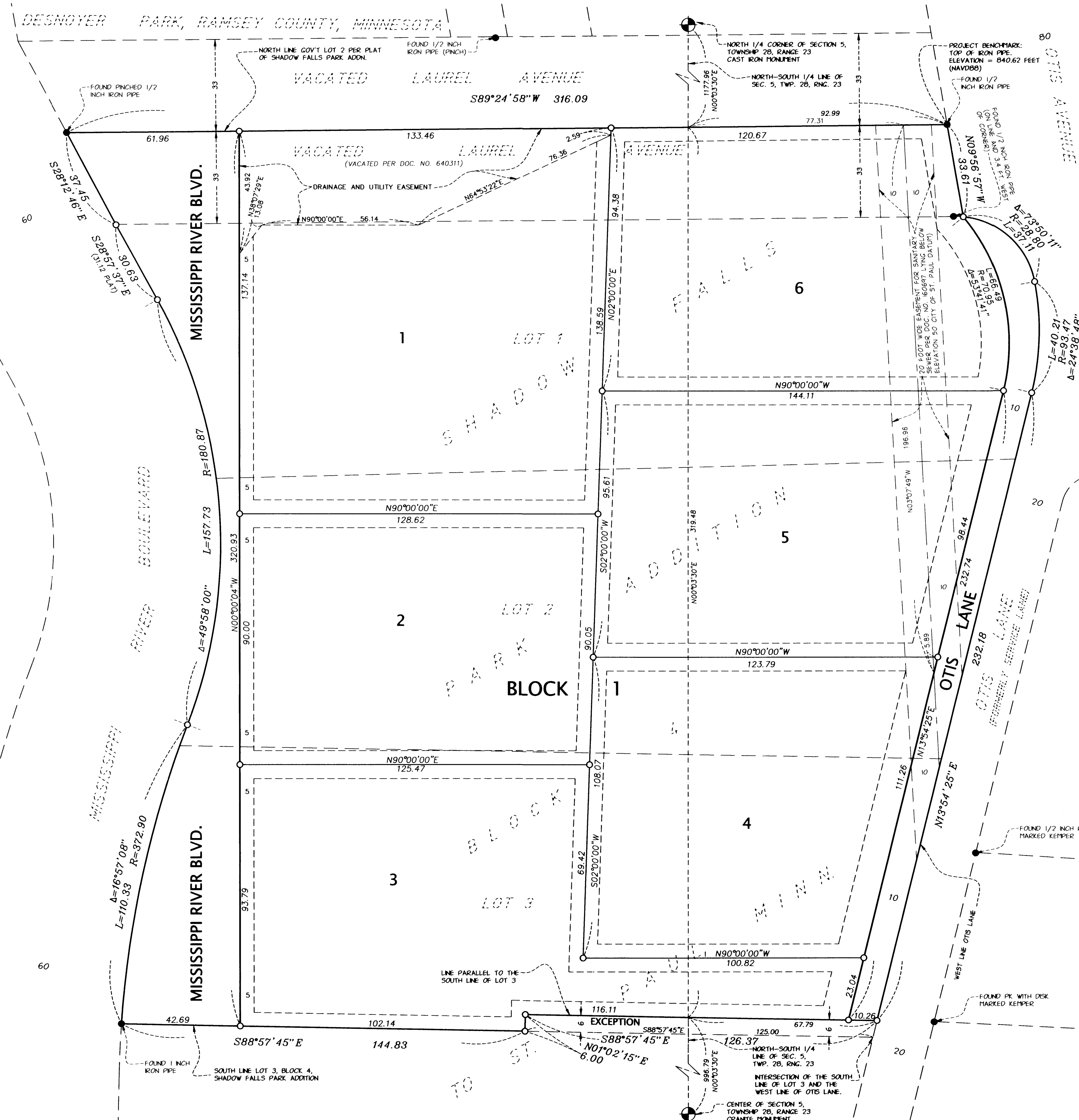


# MISSISSIPPI RIVER VISTA



KNOW ALL PERSONS BY THESE PRESENTS: That 104 MRB LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 1, 2 and 3, Block 4, Shadow Falls Park Addition, together with the portion of Laurel Avenue that upon vacation accrued and became annexed to said Lot 1, except that part of Lot 3, Block 4, Shadow Falls Park Addition, described as follows:  
 Beginning at the intersection of the South line of said Lot 3 with the Westerly line of Otis Lane; thence Westerly a distance of 125 feet; thence Northerly a distance of 6 feet; thence Easterly parallel to the South line of said Lot 3 to the intersection of the West line of Otis Lane; thence Southwesterly along the West line of Otis Lane to the point of beginning.

