

WHISTLER PINES

KNOW ALL MEN BY THESE PRESENTS: That Databuild, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

That part of the South Half of Southeast Quarter, Section 24, Township 30, Range 23, lying Easterly of the center line of Hodgson Road; Bounded on the South by WINDWARD HEIGHTS NO. 3; on the East by Lots 6, 7, 8, 9, 10, 11, 12, Block 6, WINDWARD HEIGHTS NO. 2 and on the North by the Southerly line of Lots 1, 2, 3 and 4, Block 6, WINDWARD HEIGHTS NO. 2 and said Southerly line, extended Westerly, to said Hodgson Road, except the northerly, 100 feet lying westerly of a line parallel to and distant 1095 feet west of the east line of said Section 24, and except that part described as follows:

Beginning at a point 1095 feet West of and 426 feet South of the Northeast corner of said South Half of Southeast Quarter, Section 24, Township 30, Range 23; thence Westerly on a line parallel to and distant 426 feet south of North line of said South Half of said Southeast Quarter to the Easterly line of State Trunk Highway No. 49; thence Southerly along the Easterly line of said Trunk Highway No. 49 for a distance of 19 feet; thence Easterly to the point of beginning.

Has caused the same to be surveyed and platted as WHISTLER PINES and does hereby dedicate to the public for public use forever the public ways and drainage and utility easements as shown on this plat.

In witness whereof said Databuild, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 12th day of April, 2019.

SIGNED: DATABUILD, LLC

Sean C. Keatts, as Chief Manager

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 14th day of April, 2019, by Sean C. Keatts, as Chief Manager of Databuild, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, Anoka County, Minnesota
My Commission Expires 01/21/2022

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 12th day of April, 2019.

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 14th day of April, 2019, by Jason E. Rud, a Licensed Land Surveyor.

Notary Public, Anoka County, Minnesota
My Commission Expires 01/21/2022

CITY OF SHOREVIEW

We do hereby certify that on the 12th day of April, 2019, the City Council of the City of Shoreview, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Mayor T.J. Sea
City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2019 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 5th day of June, 2019.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 12th day of June, 2019.

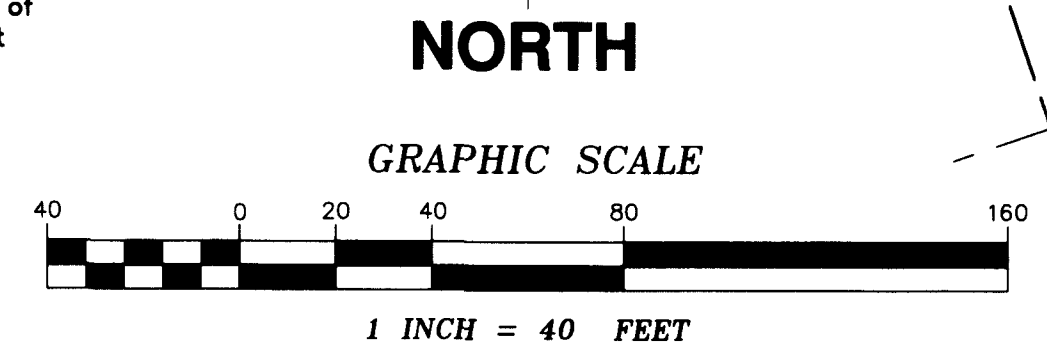
Daniel D. Buar, L.S.
Ramsey County Surveyor

COUNTY RECORDER

COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of WHISTLER PINES was filed in the office of the County Recorder for public record on this 12th day of June, 2019 at 12:22 o'clock P.M., and was duly filed in Book 128 of Plats, Page 35 of Document Number 4759751.

Deputy County Recorder



- Denotes Ramsey County Cast Iron Monument
- Denotes 1/2 inch by 18 inch iron pipe monument set and marked RLS 41578.
- Denotes 1/2 inch iron pipe monument found.
- (DESC.) Denotes recorded value per description.

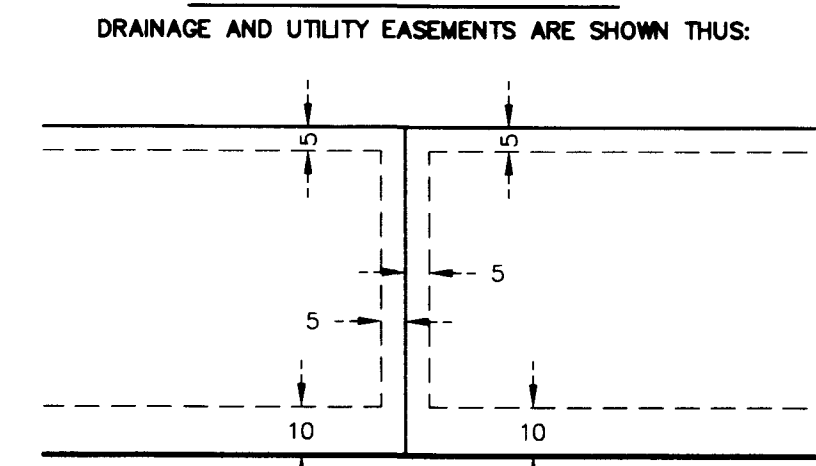
For the purposes of this plat, the east line of the Southeast Quarter of Section 24, Township 30, Range 23, Ramsey County, Minnesota, is assumed to bear South 00 degrees 40 minutes 15 seconds East.

Any required monument location on this plat with no monument symbol shown, indicates a 1/2 inch by 18 inch iron pipe monument set and marked RLS 41578 will be set within one year of the recording of this plat.

BOUNDARY NOTE

Multiple plats have been prepared by Donald Carley and Milner Carley within the Southeast Quarter of Section 24, Township 30 North, Range 23 West. These plats have utilized a position for the northwest corner of the South Half of said Southeast Quarter, which does not fit the current Section breakdown position. This plat uses their historical position for establishing the boundary of this property.

TYPICAL EASEMENTS



BEING 5 FEET IN WIDTH AND ADJOINING SIDE AND REAR LOT LINES AND 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE SHOWN ON THIS PLAT.

VICINITY MAP SEC. 24, T.30, R.23 RAMSEY COUNTY, MINNESOTA No Scale

