

GERVAIS WOODS 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Landmark of Little Canada, LLC, a Minnesota limited liability company, fee owner, of the following described property situated in the City of Little Canada, County of Ramsey, State of Minnesota:

That part of the Southeast Quarter of the Northwest Quarter of Section 4, Township 29, Range 22, Ramsey County, Minnesota, described as follows
Commencing at the North Quarter corner of said Section 4, thence South 01 degrees 04 minutes 15 seconds East along the east line of the Northwest Quarter of said Section 4 a distance of 1515.05 feet to the Northeast corner of the Southeast Quarter of said Northwest Quarter of Section 4; thence South 89 degrees 41 minutes 02 seconds West along the north line of said Southeast Quarter of the Northwest Quarter a distance of 672.38 feet to the actual point of beginning, thence continuing South 89 degrees 41 minutes 02 seconds West along said north line a distance of 655.00 feet to the Northwest corner of said Southeast Quarter of the Northwest Quarter, thence South 01 degrees 02 minutes 01 second East along the west line of said Southeast Quarter of the Northwest Quarter a distance of 797.82 feet to the north line of the south 522.28 feet of said Southeast Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 26 seconds East along said north line of the south 522.28 feet a distance of 401.17 feet to the east line of the west 401.14 feet of said Southeast Quarter of the Northwest Quarter; thence North 16 degrees 40 minutes 45 seconds East a distance of 834.24 feet to the point of beginning

Has caused the same to be surveyed and platted as GERVAIS WOODS 2ND ADDITION and does hereby dedicate to the public for public use forever the public ways and easements for drainage and utility purposes as shown on this plat

In witness whereof said Landmark of Little Canada, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 7th day of MARCH, 2022

Signed: Landmark of Little Canada, LLC

Nathan Fair
Nathan Fair, Chief Manager

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 7th day of MARCH, 2022, by Nathan Fair, Chief Manager, of Landmark of Little Canada, LLC, a Minnesota limited liability company, on behalf of the company

Lori L. Krueger-Kopischke
Notary Public, ANOKA County, Minnesota

LORI L. KRUEGER-KOPISCHKE
Printed Name

My Commission Expires 01/31/2025

SURVEYORS CERTIFICATE

I, Daniel L. Schmidt, Professional 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 on the exterior boundary have been correctly set and that all other monuments indicated on this plat will be correctly set within one year of the recording of 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 4th day of March, 2022

Daniel L. Schmidt
Daniel L. Schmidt, Professional Land Surveyor
Minnesota License No. 26147

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 4th day of March, 2022, by Daniel L. Schmidt, Professional Land Surveyor.

Jaime L. Carlson
Notary Public, Hennepin County, Minnesota

Jaime L. Carlson
Printed Name

My Commission Expires: Jan. 31, 2027

CITY OF LITTLE CANADA, MINNESOTA

We do hereby certify that on the 26th day of JANUARY, 2022, the City Council of the City of Little Canada, Minnesota, approved this plat

John J. White
Mayor

Christopher Heinemann
Manager

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 15th day of March, 2022.

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

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 on this 12th day of April, 2022

