BLUEBIRD GROVE

KNOW ALL MEN BY THESE PRESENTS: That Harstad Hills, Inc., a Minnesota corporation, fee owner of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:	In witness whereof said Harstad Hills, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this day of 20	CITY OF VADNAIS HEIGHTS Approved by the City Council of the City of Vadnais Heights, Minnesota, on the 20 2 1, and is in compliance with the provisions of Section 505.03, Subdivision 2, Minnesota Statutes.
Lot C, Block 3, DAVIDSON'S 1ST SUBDIVISIONS, Ramsey County, Minnesota.	SIGNED: Harstad Hills, Inc.	1 L
EXCEPT The West 484 feet thereof.	<u>v.f. ~ 1774.</u>	Mayor
AND The North 15 feet of Lot D, Block 3, DAVIDSON'S 1ST SUBDIVISIONS, Ramsey County, Minnesota.	Martin N. Harstad, President	PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT
AND The South 90 feet of the East 192.73 feet of the West 484.00 feet of Lot C, Block 3, DAVIDSON'S 1ST SUBDIVISIONS, Ramsey County, Minnesota.	STATE OF MINNESOTA COUNTY OF	Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2022 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 260 day of Sanuary, 20 27
AND	The foregoing instrument was acknowledged before me this day of, 20, 20	Heather L. Bestler, Ramsey County Auditor/Treasurer
The East 192.73 feet of the West 484.00 feet of Lot C, Block 3, DAVIDSON'S 1ST SUBDIVISIONS, Ramsey County, Minnesota.	Jessen Cyriac	By, Deputy
EXCEPT The South 90 feet thereof.	Jerosy Com	
AND	Notary Public, County, Minnesota My Commission Expires 1-31	COUNTY SURVEYOR Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 25 day of 56006000000000000000000000000000000000
Lot D, Block 3, DAVIDSON'S 1ST SUBDIVISIONS, except the North 15 feet and also except the East 640 feet of the West 993 feet, lying South of said North 15 feet thereof, Ramsey County, Minnesota.	riy commission expires	1 1 1 2 22.
AND	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	Loud V. Bon
The East 640 feet of the West 993 feet of Lot D, Block 3, DAVIDSON'S 1ST SUBDIVISIONS, lying South of the North 15 feet thereof, Ramsey County, Minnesota.	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.	Daniel D. Baar, L.S. Ramsey County Surveyor
Has caused the same to be surveyed and platted as BLUEBIRD GROVE and does hereby dedicate to the public for public use forever the public ways and the	Dated this 2.15 day of DECEMBER., 2021.	REGISTRAR OF TITLES
drainage and utility easements as shown on this plat. DETAIL		COUNTY OF RAMSEY, STATE OF MINNESOTA I hereby certify that this plat of BLUEBIRD GROVE was filed in the office of the Registrar of Titles for public record on
(SCALE: 1 INCH = 5 FEET)	James F. Rud Land Surgius	this <u>26th</u> lay of <u>Sanuary</u> , 20 <u>22</u> , at !: % 'clock <u>P</u> .M., and was duly filed in Book <u>53</u> of Plats, Page <u>9</u> , as Document Number <u>2724580</u>
(SCALL: I MCH = STEET)	Jason E. Rud Land Surveyor Minnesota License No. 41578	
		Deputy Registrar of Titles
00.53 163.9 10.9	COUNTY OF AND KA	
N89°38'08"E 105.95	of December 2021 by Jason E. Rud, a Licensed Land Surveyor.	VIDSON'S =) DENOTES LENGTH PER PLAT OF DAVIDSON'S 1ST SUBDIVISIONS
THE NORTHWEST CORNER OF THE \$89°45'44"\ 291.27 \ >-1.01	(KLEIN A	ADDITION =) DENOTES LENGTH PER PLAT OF KLEIN ADDITION
NORTHWEST QUARTER OF SEC.29-1.30-R.22 ———————————————————————————————————	- Mark	DENOTES WET LAND DELINEATED BY KJOLHAUG ENVIRONMENTAL IN JUNE, 2021 DENOTES 1/2 INCH BY 18 INCH IRON PIPE MONUMENT MARKED RLS
1/2 INCH IRON PIPE NO. 41578	Notary Public, Avoka County, Minnesota THE NORTH LINE OF LOT C, BLOCK 3, DAVIDSON'S 1ST	41578 TO BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.
THE SOUTH LINE OF LOT C, BLOCK 3, DAVIDSON'S 1ST SUBDIVISIONS, RAMSEY COUNTY, MINNESOTA	My-Commission Expires Subdivisions, RAMSEY COUNTY, MINNESOTA	DENOTES FOUND 1/2 INCH IRON PIPE MARKED #7726 UNLESS OTHERWISE NOTED.
