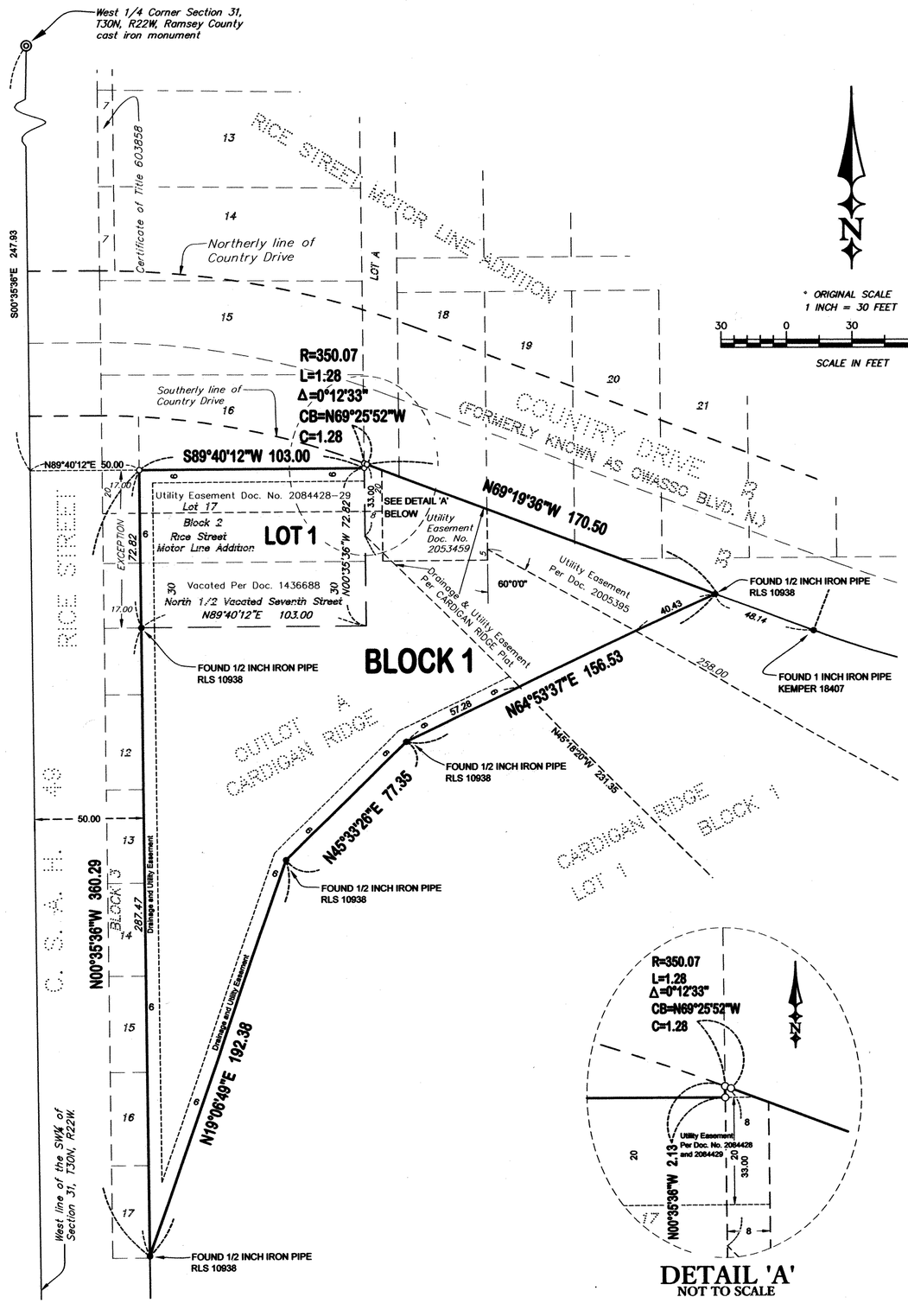
COPY

5150

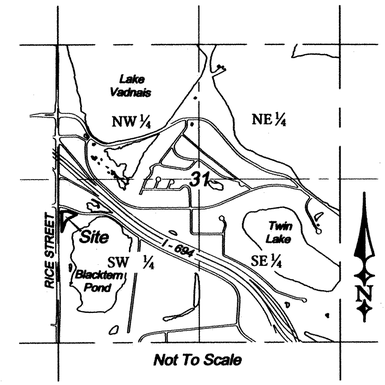
RICE STREET COMMERCIAL ADDITION



DETAIL 'A'
NOT TO SCALE

Site Location Map

Section 31, Township 30 North, Range 22 West
Ramsey County, Minnesota



Not To Scale

LEGEND

- ○ DENOTES SET ½ INCH BY 16 INCH IRON PIPE MONUMENT MARKED WITH A PLASTIC CAP INSCRIBED "RLS 10938"
- ● DENOTES FOUND MONUMENT, SIZE AND MARKINGS AS INDICATED
- ◎ DENOTES RAMSEY COUNTY CAST IRON MONUMENT

NOTES

1) ORIENTATION OF THIS BEARING SYSTEM IS BASED ON RAMSEY COUNTY COORDINATES NAD83(1986 ADJUSTMENT).

ERICKSON CIVIL

333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 309-3804

www.ericksoncivilsite.com

Owners Certificate

KNOW ALL MEN BY THESE PRESENTS: That THK, LLC, a limited liability company under the laws of the State of Minnesota, owner of the following described property, situated in the City of Little Canada, County of Ramsey, State of Minnesota:

Lot 17, Block 2, Rice Street Motor Line Addition and the North Half of adjoining vacated 7th Street, Ramsey County, Minnesota. EXCEPT that part which lies Westerly of a line run parallel with and distant 50 feet Easterly of the West line of Section 31, Township 30 North, Range 22 West and OUTLOT A, CARDIGAN RIDGE, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as RICE STREET COMMERCIAL ADDITION and does hereby dedicate or donate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said THK, LLC, a limited liability company under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this 30th day of November, 2016.

Signed: THK, LLC

Gregory A Johnson CEO
Name and Title

STATE OF Minnesota
