

# VILLAS OF GEM LAKE

**KNOW ALL PERSONS BY THESE PRESENTS:** That Landmark of Gem Lake, LLC, a Minnesota limited liability company, fee owner, of the following described property situated in the City of Gem Lake, County of Ramsey, State of Minnesota:

Beginning at the Southwest corner of the Southwest Quarter of Section 27, Township 30, Range 22; thence East along the South line of said Southwest Quarter a distance of 935 feet; thence North at right angles a distance of 886 feet; thence West on a line parallel to the South line of said Southwest Quarter to the West line of said Southwest Quarter; thence South along the West line of said Southwest Quarter to the point of beginning.

Has caused the same to be surveyed and platted as VILLAS OF GEM LAKE and does hereby dedicate to the public for public use forever the public ways and easements for drainage and utility purposes as shown on this plat.

In witness whereof said Landmark of Gem Lake, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 24<sup>th</sup> day of APRIL, 2018.

Signed: Landmark of Gem Lake, LLC

Nathan Fair  
Nathan Fair, Chief Manager

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of APRIL, 2018, by Nathan Fair, Chief Manager, of Landmark of Gem Lake, LLC, a Minnesota limited liability company, on behalf of the company.

Lori L. Krueger-Kopischke  
Notary Public, ANOKA County, Minnesota

LORI L. KRUEGER-KOPISCHKE  
Printed Name

My Commission Expires: 01/31/2020

### SURVEYORS CERTIFICATE

I, Jared J. Averbeck, 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 on the exterior boundary have been correctly set and that all other monuments indicated on this plat will be correctly set within one year of the recording of 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 23<sup>rd</sup> day of April, 2018.

Jared J. Averbeck  
Jared J. Averbeck, Professional Land Surveyor  
Minnesota License No. 53642

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of April, 2018, by Jared J. Averbeck, Professional Land Surveyor.

Jaime L. Latka  
Notary Public, Hennepin County, Minnesota

Jaime L. Latka  
Printed Name

My Commission Expires: Jan. 31, 2022

### GEM LAKE, MINNESOTA

We do hereby certify that on the 3<sup>rd</sup> day of MAY, 2018, the City Council of the City of Gem Lake, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Russ L. Uppin Jr.  
Mayor

Joni A. Lemhardt  
Manager

### COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 16<sup>th</sup> day of April, 2018.

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

### 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 on this 18<sup>th</sup> day of MAY, 2018.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