Heather L. Bestler, Ramsey County Auditor/Treasurer

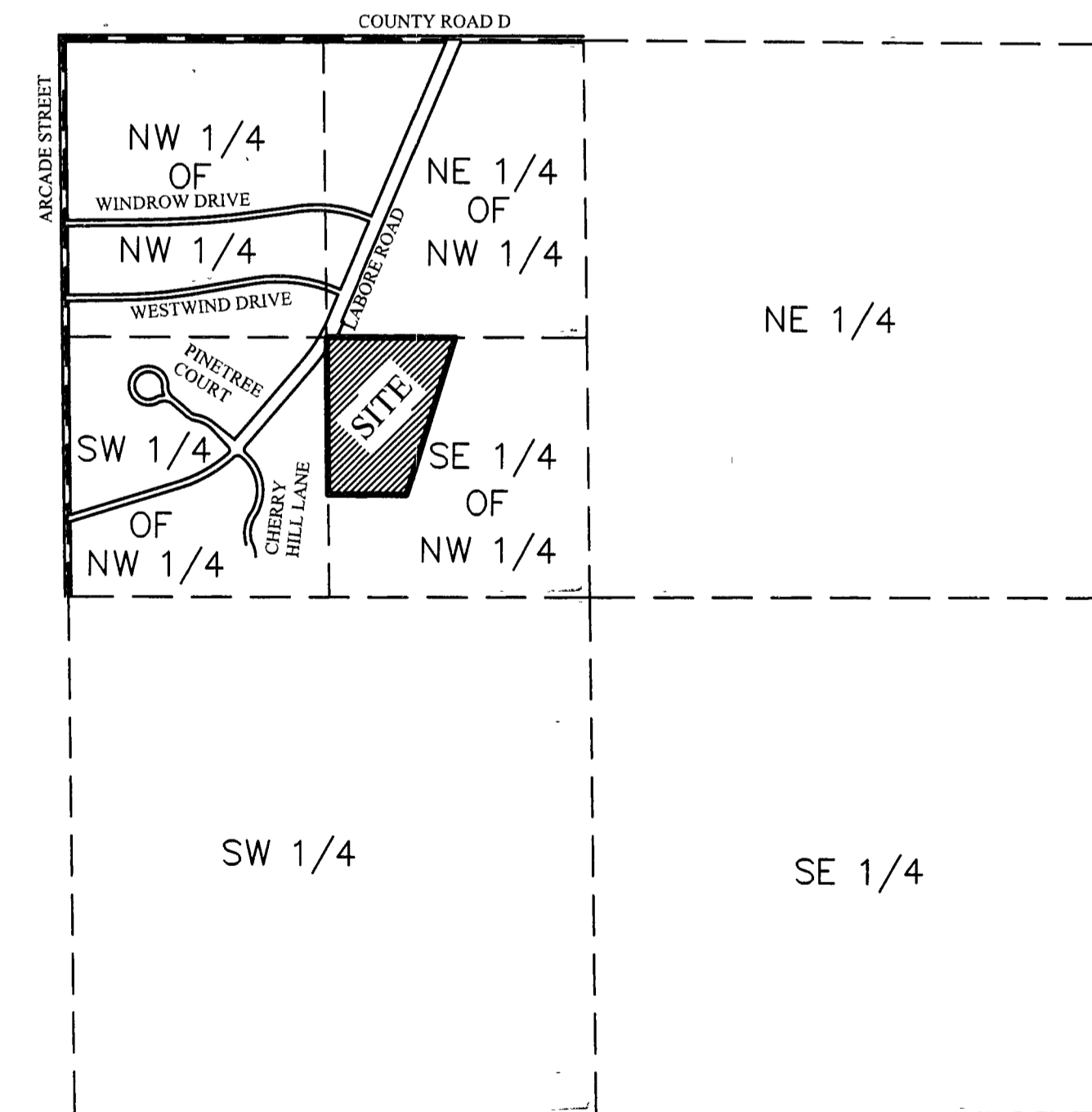
By _____, Deputy

COUNTY RECORDER, County of Ramsey, State of Minnesota

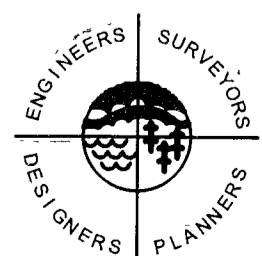
I hereby certify that this plat of GERVAIS WOODS 2ND ADDITION was filed in the office of the County Recorder for public record on this 12th day of April, 2022, at 3:30 o'clock P.M. and was duly filed in Book 130 of Plats, Pages 1, 2 and 3, as Document Number 4944384

