

MCKNIGHT TOWNHOMES

KNOW ALL PERSONS BY THESE PRESENTS: That M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company owner of the following described property situated in the City of North Saint Paul, County of Ramsey, State of Minnesota:

Lots 1 and 20, Block 3, North St. Paul Proper;

And

Those parts of Lots 2, 3, 4, 21 and 22, Block 3, North St. Paul Proper, lying Northerly and Northwesterly of Tract A, Registered Land Survey No. 52;

And

Those parts of Lots 1, 2, 3 and 4, Block 1, North St. Paul Land Company's Re-arrangement of Lots 10 thru 19, inclusive, of Block 3 and Lots 2 thru 23, inclusive, of Block 6, North St. Paul Proper, lying Northerly and Northwesterly of Tract A, Registered Land Survey No. 52;

And

Those parts of Lots 20, 36, 37 and 38, Block 1, North St. Paul Land Company's Re-arrangement of Lots 10 thru 19, inclusive, of Block 3 and Lots 2 thru 23, inclusive, of Block 6, North St. Paul Proper, lying Northerly and Northwesterly of a line running parallel with and distant 80 feet Southeastery of the Southeastery of the line of Minneapolis, St. Paul and Sault Ste. Marie Railway Company's right-of-way, said Southeastery line being a line running Northeasterly at an angle of 51 degrees 23 minutes 30 seconds to the West line of Section 12, Township 29, Range 22, from a point on said West line distant 532.16 feet North of the Southwest corner of said Section 12;

Together with:

Tract A, REGISTERED LAND SURVEY NO. 52, except that part lying South of the extended North line of Tracts B, C, D and E, REGISTERED LAND SURVEY NO. 52 and West of a line drawn parallel to and 100 feet West of the most Easterly line of Tract A;

Together with:

Lot 20, except that part thereof embraced within the plat of EDSTRAND'S REARRANGEMENT, and Lots Twenty-three (23) to Thirty-eight (38), inclusive, in Block One (1) of THE NORTH ST. PAUL LAND COMPANY'S RE-ARRANGEMENT OF LOTS 10 TO 19 (INCLUSIVE) OF BLOCK 3 AND LOTS 2 TO 23 (INCLUSIVE) OF BLOCK 6, OF NORTH ST. PAUL PROPER RAMSEY CO., MINN., according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County except that part of Lot 20 and Lots 36, 37 and 38 in said Block 1, lying Northerly and Westerly of a line drawn parallel to and distant 60 feet from the center line of the right of way of the Minneapolis and St. Paul Suburban Railroad Company and Southeast thereof, same being 2 strips of land each 40 feet in width along the right of way and adjacent thereto, all measurements being made at right angles to said right of way;

Together with:

Lots 1 and 2, EDSTRAND'S REARRANGEMENT, Ramsey County, Minnesota, together with that part of the east half of the vacated alley accruing thereto by reason of the vacation thereof;

AND

Lot 22, Block 1, THE NORTH ST. PAUL LAND COMPANY'S RE-ARRANGEMENT OF LOTS 10 TO 19 (INCLUSIVE) OF BLOCK 3 AND LOTS 2 TO 23 (INCLUSIVE) OF BLOCK 6 OF NORTH ST. PAUL PROPER RAMSEY CO., MINN., together with that part of the vacated alley accruing thereto by reason of the vacation thereof.

Has caused the same to be surveyed and platted as MCKNIGHT TOWNHOMES and does hereby dedicate to the public for public use forever the public way and the utility easement over, under and across Lot 55, Block 1, as shown on this plat.

In witness whereof said M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 22 day of March, 2019.

Signed: M/I Homes of Minneapolis/St. Paul, LLC

Gary M. White, Area President

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me on this 22nd day of March, 2019, by Gary M. White as Area President of M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, on behalf of the company.

Debra A. Kambeitz-Hove

Notary Public, Dakota County, Minnesota

My Commission Expires 4/31/2020

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson 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 monuments indicated on this plat will be correctly set within one year; 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 5th day of March, 2019.