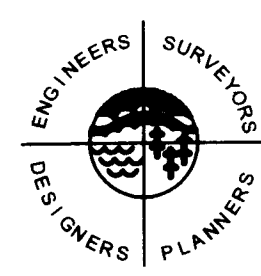
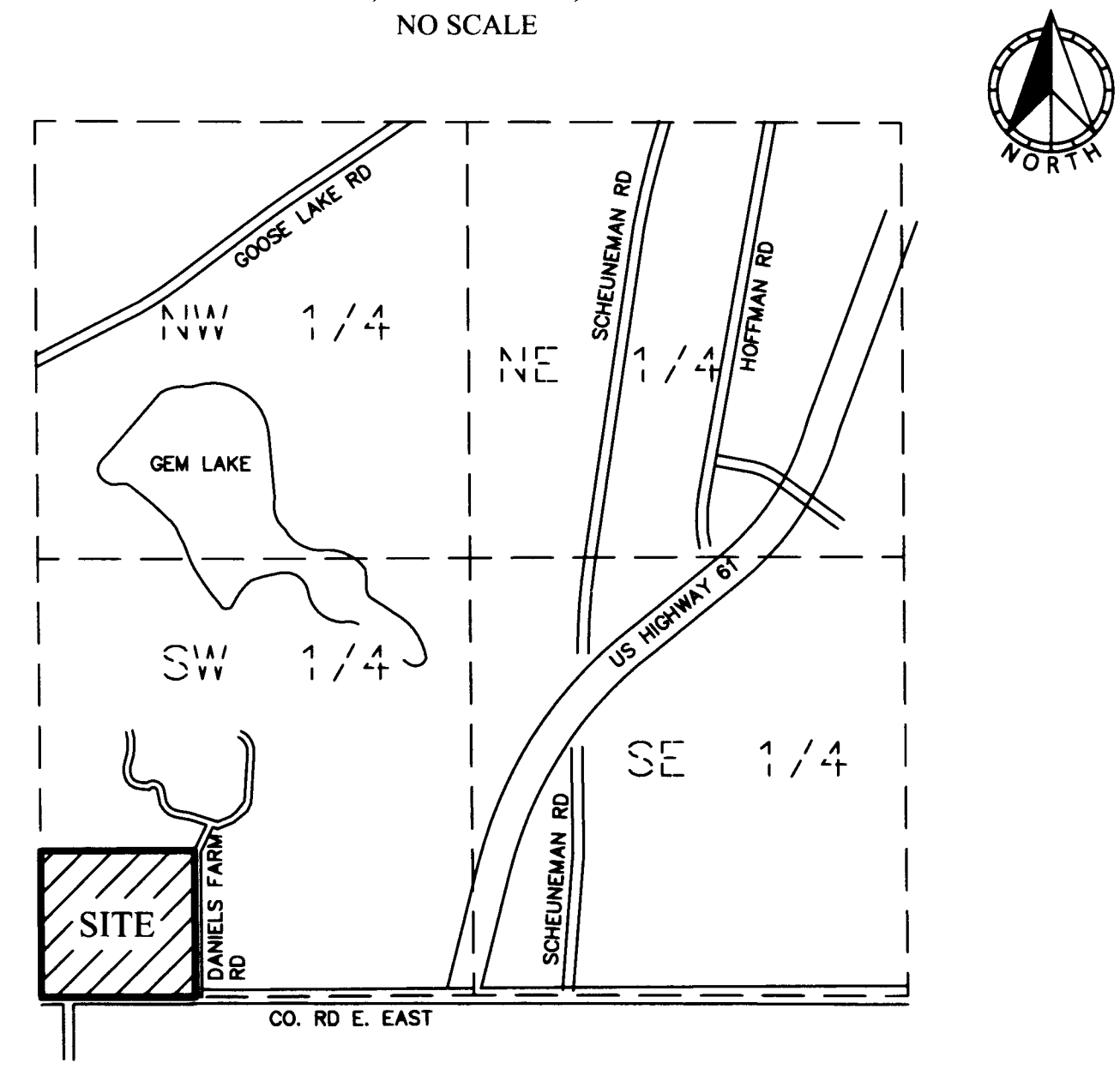
By: \_\_\_\_\_, Deputy

### COUNTY RECORDER, County of Ramsey, State of Minnesota

I hereby certify that this plat of VILLAS OF GEM LAKE was filed in the office of the County Recorder for public record on this 18<sup>th</sup> day of MAY, 2018, at 10 o'clock A.M. and was duly filed in Book 126 of Plats, Page 13 and 14, as Document Number 4716614.