Deputy County Recorder

VICINITY MAP NO SCALE

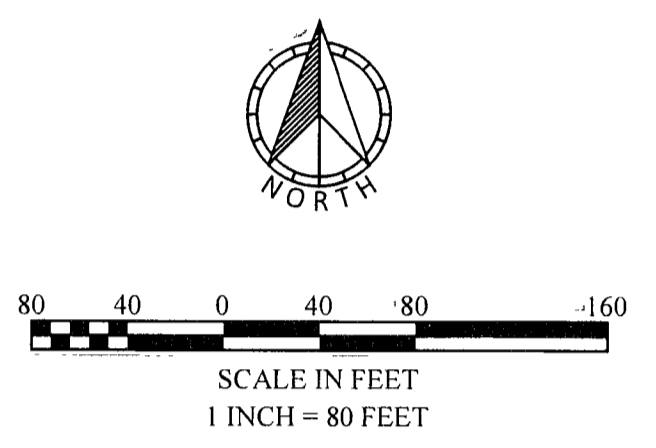
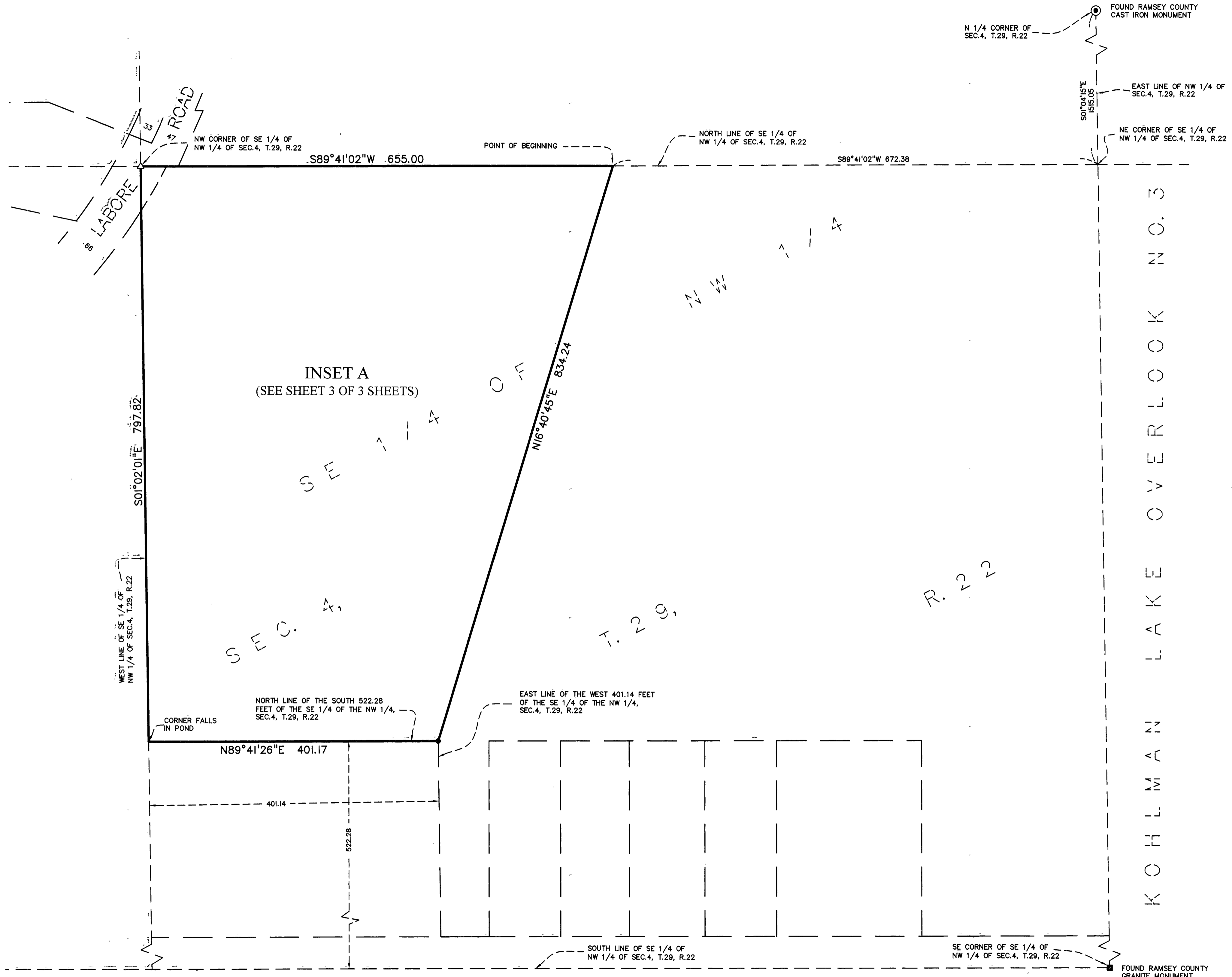


SECTION 4 - TOWNSHIP 29 - RANGE 22
RAMSEY COUNTY, MINNESOTA



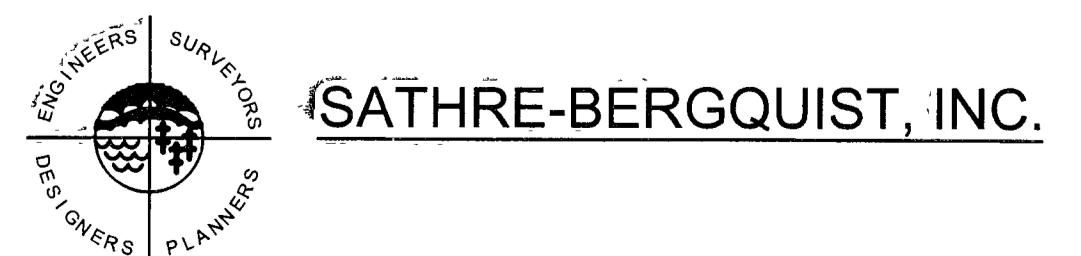
SATHRE-BERGQUIST, INC.