Has caused the same to be surveyed and platted as MISSISSIPPI RIVER VISTA and does hereby dedicate to the public for public use forever the public ways and the easements for drainage and utility purposes only as shown on this plat.

In witness whereof said 104 MRB LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 14<sup>th</sup> day of MAY, 2020

Signed: Nate Wissink, Chief Manager  
 Nate Wissink

STATE OF Minnesota  
 COUNTY OF Hennepin  
 The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of MAY, 2020 by Nate Wissink, Chief Manager of 104 MRB LLC, a Minnesota limited liability company, on behalf of the company.  
Kathryn Stander  
 Notary Public, Hennepin County, Minnesota  
 My Commission Expires 31<sup>st</sup> day of 21<sup>st</sup> 2025

I, Daniel L. Thurmes, 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 this surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 14<sup>th</sup> day of MAY, 2020  
Daniel L. Thurmes  
 Daniel L. Thurmes, Land Surveyor  
 Minnesota License No. 25718

STATE OF MINNESOTA  
 COUNTY OF Hennepin  
 The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of MAY, 2020 by Daniel L. Thurmes, Licensed Land Surveyor.  
Shawn M. Ross  
 Notary Public, Hennepin County, Minnesota  
 My Commission Expires 31<sup>st</sup> day of 21<sup>st</sup> 2025

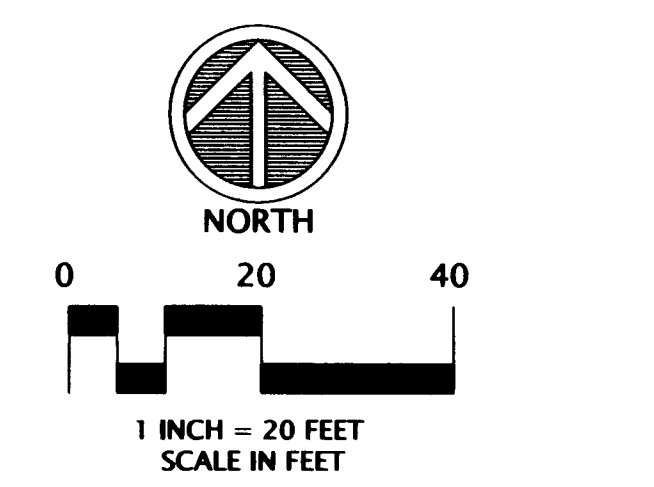
CITY OF SAINT PAUL  
 I do hereby certify that on the 6 day of March, 2020, the City Council of the City of Saint Paul, Minnesota, approved this plat.  
Shawn M. Ross, Clerk

PROPERTY TAX, RECORDS, AND ELECTION SERVICES DEPARTMENT  
 Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2020 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 27<sup>th</sup> day of MAY, 2020

Christopher A. Samuel, Ramsey County Auditor/Treasurer  
 By \_\_\_\_\_, Deputy

COUNTY SURVEYOR  
 Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 21<sup>st</sup> day of May, 2020  
Daniel D. Baar  
 Daniel D. Baar, L.S.  
 Ramsey County Surveyor

REGISTRAR OF TITLES County of Ramsey, State of Minnesota  
 I hereby certify that this plat of MISSISSIPPI RIVER VISTA was filed in the office of the Registrar of Titles for public record on this 27<sup>th</sup> day of MAY, 2020, at 8 o'clock A.M. and was duly filed in Book 52 of Plats, Page 30, as Document Number 2666497  
 Deputy Registrar of Titles Ramsey County



FOR THE PURPOSES OF THIS SURVEY THE NORTH - SOUTH QUARTER LINE OF SEC. 5, T28, R23 IS ASSUMED TO BEAR N00°03'30"E.  
 PROJECT BENCHMARK IS TOP OF IRON PIPE AT NE CORNER OF PLAT (SHOWN GRAPHICALLY).  
 ELEVATION = 840.62 FEET (NAVD88) = 146.36 FEET (ST. PAUL DATUM)

