

VICTORIA SHORES

KNOW ALL PERSONS BY THESE PRESENTS: That Builders Lot Group, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

Lot One (1), Block Two (2), Richard's Park, according to the recorded plat thereof, and situate in Ramsey County, Minnesota;

and

That part of Government Lot 3, Section 2, Township 29, Range 23, lying west of the North-South Quarter line described as follows: The North 306.1 feet of the South 886.1 feet of Government Lot 3, except the West 500 feet thereof and except that part of the North 80 feet of the South 755 feet thereof lying Westerly of Victoria Street, and situated in Ramsey County, Minnesota,

and

That part of the following parcel which lies East of the West 370 feet thereof. Beginning at a point on the West line of Lot 3, Section 2, Township 29, Range 23, 480 feet North of the Southwest corner of said Government Lot 3, thence East parallel to the South line of said Government Lot 3, 666 feet, more or less, to the shore of Lake Owasso, thence Northeasterly along the shore line of said Lake Owasso to a point 580 feet North of the South line of said Government Lot 3, measured at right angles to said South line of said Government Lot 3; thence West parallel to the South line of said Government Lot 3, 830 feet, more or less, to a point on the West line of said Government Lot 3, 580 feet North of the Southwest corner of said Government Lot 3, thence South 100 feet to the point of beginning, and situate in Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as VICTORIA SHORES and does hereby dedicate to the public for public use forever the public ways and the easements for drainage and utility purposes only as shown on this plat.

In witness whereof said Builders Lot Group, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 19 day of MAY, 2022.

SIGNED: BUILDERS LOT GROUP, LLC

By Melvin Moore, chief manager.

STATE OF MINNESOTA
COUNTY OF RAMSEY
This instrument was acknowledged before me this 19 day of MAY, 2022, by Melvin Moore, chief manager of Builders Lot Group, LLC, a Minnesota limited liability company, on behalf of the company.

Timothy A. Nestler
(signature) (printed name)

Notary Public HENSON County, RAMSEY MINNESOTA
My Commission Expires JAN 31, 2025

I, Daniel L. Thurmes, 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 monuments indicated on this plat will be correctly set within one year, that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this surveyor's certification are shown and labeled on this plat, and all public ways are shown and labeled on this plat.

Dated this 16th day of May, 2022

D.L.T.
Daniel L. Thurmes, Land Surveyor
Minnesota License No. 25718

STATE OF MINNESOTA
COUNTY OF WASHINGTON
The foregoing instrument was acknowledged before me this 16th day of MAY, 2022 by Daniel L. Thurmes, Licensed Land Surveyor.

Conita J.P. Villari Conita J.P. Villari
(signature) (printed name)

Notary Public Dakota County, Minnesota
My Commission Expires JAN 24, 2025

CITY OF ROSEVILLE
We do hereby certify that on the 21 day of March, 2022 the City Council of the City of ROSEVILLE, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled

[Signature] Mayor [Signature] 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 day of , 2022