GERVAIS WOODS 2ND ADDITION

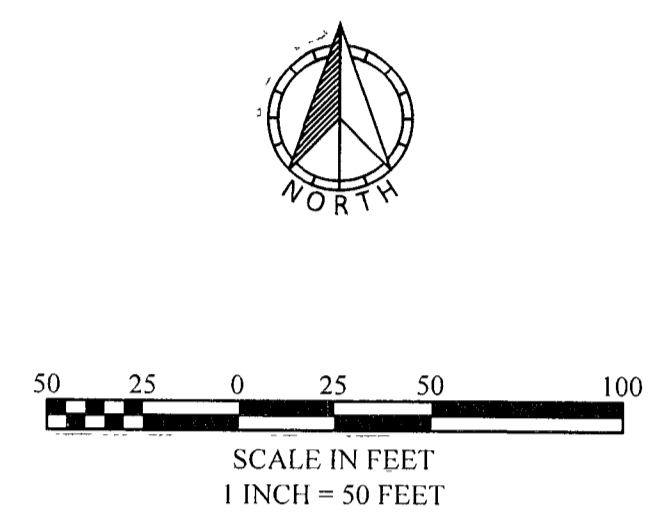


The basis for the bearing system is the west line of the Southeast Quarter of the Northwest Quarter of Section 4, Township 29, Range 22 and is assumed to bear South 01 degrees 02 minutes 01 seconds East.

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No 26147.
- Denotes a found 1/2 inch open iron pipe, unless shown otherwise.
- ⊙ Denotes a Found Cast-Iron-Monument.
- △ Denotes a PK Nail and washer set and marked by License No 26147.



