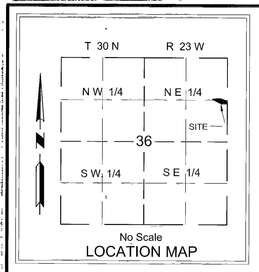
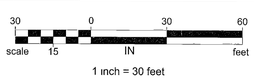
"COPY"

5252

COPY B&S 3467 RICE

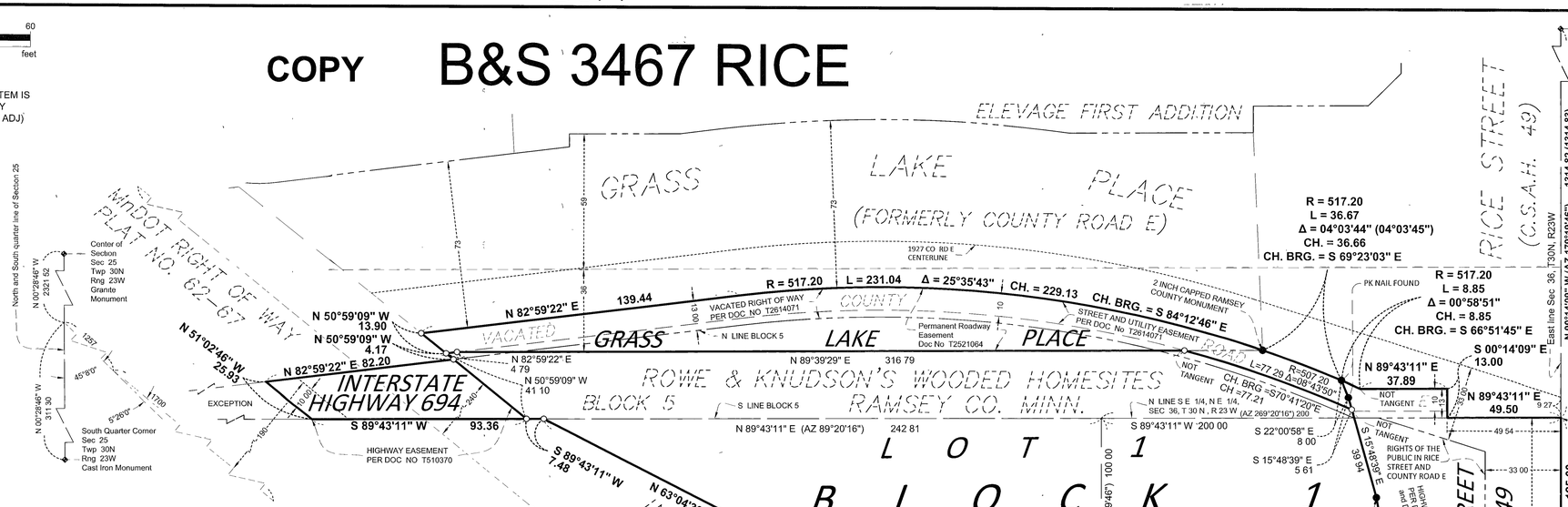




ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RAMSEY COUNTY COORDINATE SYSTEM, NAD83 (1996 ADJ)

LEGEND

- ○ DENOTES 1/2 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO 51678
- ◆ DENOTES FOUND SECTION MONUMENT see monument for description
- ● FOUND MONUMENT see monument for description



Owners Certificate

KNOW ALL PERSONS BY THESE PRESENTS That B and S Land Development, LLC, a Minnesota limited liability company, being owner and mortgagor, and Peoples Bank Midwest, a state chartered banking corporation under the laws of the state of Wisconsin, mortgagee of the following described land, situated in the City of Shoreview, County of Ramsey, State of Minnesota

All of Block 5, Rowe & Knudson's Wooded Homesites, Ramsey Co , Minn , except that part of said Block 5 which lies Southwesterly of a line run parallel with and distant 190 feet Northeasterly of the following described line

Beginning at a point on the North and South quarter line of Section 25, Township 30 North, Range 23 West, distant 311 3 feet North of the South quarter corner thereof, thence run Southeasterly at an angle of 45 degrees 08 minutes with said North and South quarter line for 1,257 feet, thence deflect to the left at an angle of 5 degrees 26 minutes for 1,700 feet and there terminating, except therefrom a strip 10 feet in width adjoining and Southwesterly of the Northeasterly boundary of the above described strip and extending over and across that portion of Block 5, lying Southerly of County Road E;

Together with that part of the southerly 13 feet of County Road E, as dedicated on the plat of Rowe & Knudson's Wooded Homesites, Ramsey Co , Minn , vacated, lying westerly of a line lying 49 5 feet westerly of, and parallel with, the East line of the Northeast Quarter of Section 36, Township 30 North, Range 23 West, and lying easterly of a line run parallel with and distant 240 feet northeasterly of the following described line

Beginning at a point on the east line of Section 36, Township 30 North, Range 23 West, distant 636 65 feet north of the East Quarter corner thereof, thence run northwesterly at an angle of 50 degrees 45 minutes with said east section line for 1500 feet and there terminating

AND

The North 125 feet of the East 200 feet of the Southeast Quarter of Northeast Quarter, Section 36, Township 30, Range 23, subject to the rights of the public in Rice Street and County Road E,

