

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:

- Lot C, Block 3, DAVIDSON'S 1ST SUBDIVISIONS, Ramsey County, Minnesota.
- EXCEPT The West 484 feet thereof.
- AND The North 15 feet of Lot D, Block 3, DAVIDSON'S 1ST SUBDIVISIONS, Ramsey County, Minnesota.
- 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.
- AND
- The East 192.73 feet of the West 484.00 feet of Lot C, Block 3, DAVIDSON'S 1ST SUBDIVISIONS, Ramsey County, Minnesota.
- EXCEPT The South 90 feet thereof.
- AND
- 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.
- AND
- 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.

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 drainage and utility easements as shown on this plat.

In witness whereof said Harstad Hills, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 21st day of January, 2022

SIGNED: Harstad Hills, Inc.
[Signature]
Martin N. Harstad, President

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 21st day of January, 2022 by Martin N. Harstad, as President of Harstad Hills, Inc., a Minnesota corporation, on behalf of the corporation.

[Signature]
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-24

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 21st day of DECEMBER, 2021.

[Signature]
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 21st day of December, 2021 by Jason E. Rud, a Licensed Land Surveyor.

[Signature]
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2027

CITY OF VADNAIS HEIGHTS
Approved by the City Council of the City of Vadnais Heights, Minnesota, on the 5th day of October, 2021, and is in compliance with the provisions of Section 505.03, Subdivision 2, Minnesota Statutes.

[Signature], Mayor *[Signature]*, City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT
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 26th day of JANUARY, 2022