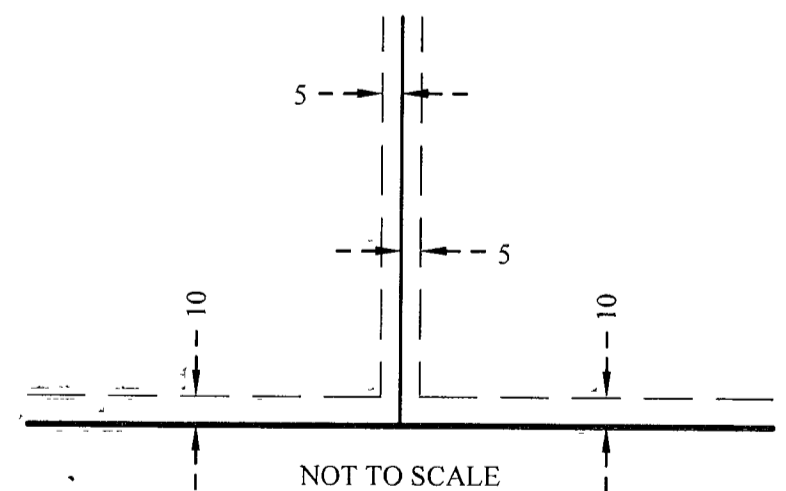
GERVAIS WOODS 2ND ADDITION INSET A



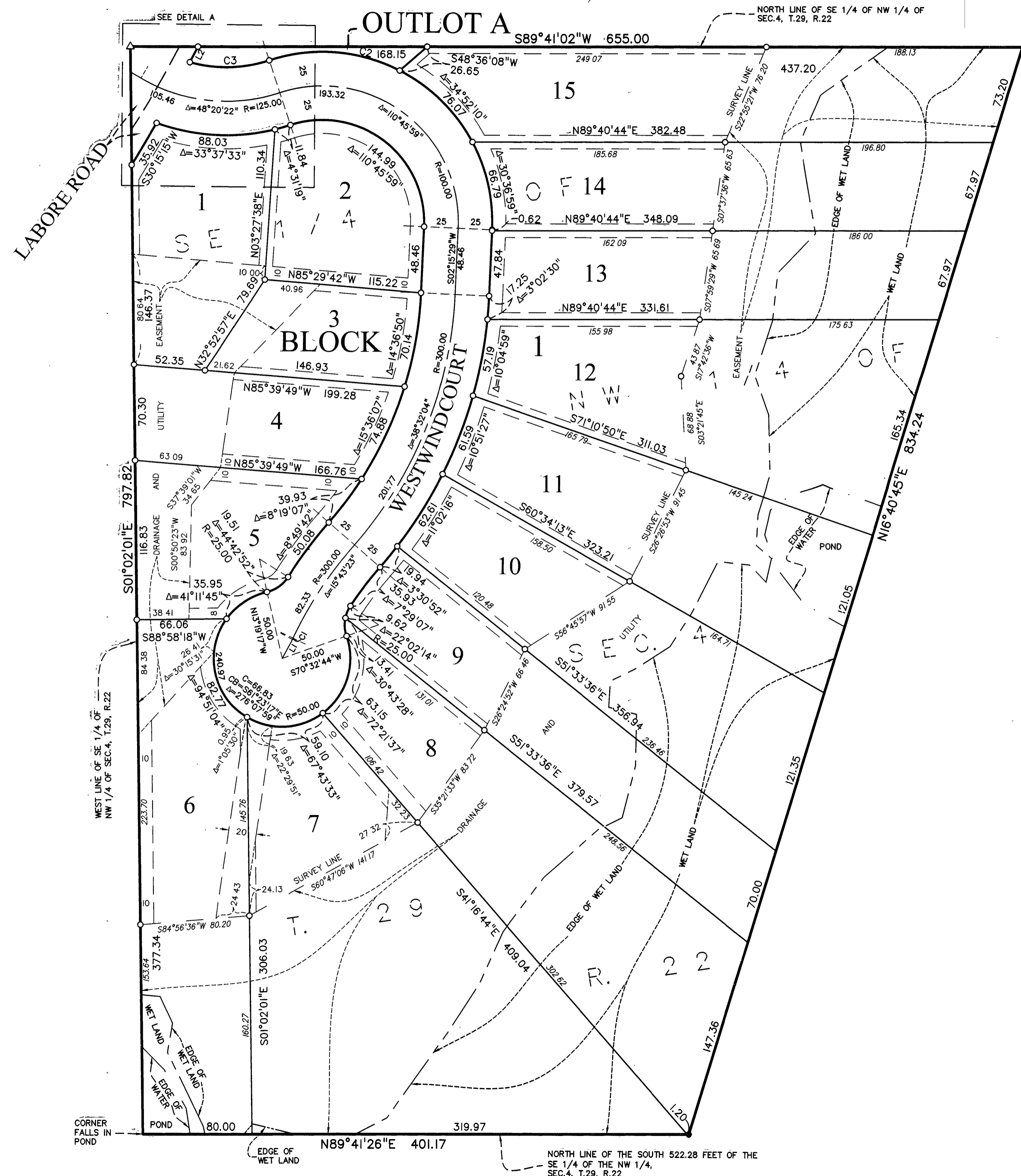
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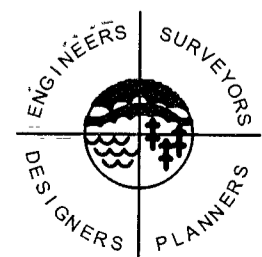
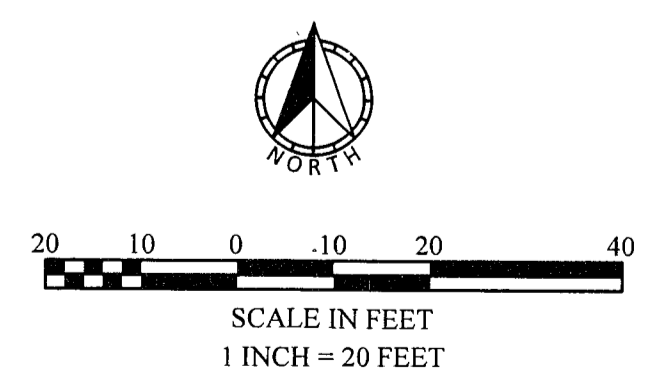
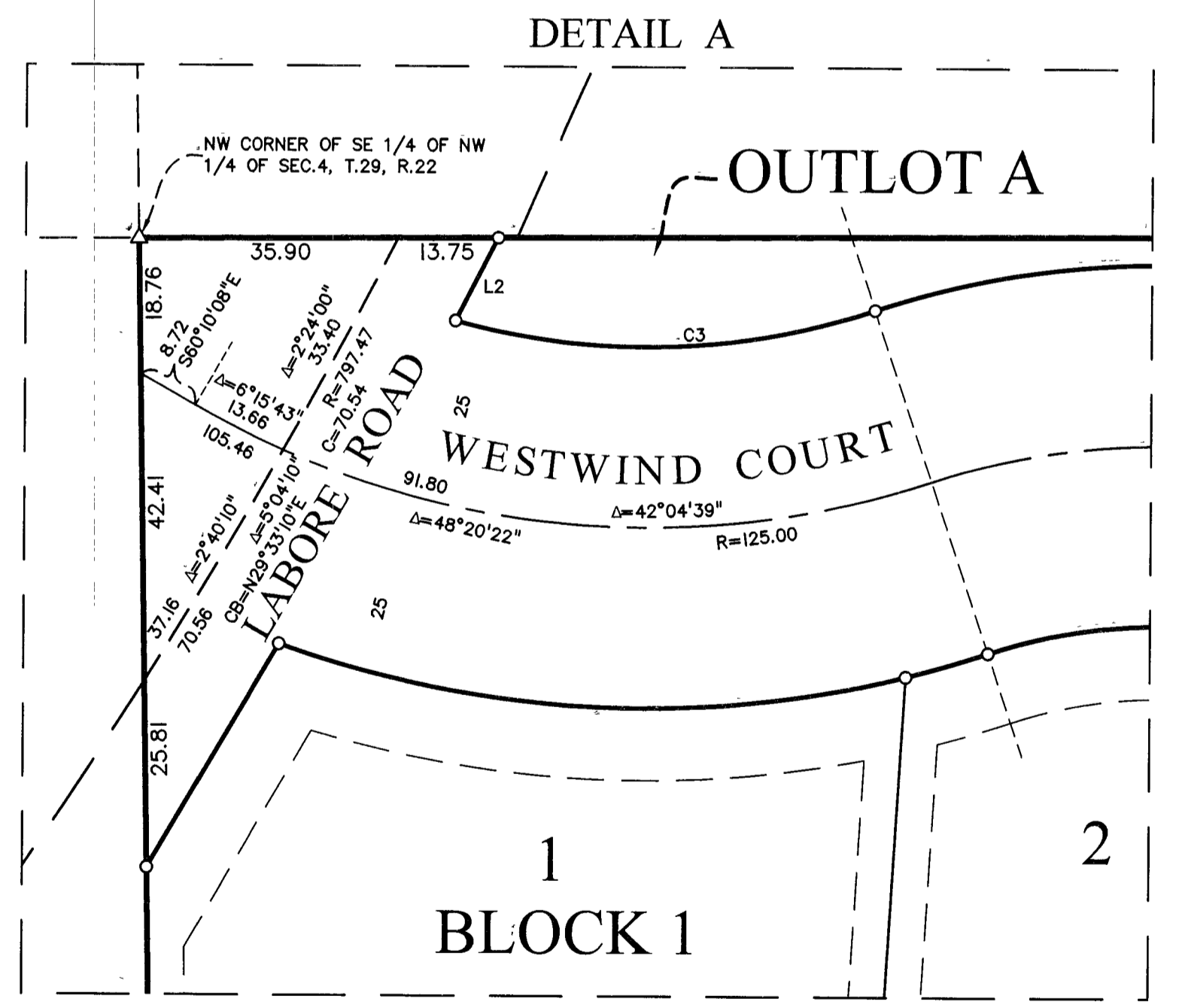
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and being 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on this plat.



| CURVE AND LINE TABLE | | | | | |
|----------------------|--------|-------------|--------|------------------------|----------------|
| TAG # | LENGTH | DELTA | RADIUS | BEARING/ CHORD BEARING | CHORD DISTANCE |
| C1 | 1.10 | Δ=3°08'58" | 20.00 | N26°38'39"E | 1.10 |
| C2 | 98.79 | Δ=45°16'50" | 125.00 | N85°52'05"W | 96.24 |
| C3 | 58.92 | Δ=33°45'28" | 100.00 | N88°22'14"E | 58.07 |
| L1 | 15.69 | | | S28°13'08"W | |
| L2 | 12.83 | | | N27°13'26"E | |



SATHRE-BERGQUIST, INC.