AND

That part of the Southeast Quarter of the Northeast Quarter of Section 36, Township 30 North, Range 23 West, Ramsey County, Minnesota, described as follows

From the Northeast corner of said Section 36, run Southerly on an azimuth of 179 degrees 19 minutes 46 seconds (azimuth oriented to Minnesota State Plane Coordinate System) along the East line of Section 36 for 1314.83 feet to the Northeast corner of said Southeast Quarter of the Northeast Quarter, thence on an azimuth of 269 degrees 20 minutes 16 seconds along the North line of said Southeast Quarter of the Northeast Quarter for 200 feet to the point of beginning; thence on an azimuth of 179 degrees 19 minutes 46 seconds for 100 feet, thence on an azimuth of 269 degrees 20 minutes 16 seconds for 48 27 feet, thence on an azimuth of 296 degrees 32 minutes 27 seconds for 218 75 feet to a point on the North line of said Southeast Quarter of the Northeast Quarter, thence on an azimuth of 89 degrees 20 minutes 16 seconds along the North line of said Southeast Quarter of the Northeast Quarter for 242 81 feet to the point of beginning

Have caused the same to be surveyed and platted as B&S 3467 RICE and do hereby dedicate to the public for public use forever, the public ways as shown on this plat

In Witness whereof said B and S Land Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 5th day of APRIL, 2022

Signed B and S Land Development, LLC

STEPHEN R DAHL, MANAGER

Name and Title

STATE OF Minnesota

COUNTY OF Washington

The foregoing instrument was acknowledged before me this 5 day of April, 2022 by Steve Dahl, Manager of B and S Land Development, LLC, a Minnesota limited liability company, on behalf of the company.

Jeffrey T. Larson — Signature

Jeffrey T. Larson — Print Name

Notary Public, Washington County, Minnesota

My Commission Expires 1-31-2025

Surveyors Certificate

I, Theodore Brown, 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 the surveyors certification are shown and labeled on this plat, and all public ways are shown and labeled on this plat

Dated this 4TH day of APRIL, 2022

Theodore S Brown, Land Surveyor

Minnesota License No 51678

STATE OF MINNESOTA

COUNTY OF Ramsey

The foregoing Surveyor's Certificate was acknowledged before me this 4th day of April, 2022 by Theodore S Brown, Land Surveyor

Tawnia R Pleski — Signature

Tawnia R Pleski — Printed Name

Notary Public, Ramsey County, Minnesota

My Commission Expires 01/31/2026

TAWNIA R PLESKI Notary Public State of Minnesota My Commission Expires January 31, 2026

Lenders Certificate

In Witness whereof said Peoples Bank Midwest, a state chartered banking corporation under the laws of the state of Wisconsin, has caused these presents to be signed by its proper officer this 5 day of April, 2022

Signed Peoples Bank Midwest

Name and Title

STATE OF Minnesota

COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 5th day of April, 2022, by Kevin Whelan, Market President of Peoples Bank Midwest, a state chartered banking corporation under the laws of the state of Wisconsin, on behalf of the Corporation.

Caleb Peterson — Signature

Caleb Peterson — Print Name

Notary Public, Ramsey County, Minnesota

My Commission Expires 1-31-2023

CALEB C PETERSON

City of Shoreview

We do hereby certify that on the 12th day of April, 2022, the City Council of the City of Shoreview, Minnesota approved this plat Also, the conditions of Minnesota Statutes 505 03, Subd 2, have been fulfilled

SANDRA C. MARTIN, Mayor — Brad Martens, Clerk

Property Tax, Records and Election Services Department

Pursuant to Minnesota Statutes, Section 505 021, Subd 9, taxes payable in the year 20___ 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 14th day of April, 2022

Heather L Bestler, Ramsey County Auditor/Treasurer

By ___ Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 12TH day of APRIL, 2022

DANIEL D. BAAR

Daniel D Baar, L S

Ramsey County Surveyor

BY: STEPHANE J. ROBERT, DEPUTY COUNTY SURVEYOR

County Recorder

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of B&S 3467 RICE was filed in the office of the County Recorder for public record on this 13th day of APRIL, 2022 at 9:00 o'clock A M and was duly filed in Book 130 of Plats, Page 4, as Document Number 4944871

Deputy County Recorder

Registrar of Titles

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of B&S 3467 RICE was filed in the office of the Registrar of Titles for public record this 13th day of APRIL, 2022, at 9:00 o'clock A M and was duly filed in Book 53 of Plats, Page 21, as Document Number 2730980

Deputy Registrar of Titles

Witness Monument for East Quarter Corner Sec 36 Twp 30N Rng 23W 1 inch Copper Marker Stamped Ramsey County

S LINE N E 1/4, SEC 36, T 30 N , R 23 W — N 89°40'40" E 20.00 — 658.65

East Quarter Corner Sec 36 Twp 30N Rng 23W Mathmatical Position

SEH

Save 3/30/2022 10.33 AM tsbrown Plot 3/30/2022 10.35 AM X:\FIRM\HOLIS\157558\9-survey\92-CAD\15-dwg\HOLIS157558_FinalPlat.dwg