Heather L. Bestler, Ramsey County Auditor/Treasurer

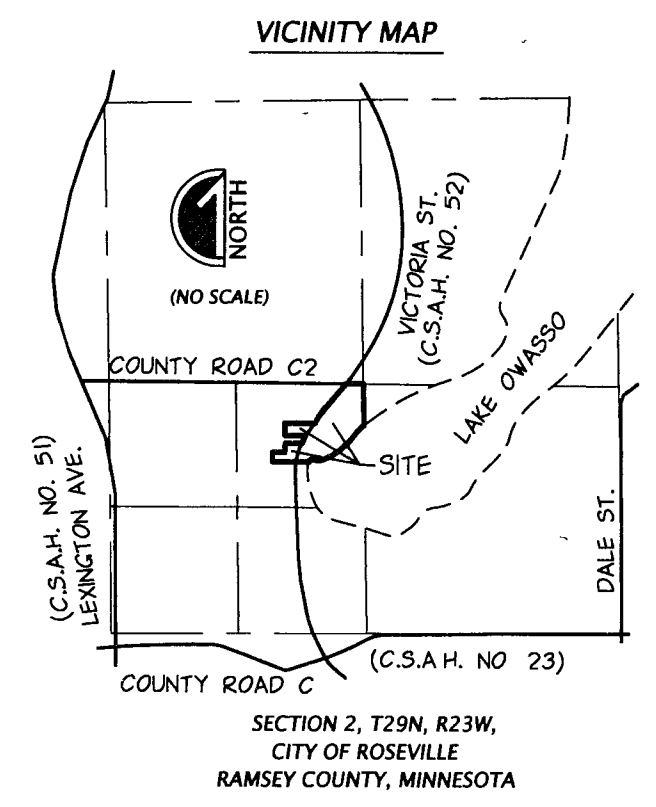
By , Deputy

COUNTY SURVEYOR
Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 31st day of MAY, 2022

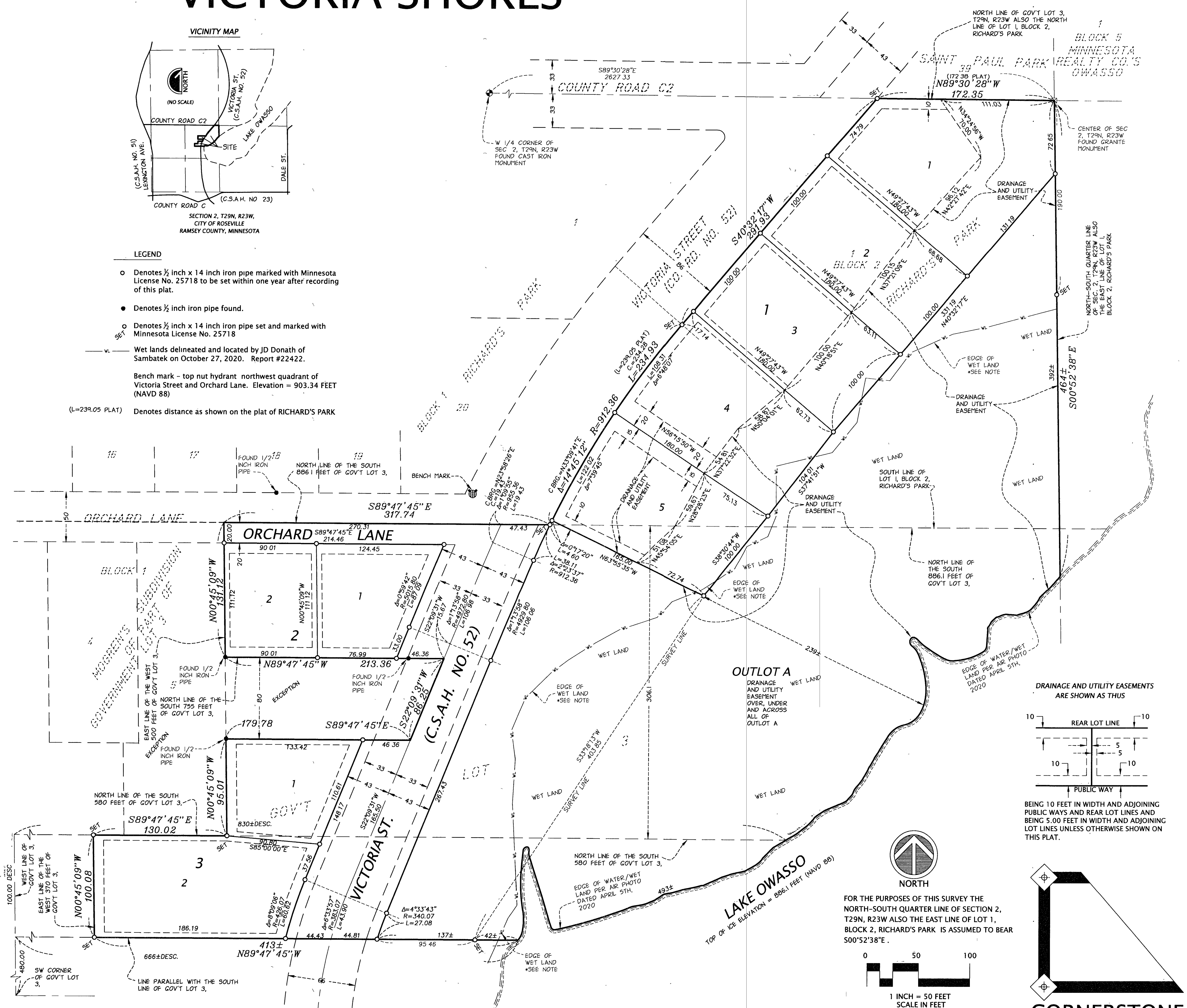
Daniel D. Baar Stephane J. Robert
Daniel D. Baar Deputy County Surveyor