Peter J. Hawkinson
Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF Dakota

This instrument was acknowledged before me on this 5th day of March, 2019, by Peter J. Hawkinson, Licensed Land Surveyor.

Nicholas J. Kolsrud
Notary Public, Dakota County, Minnesota
My Commission Expires 1-31-2020

CITY COUNCIL, North Saint Paul, Minnesota

This plat was approved by the City Council of the City of North Saint Paul, Minnesota, on the 4th day of December, 2018, and hereby certifies compliance with all requirements as set forth in Section 505.03, Subd. 2, Minnesota Statutes.

Thomas J. Feibing Mayor
Scott A. Duddick Clerk

COUNTY SURVEYOR, Ramsey County, Minnesota

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 18th day of April, 2019.

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

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT, Ramsey County, Minnesota

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

REGISTRAR OF TITLES, Ramsey County, Minnesota

I hereby certify that this plat of MCKNIGHT TOWNHOMES was filed in the Office of the Registrar of Titles for public record on this 3rd day of MAY, 2019, at 10 o'clock A.M. and was duly filed in Book 51, of Plats, Pages 38, 39 and 40, as Document Number 2638370.

Deputy Registrar of Titles

COUNTY RECORDER, RAMSEY County, Minnesota

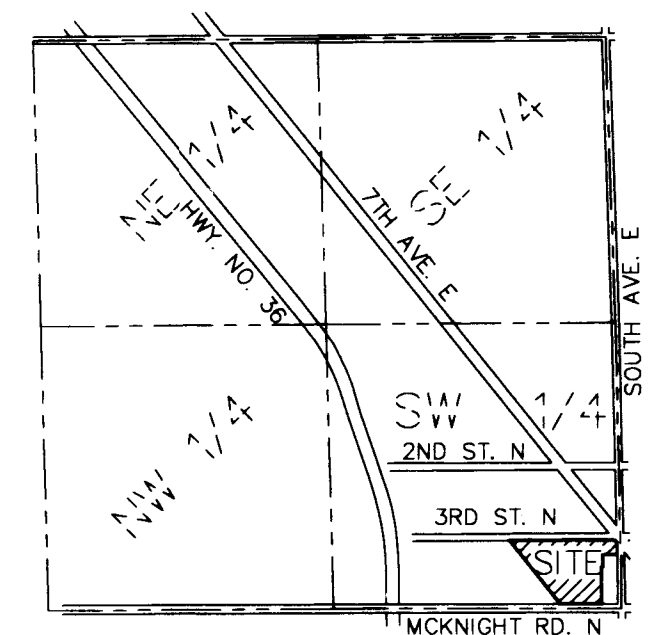
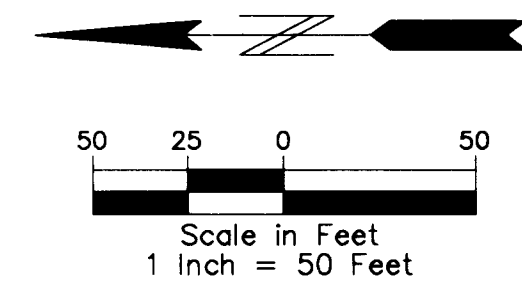
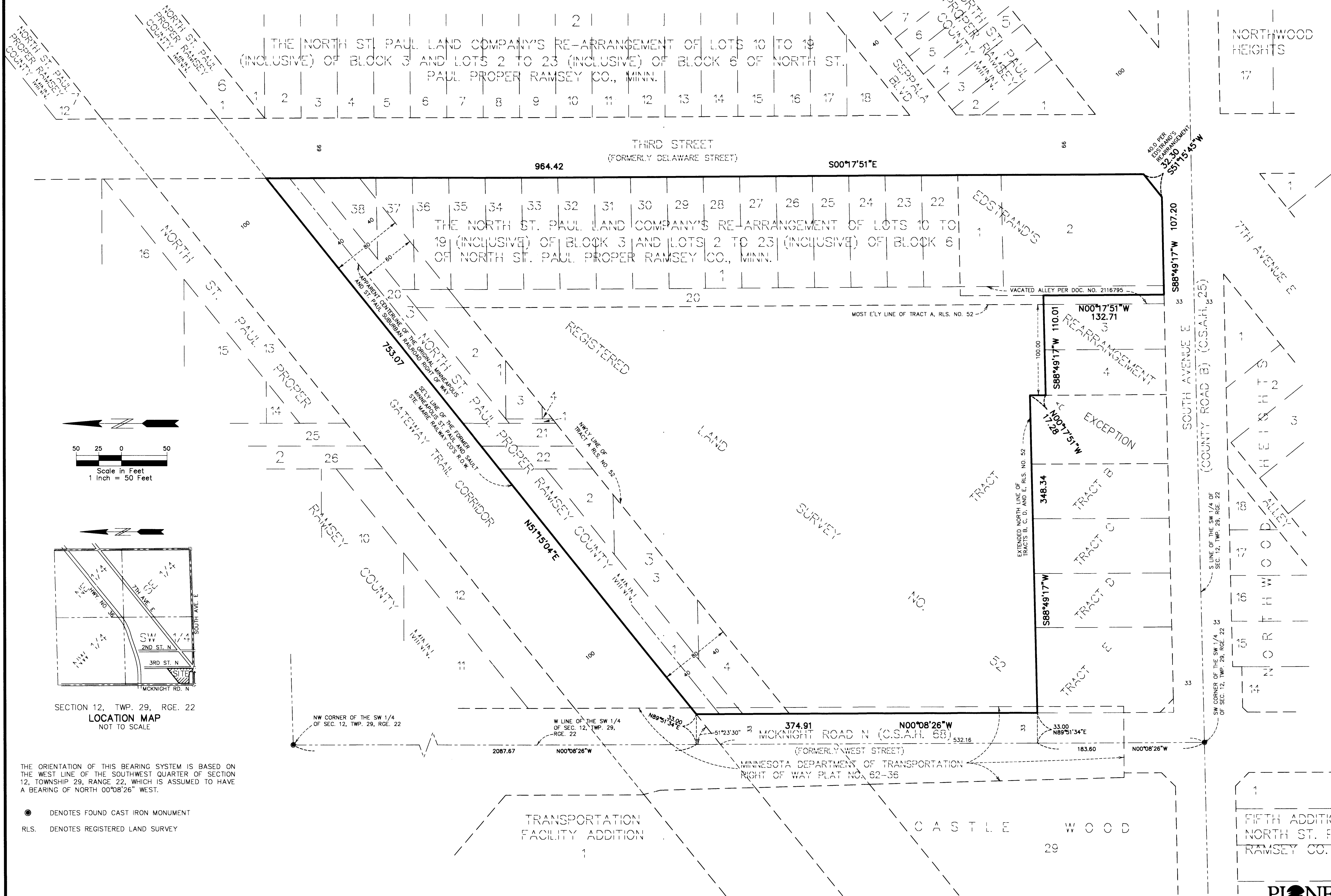
I hereby certify that this plat of MCKNIGHT TOWNHOMES was filed in the Office of the County Recorder for public record on this 3rd day of MAY, 2019, at 10 o'clock A.M. and was duly filed in Book 128, of Plats, Pages 31, 32 and 33, as Document Number 4755406.

Deputy County Recorder

MCKNIGHT TOWNHOMES

THE NORTH ST. PAUL LAND COMPANY'S RE-ARRANGEMENT OF LOTS 10 TO 19 (INCLUSIVE) OF BLOCK 3 AND LOTS 2 TO 23 (INCLUSIVE) OF BLOCK 6 OF NORTH ST. PAUL, PROPER, RAMSEY CO., MINN.

THE NORTH ST. PAUL LAND COMPANY'S RE-ARRANGEMENT OF LOTS 10 TO 19 (INCLUSIVE) OF BLOCK 3 AND LOTS 2 TO 23 (INCLUSIVE) OF BLOCK 6 OF NORTH ST. PAUL, PROPER, RAMSEY CO., MINN.



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 29, RANGE 22, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 00°08'26" WEST.

- DENOTES FOUND CAST IRON MONUMENT
- RLS. DENOTES REGISTERED LAND SURVEY