

ROONEY 2ND ADDITION

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

Lot 14 & 15, Elmwood Garden Farms, lying South of the South line of Parcel 16, Minnesota Department of Transportation Right of Way Plat No. 62-3, and lying North of the following described line: Beginning at a point on the West line of said lot 15 distant 675.30 feet Northerly of the Southwest corner of said lot 15, thence on a straight line to a point on the East line of said lot 14 distant 675.53 feet Northerly of the Southeast corner of said lot 14 and there terminating, all in Elmwood Garden Farms.

Has caused the same to be surveyed and platted as ROONEY 2ND ADDITION 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 GreenHalo Builds, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 4 day of February, 2022.

SIGNED: GREENHALO BUILDS, LLC

John T. Sharkey, Chief Executive Officer

STATE OF MINNESOTA
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 4 day of February, 2022 by John T. Sharkey, as Chief Executive Officer of GreenHalo Builds, LLC, a Minnesota limited liability company, on behalf of the company.

I, James E. Napier, 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 26th day of January, 2022.

James E. Napier, Land Surveyor
Minnesota License No. 25343

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 26th day of January, 2022 by James E. Napier, a Licensed Land Surveyor.

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

CITY OF WHITE BEAR LAKE

We do hereby certify that on the 26 day of January, 2022, the City Council of the City of White Bear Lake, Minnesota, approved this plat. Also the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Mayor Kenn E. Cooney, 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 7th day of February, 2022.