Heather L. Bestler, Ramsey County Auditor/Treasurer

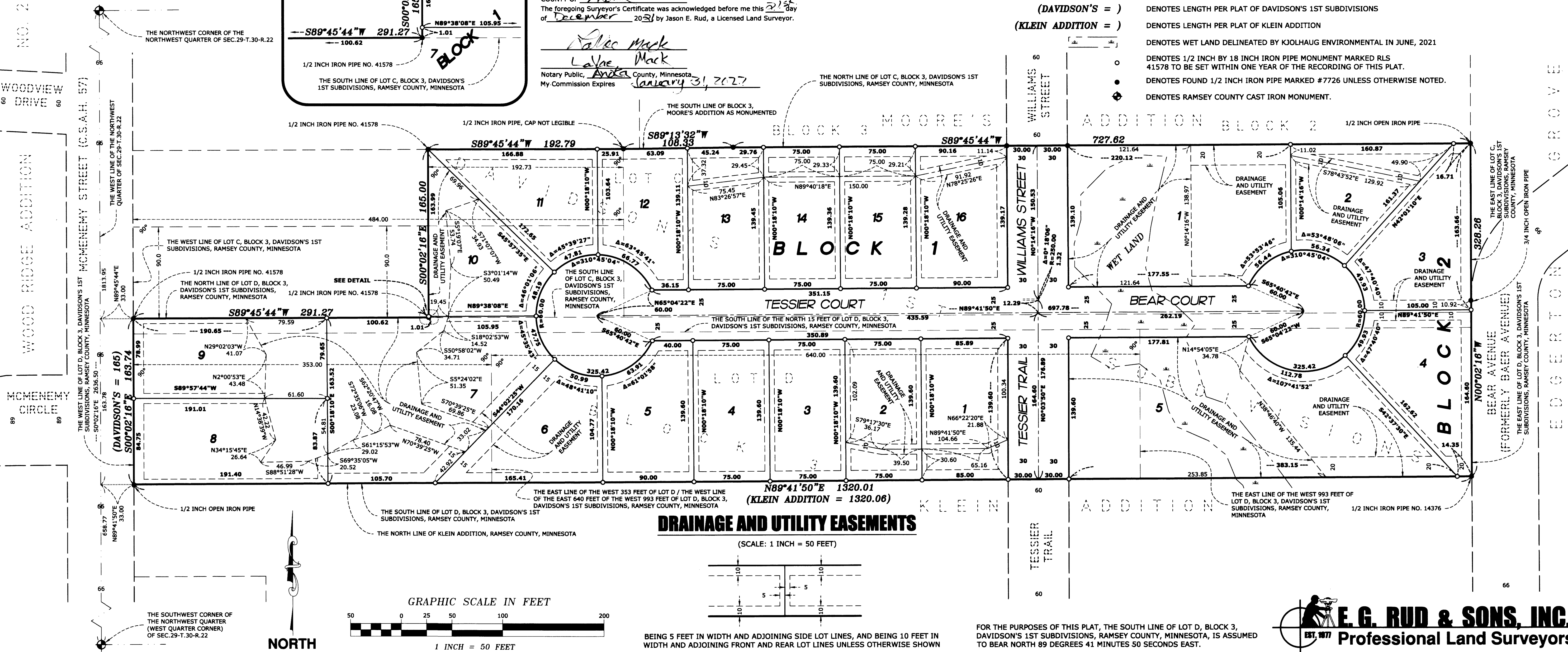
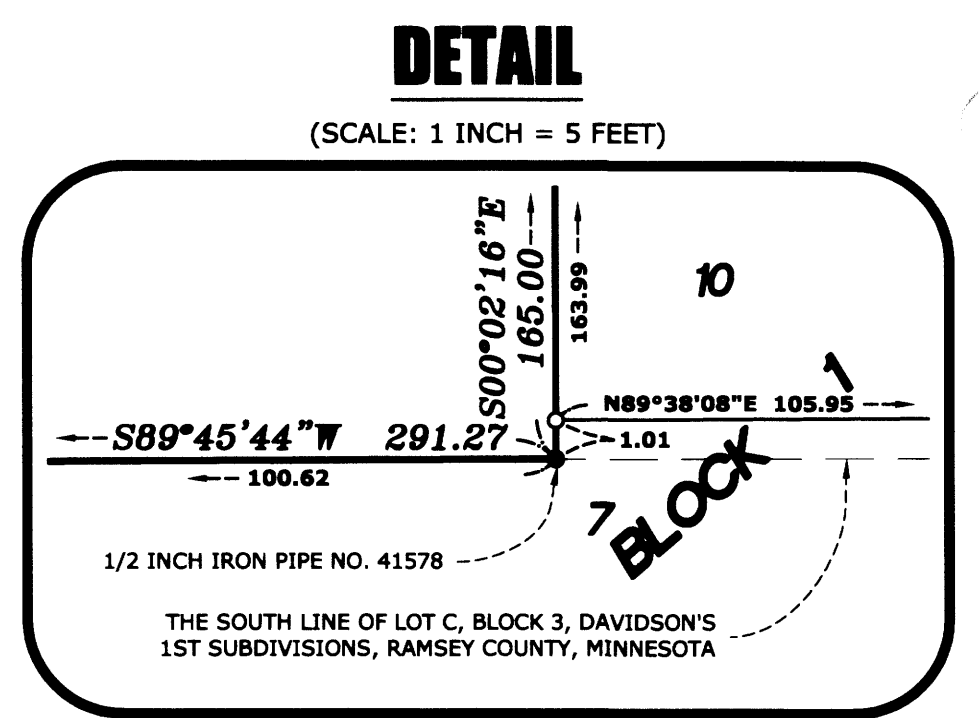
By _____, Deputy

COUNTY SURVEYOR
Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 23rd day of January, 2022.

[Signature]
Daniel D. Baar, L.S.
Ramsey County Surveyor

REGISTRAR OF TITLES
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 this 26th day of JANUARY, 2022 at 1:30 clock P.M., and was duly filed in Book 53 of Plats, Page 19, as Document Number 2724580

Deputy Registrar of Titles



DRAINAGE AND UTILITY EASEMENTS

(SCALE: 1 INCH = 50 FEET)

BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING FRONT AND REAR LOT LINES UNLESS OTHERWISE SHOWN

FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF LOT D, BLOCK 3, DAVIDSON'S 1ST SUBDIVISIONS, RAMSEY COUNTY, MINNESOTA, IS ASSUMED TO BEAR NORTH 89 DEGREES 41 MINUTES 50 SECONDS EAST.