\_\_\_\_\_  
Deputy County Recorder

VICINITY MAP  
SECTION 27, TOWNSHIP 30, RANGE 22  
NO SCALE



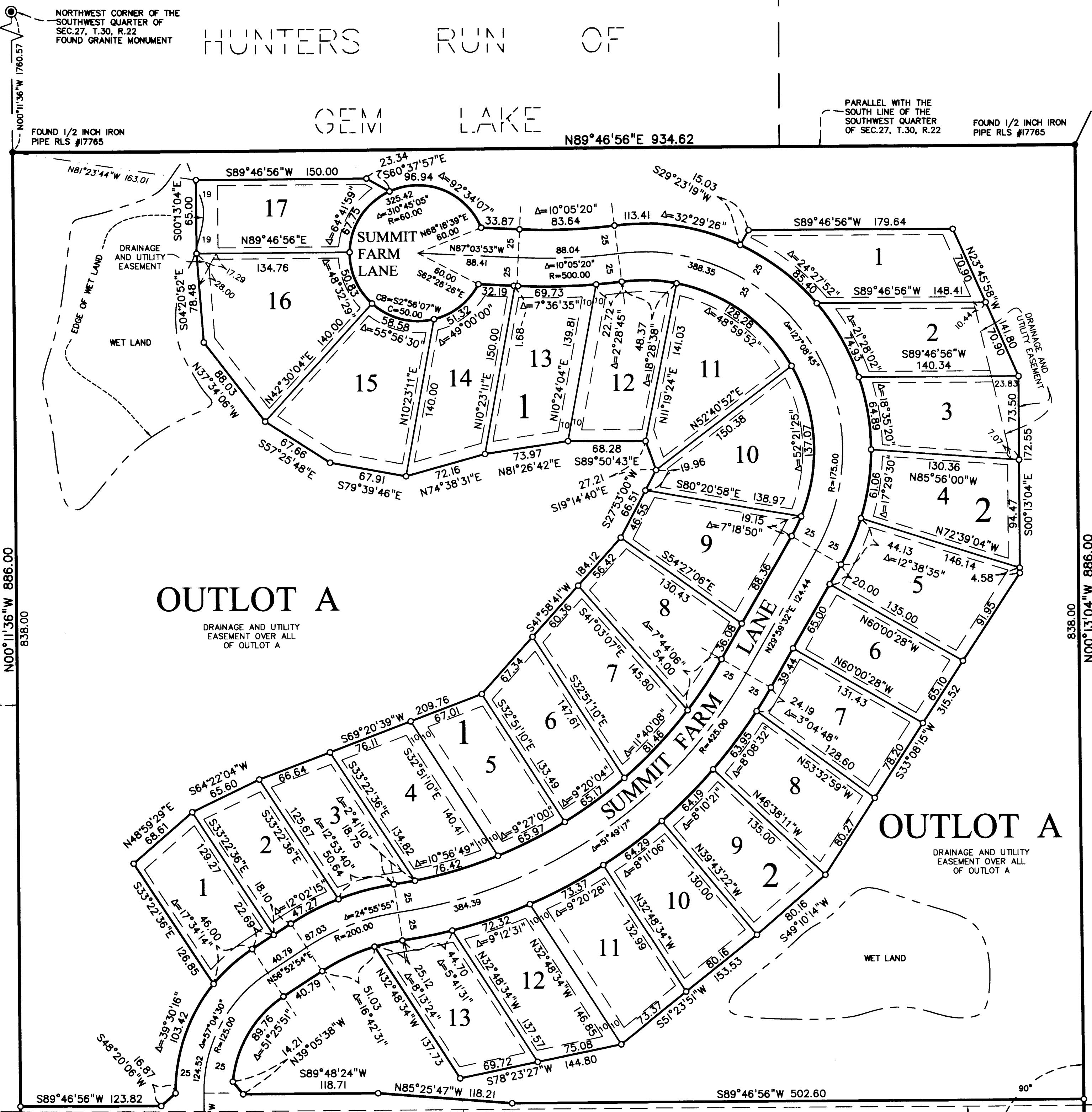
SATHRE-BERGQUIST, INC.