Heather L. Bestler, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR

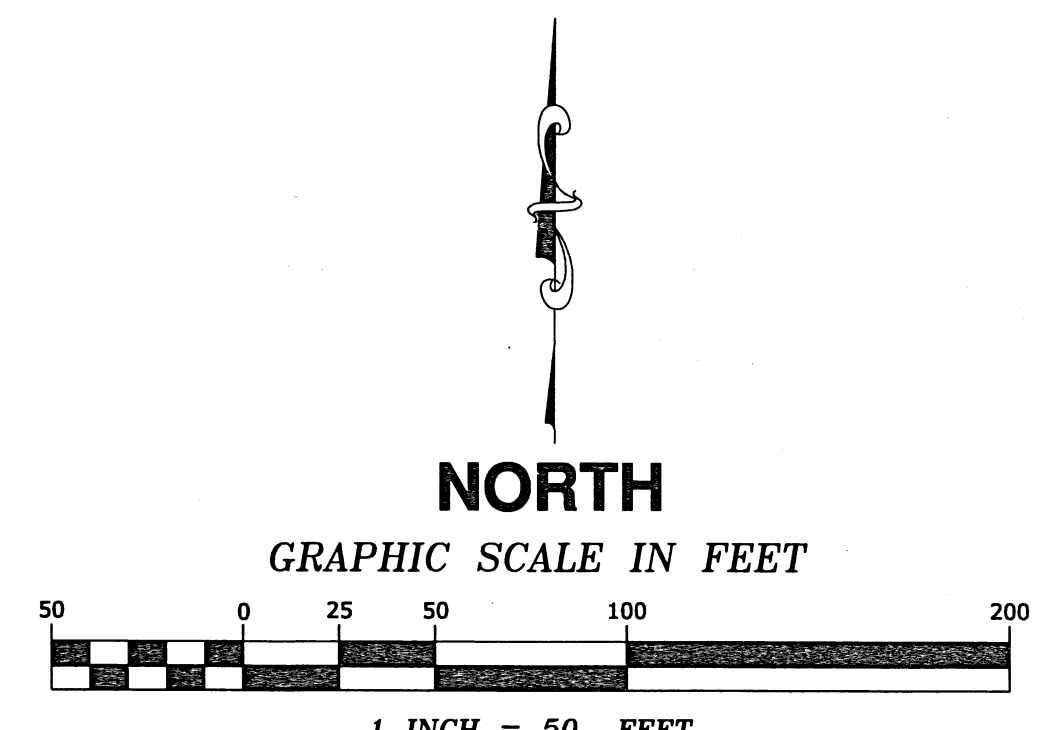
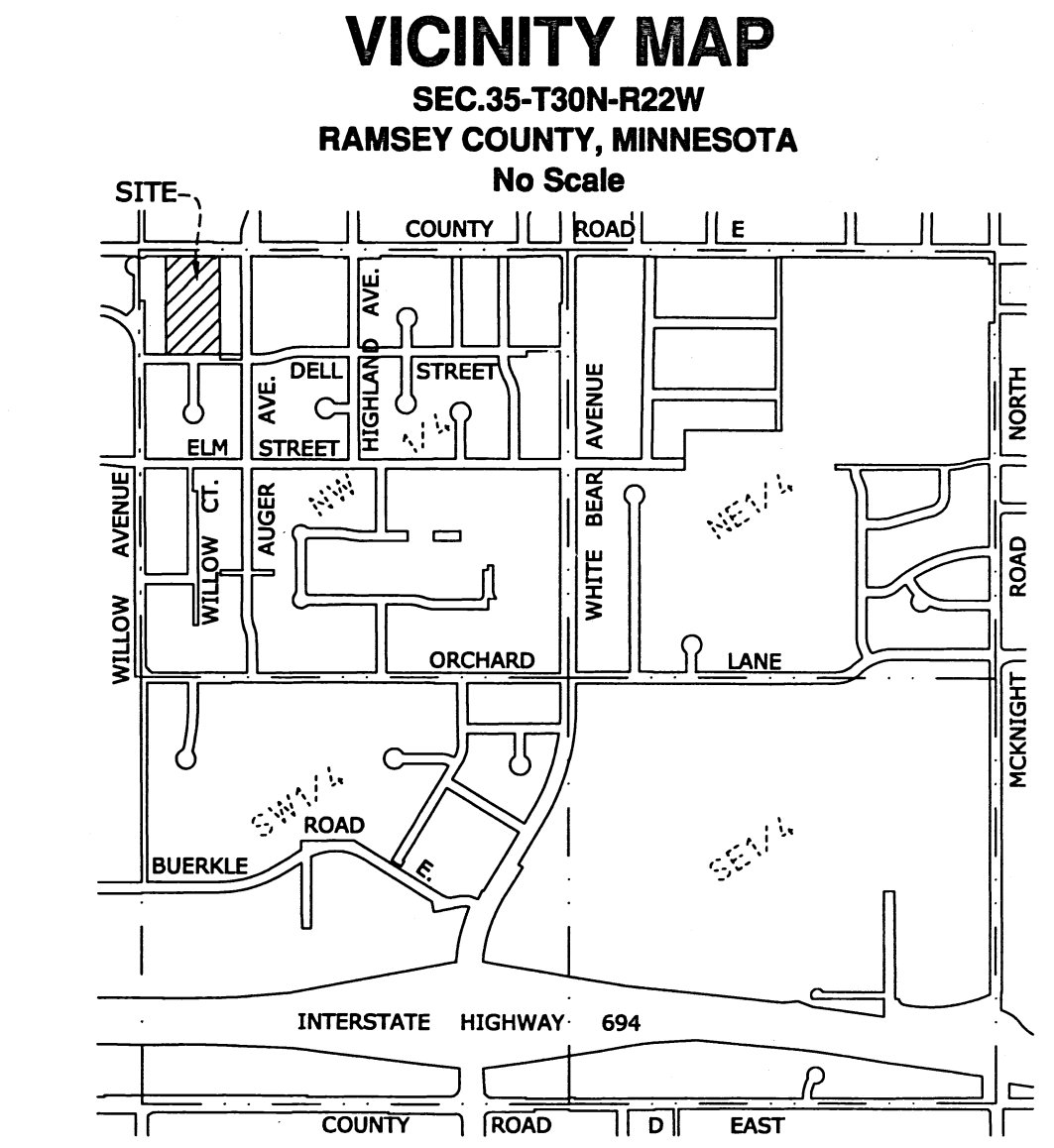
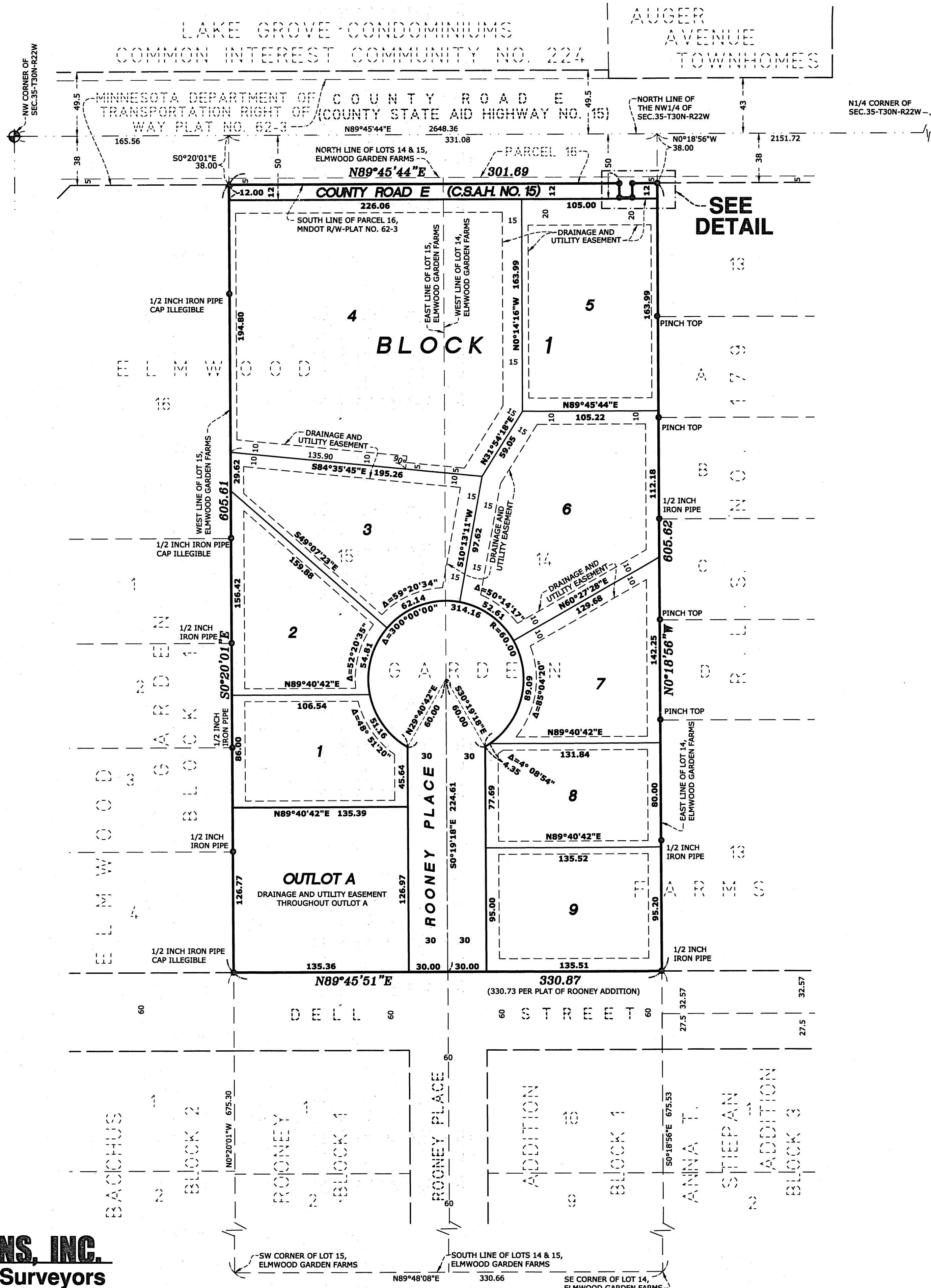
Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 7th day of February, 2022.

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

REGISTRAR OF TITLES
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of ROONEY 2ND ADDITION was filed in the office of the Registrar of Titles for public record on this 24th day of FEBRUARY, 2022, at 10 o'clock A.M., and was duly filed in Book 53 of Plats, Page 20, as Document Number 2726763.

Deputy Registrar of Titles



- ◆ DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND MARKED RLS 41578, UNLESS OTHERWISE SHOWN
- ▲ DENOTES FOUND PK NAIL
- R.L.S. DENOTES REGISTERED LAND SURVEY
- C.S.A.H. DENOTES COUNTY STATE AID HIGHWAY

ANY REQUIRED MONUMENTATION LOCATION ON THIS PLAT WITH NO MONUMENT SYMBOL SHOWN, INDICATES WHERE A 1/2 INCH BY 18 INCH IRON PIPE WITH A CAP MARKED BY LICENSE NO. 25343 WILL BE SET, AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAT.

FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 22 WEST, RAMSEY COUNTY, MINNESOTA, IS ASSUMED TO BEAR NORTH 89 DEGREES 45 MINUTES 44 SECONDS EAST.

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