COUNTY RECORDER, County of Ramsey, State of Minnesota
I hereby certify that this plat of VICTORIA SHORES was filed in the office of the County Recorder for public record on this 31st day of MAY, 2022, at 2:00 o'clock P.M. and was duly filed in Book 130 of Plats, Page 6, as Document Number 4950510

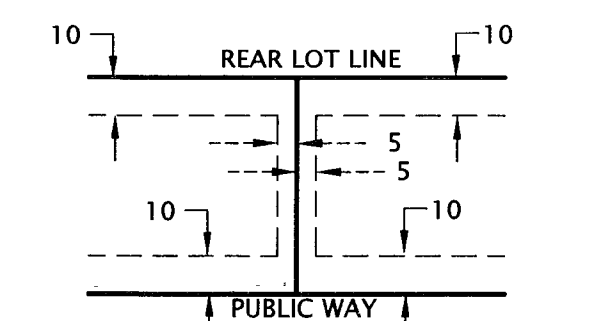
Deputy County Recorder



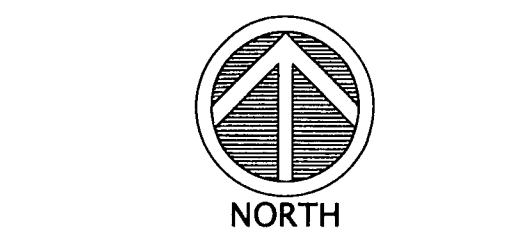
- LEGEND
- Denotes 1/2 inch x 14 inch iron pipe marked with Minnesota License No. 25718 to be set within one year after recording of this plat.
 - Denotes 1/2 inch iron pipe found.
 - Denotes 1/2 inch x 14 inch iron pipe set and marked with Minnesota License No. 25718
 - W — Wet lands delineated and located by JD Donath of Sambatek on October 27, 2020. Report #22422.
 - (L=239.05 PLAT) Denotes distance as shown on the plat of RICHARD'S PARK
- Bench mark - top nut hydrant northwest quadrant of Victoria Street and Orchard Lane. Elevation = 903.34 FEET (NAVD 88)



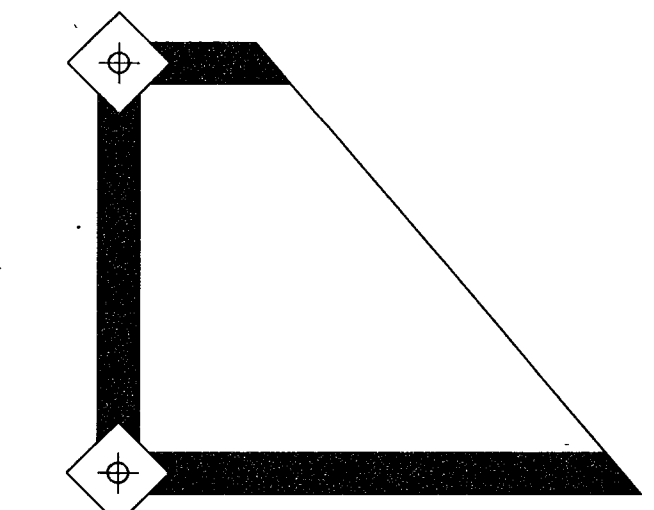
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THIS



BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES AND BEING 5.00 FEET IN WIDTH AND ADJOINING LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.



FOR THE PURPOSES OF THIS SURVEY THE NORTH-SOUTH QUARTER LINE OF SECTION 2, T29N, R23W ALSO THE NORTH LINE OF LOT 1, BLOCK 2, RICHARD'S PARK IS ASSUMED TO BEAR S00°52'38"E.



CORNERSTONE LAND SURVEYING, INC.