# VILLAS OF GEM LAKE

HUNTERS RUN OF

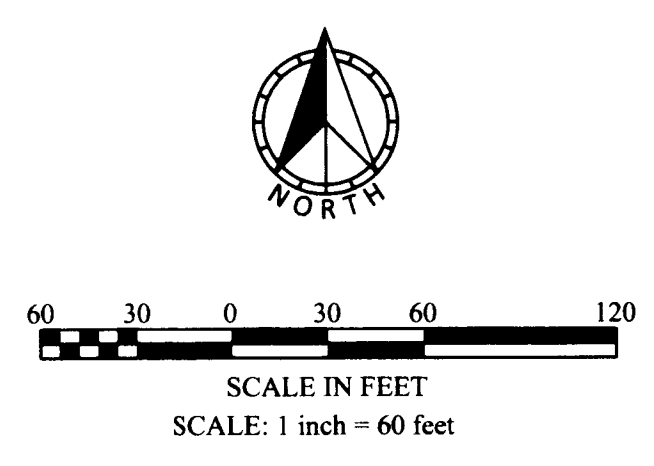
GEM LAKE

N89°46'56"E 934.62



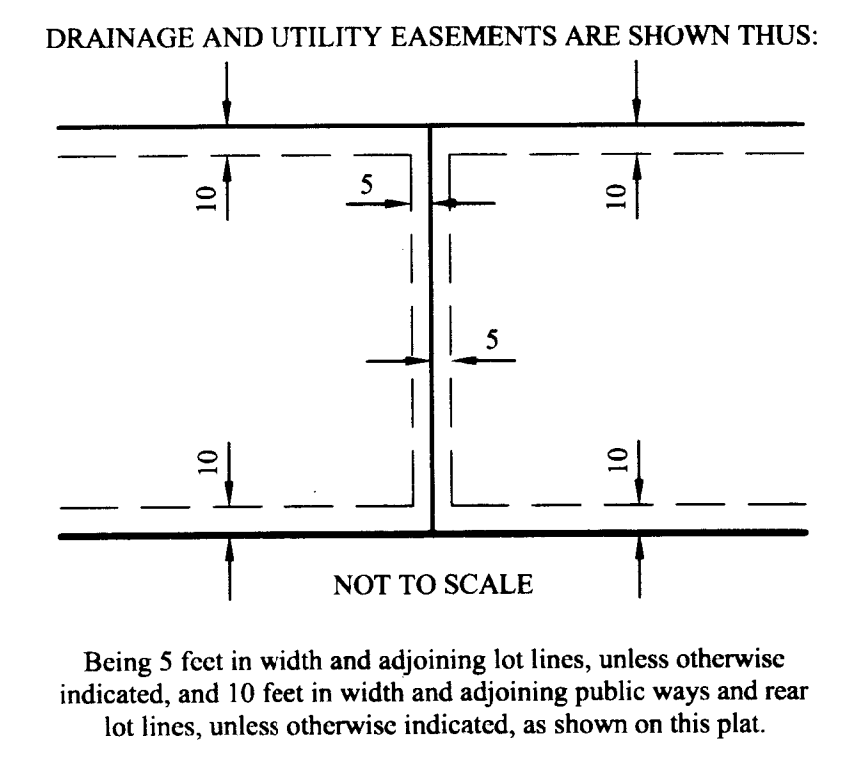
NORTHWEST CORNER OF THE  
SOUTHWEST QUARTER OF  
SEC.27, T.30, R.22  
FOUND GRANITE MONUMENT

PARALLEL WITH THE  
SOUTH LINE OF THE  
SOUTHWEST QUARTER  
OF SEC.27, T.30, R.22  
FOUND 1/2 INCH IRON  
PIPE RLS #17765



The basis for the bearing system is the South line of the Southwest Quarter of Section 27, Township 30, Range 22 and is assumed to bear South 89 degrees 46 minutes 56 seconds West.

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 53642.
- Denotes a Found Iron Monument.
- ⊙ Denotes a Found Cast-Iron-Monument, unless shown otherwise.



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining public ways and rear lot lines, unless otherwise indicated, as shown on this plat.

N00°11'36"W 886.00

WEST LINE OF THE  
SOUTHWEST QUARTER  
OF SEC.27, T.30, R.22

N00°13'04"W 886.00

HUNTERS RUN OF GEM LAKE

OUTLOT A

DRAINAGE AND UTILITY  
EASEMENT OVER ALL  
OF OUTLOT A

OUTLOT A

DRAINAGE AND UTILITY  
EASEMENT OVER ALL  
OF OUTLOT A

SOUTHWEST CORNER OF THE  
SOUTHWEST QUARTER  
OF SEC.27, T.30, R.22

(C.S.A.H. NO. 15)

COUNTY ROAD E EAST

S89°46'56"W 1691.81

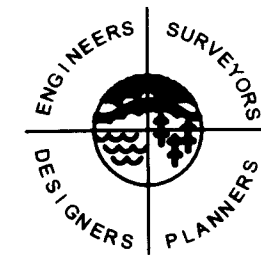
SOUTHEAST CORNER OF THE  
SOUTHWEST QUARTER OF  
SEC.27, T.30, R.22

(C.S.A.H. NO. 15)

SOUTH LINE OF THE  
SOUTHWEST QUARTER OF  
SEC.27, T.30, R.22

S89°46'56"W 935.00

COUNTY ROAD E EAST



SATHRE-BERGQUIST, INC.

ANTHONY  
RIVARD  
ADDITION

ENGLISH  
STREET

MONTMORENCY  
HILLS

CITY

VIEW

GARDEN

LOTS