© DRIVE © II S	THE SOUTH LINE OF BLOCK 3,	DENOTES RAMSEY COUNTY CAST IRON MONUMENT.
1/2 INCH IRON PIPE NO. 41578 ————————————————————————————————————		/へ し し し し し い
S89°45'44"1	7 192.79 S89°45'44"W	727.62
166.88 		220.12
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SO O O O O O O O O O O O O O O O O O O	11	EASEMENT OF LINE OF LI
484.00		DRAINAGE AND UTILITY EASEMENT
		11
THE WEST LINE OF LOT C, BLOCK 3, DAVIDSON'S 1ST SUBDIVISIONS, RAMSEY COUNTY, MINNESOTA		310.45
6 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	THE SOUTH LINE	DRAINAGE AND UTILITY
THE NORTH LINE OF LOT D, BLOCK 3, SEE DETAIL	OF LOT C, BLOCK 3, DAVIDSON'S 1ST SUBDIVISIONS, 351.15 75.00 75.00 90.00 30 //30	121.64 EASEMENT
1 S S S S S S S S S S S S S S S S S S S	RAMSEY COUNTY, N65°04'22"E N TESSIED COLIDT	7.78 R BEAR COURT R 105.00 9 10.92
S89°45'44"W 291.27 79.59 100.62 1,01 105.95	THE SOUTH LINE OF THE NORTH 15 FEET OF LOT D, BLOCK 3, DAVIDSON'S 1ST SUBDIVISIONS, RAMSEY COUNTY, MINNESOTA	262.19
14.52 N29°02'03"W	350.89 350.89 75.00 75.00 85.89 30 30	90° 177.81 N14°54'05"E
S50°58'02"W 34.71 S 34.71 S	640.00	34.78
N2°00'53"E	3 325.42 63.7 1.5	4=107-41"52" O S S S S S S S S S S S S S S S S S S
MCMENEMY 100 W S S S S S S S S S S S S S S S S S S	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DRAINAGE DRAINAGE
CIRCLE SOLVE	5 5 6 4 6 5 5 79°17" 2 N66°22'20"E	AND UTILITY EASEMENT EASEMENT
THE SOUND TO SERVICE THE SERVI	6 artificial 36.1730"E N89°41'50"E N89°41'50"E N89°41'50"E N89°41'50"E	The state of the s
N34°15'45"E S61°15'53"W N70°39'25"W 735"	O'RICH TO THE TOTAL THE TO	14.35
191.40 S88°51'28"W S88°51'28"W S88°51'28"W	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	253.85
105.70	THE EAST LINE OF THE WEST 353 FEET OF LOT D / THE WEST LINE N89°41'50"E 1320.01	THE EAST LINE OF THE WEST 993 FEET OF
66 W 8 THE SOUTH LINE OF LOT D, BLOCK 3, DAVIDSON'S	OF THE EAST 640 FEET OF THE WEST 993 FEET OF LOT D, BLOCK 3, DAVIDSON'S 1ST SUBDIVISIONS, RAMSEY COUNTY, MINNESOTA 1ST	LOT D, BLOCK 3, DAVIDSON'S 1ST SUBDIVISIONS, RAMSEY COUNTY, 1/2 INCH IRON PIPE NO. 14376
SUBDIVISIONS, RAMSEY COUNTY, MINNESOTA THE NORTH LINE OF KLEIN ADDITION, RAMSEY COU	DRAINAGE AND UTILITY EASEMENTS	MINNESOTA
The north line of Klein addition, Ramsey Cou	(SCALE: 1 INCH = 50 FEET) (SCALE: 1 INCH = 50 FEET) (") <≤ (") ⟨") ⟨")	
		
GRAPHIC SCALE IN I	5 60	
THE SOUTHWEST CORNER OF 50 0 25 50 100 THE NORTHWEST QUARTER	200	E THIS PLAT, THE SOUTH LINE OF LOT D. BLOCK 3. E THIS PLAT, THE SOUTH LINE OF LOT D. BLOCK 3.
(WEST QUARTER CORNER) OF SEC.29-T.30-R.22	BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN DAVIDSON'S 1ST SUB	DIVISIONS, RAMSEY COUNTY, MINNESOTA, IS ASSUMED BIT, 1977 Drofessional and Surveyors
NORTH 1 INCH = 50 FEET	WIDTH AND ADJOINING FRONT AND REAR LOT LINES UNLESS OTHERWISE SHOWN TO BEAR NORTH 89 D	EGREES 41 MINUTES 50 SECONDS EAST.