cast Iron Monument
- Denotes set 1/2 inch by 14 inch iron pipe monument marked RLS 41578
- Denotes found iron monument as labeled.

Any required interior monument location on this plat with no monument symbol shown, indicates an interior plat monument that will be set, and which shall be in place within one year after the recording of this plat. Said monuments will be 1/2 inch X 14 inch iron pipe set marked with a plastic cap inscribed "RLS 41578".

(DESC.) Denotes dimension as per Certificate of Title Number 527649.

(R.L.S.) Denotes abbreviation for Registered Land Survey

CITY OF ROSEVILLE

We do hereby certify that on the 27<sup>th</sup> day of November, 20 17, 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 2018 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 4<sup>th</sup> day of January, 20 18.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By [Signature] Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 3<sup>rd</sup> day of January, 20 18.

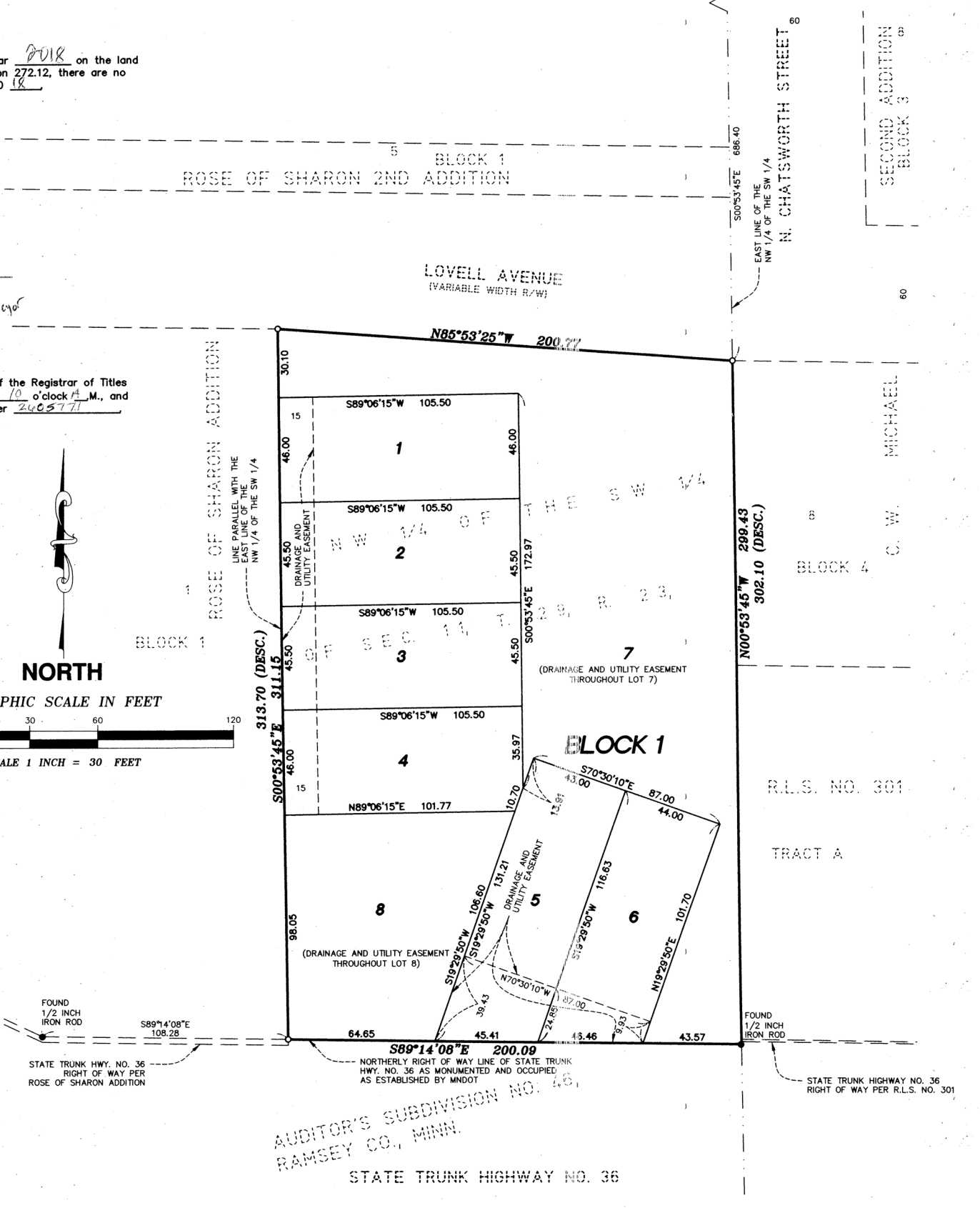
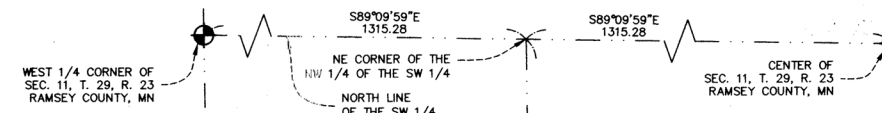
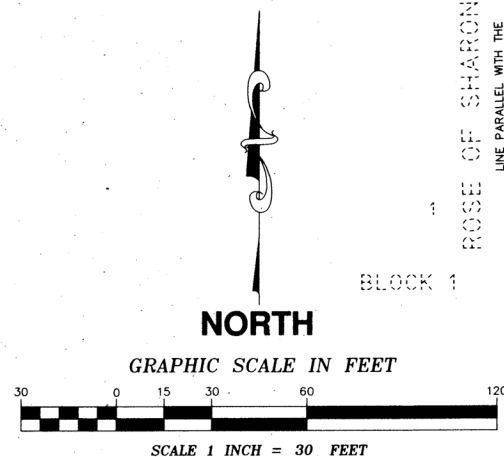
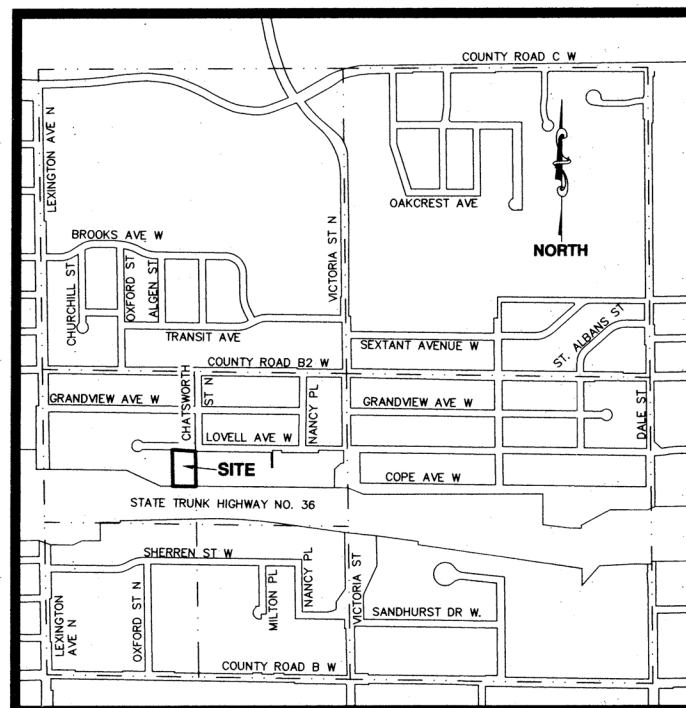
Craig W. Hinzman  
Craig W. Hinzman, L.S.  
Ramsey County Surveyor  
By [Signature]  
Daniel D. Baer  
Deputy Ramsey County Surveyor

REGISTRAR OF TITLES  
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of ROSE PLACE TOWNHOMES was filed in the office of the Registrar of Titles for public record on this 9<sup>th</sup> day of January, 20 18, at 10 o'clock A.M., and was duly filed in Book 57 of Plats, Page 16, as Document Number 2405771.

[Signature]  
Deputy Registrar of Titles

VICINITY MAP  
SEC. 11, T.29, R.23  
RAMSEY COUNTY, MINNESOTA  
No Scale



AUDITOR'S SUBDIVISION NO. 16  
RAMSEY CO., MINN.  
STATE TRUNK HIGHWAY NO. 36