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 30th day of November, 2016, by GREGORY A JOHNSON, CEO, of THK, LLC, a limited liability company under the laws of the State of Minnesota, on behalf of the company.

Susan V Oleson Signature

SUSAN V OLESON Print Name

Notary Public, Minnesota
My Commission Expires JANUARY 31, 2018

Surveyors Certificate

I, Paul A. Johnson, 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 30 day of November, 2016.

Paul A Johnson
Paul A. Johnson, Land Surveyor
Minnesota License No. 10938

STATE OF MINNESOTA
COUNTY OF WASHINGTON

The foregoing Surveyor's Certificate was acknowledged before me this 30th day of NOVEMBER, 2016, by Paul A. Johnson, Land Surveyor.

Todd A. Erickson
Notary Public, Minnesota
My Commission expires January 31, 2019

City of Little Canada

We do hereby certify that on the 27th day of July, 2016, the City Council of the City of Little Canada, Minnesota, approved this plat.
Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Mayor Clerk

Department of Property Records and Revenue

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2016 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 _____, 2016.

_____, _____
Property Records and Revenue

By _____
Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 27th day of January, ~~2016.~~ 2017

Craig W. Hinzman
Craig W. Hinzman, L.S.
Ramsey County Surveyor

By: Daniel D. Baer
Daniel D. Baer
Deputy Ramsey County Surveyor

County Recorder

County of Ramsey, State of Minnesota
I hereby certify that this plat of RICE STREET COMMERCIAL ADDITION was filed in the office of the County Recorder for the public record on this 16th day of MAY, ~~2016,~~ at 11 o'clock A.M. and was duly filed in Book 127 of Plats, Page 47, as Document Number 4658936.

_____
Deputy County Recorder