

PIONEER COMMONS

KNOW ALL PERSONS BY THESE PRESENTS: That DRP MN 1, LLC, a Delaware limited liability company, owner of the following described property situated in the City of Little Canada, County of Ramsey, State of Minnesota:

Lots 2, 3, 4, 5, 6, 7, 8, and 9, Block 1, Gervais Heights, Ramsey County, Minnesota;

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, 20, 21, 22, 23, 24, and 25, Block 2, Gervais Heights, Ramsey County, Minnesota;

AND

Those parts of Lot 26, Block 2 and of Lot 1, Block 1, Gervais Heights, Ramsey County, Minnesota, lying southeasterly of a line run parallel with and distant 50 feet southeasterly of the following described line:
Beginning at a point on the north and south quarter line of Section 5, Township 29 North, Range 22 West, distant 75.45 feet south of the north quarter corner thereof; thence run northwesterly at an angle of 93 degrees 13 minutes 04.3 seconds with said north and south quarter line for 226.62 feet; thence deflect to the left on a 3 degree 00 minute curve (delta angle 14 degrees 56 minutes 34.3 seconds) 498.1 feet; thence on tangent to said curve for 700 feet and there terminating.

AND

All that part of the West 179 feet of the East 730 feet of the North 254.10 feet of the East Half of the West Half of Section 5, Township 29, Range 22, which lies between the East line of Vanderbie Street produced North to North line of said Section 5, and the West line of said Lot 1, Block 1, Gervais Heights, Ramsey County, Minnesota, produced North to North line of said Section 5;
Except that part taken for highway purposes by the State of Minnesota as evidenced by Final Certificate recorded as Document No. 1823640.

Has caused the same to be surveyed and platted as PIONEER COMMONS and does hereby dedicate to the public for public use forever the easements for drainage and utility purposes over, under and across all of Outlots B, C, E, F, G, H, I, J, K, L and M as shown on this plat.

In witness whereof, said DRP MN 1, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 5 day of APRIL, 2023.

SIGNED: DRP MN 1, LLC

By [Signature]

Its Authorized Signatory

STATE OF MINNESOTA
COUNTY OF Dakota

This instrument was acknowledged before me on this 5 day of April, 2023 by Brian Clowson, the Authorized Signatory of DRP MN 1, LLC, a Delaware limited liability company, on behalf of said company.

Opinion J. Clowson
Notary Public, Dakota County, Minnesota

James A. Clowson
Notary Printed Name

My commission expires Jan 31, 2027

SURVEYOR'S CERTIFICATE

I, Jeffrey J. Rolfson, 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 APRIL, 2023.

[Signature]
Jeffrey J. Rolfson, Professional Land Surveyor
Minnesota License No. 49003

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 4th day of April, 2023 by Jeffrey J. Rolfson.

Tabitha Walsh
Notary Public, Rice County, Minnesota

Tabitha Walsh
Notary Printed Name

My commission expires Jan 31, 2024

CITY OF LITTLE CANADA

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

[Signature]
Mayor

[Signature]
Manager

RAMSEY COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 2nd day of MAY, 2023.

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

BY: [Signature]
STEPHANE J. ROBERT
DEPUTY 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 this 4th day of MAY, 2023.

_____, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY RECORDER

COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of PIONEER COMMONS was filed in the office of the County Recorder for public record on this 17th day of MAY, 2023, at 10 o'clock A.M., and was duly filed in Book 130 of Plats, Pages 21, 22 and 23, and as

DOCUMENT NUMBER 4989718

Deputy County Recorder

REGISTRAR OF TITLES

COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of PIONEER COMMONS was filed in the office of the Registrar of Titles for public record on this 17th day of MAY, 2023, at 10 o'clock A.M., and was duly filed in Book 53 of Plats, Pages 37, 38 and 39, and as

DOCUMENT NUMBER 2754748

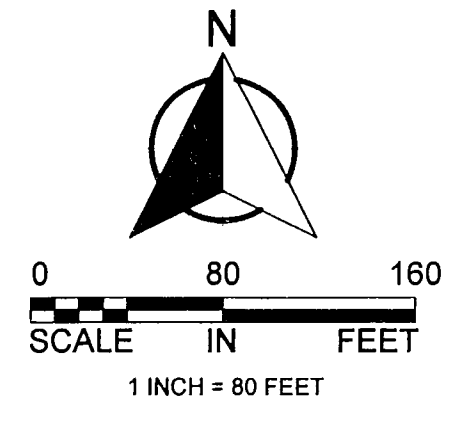
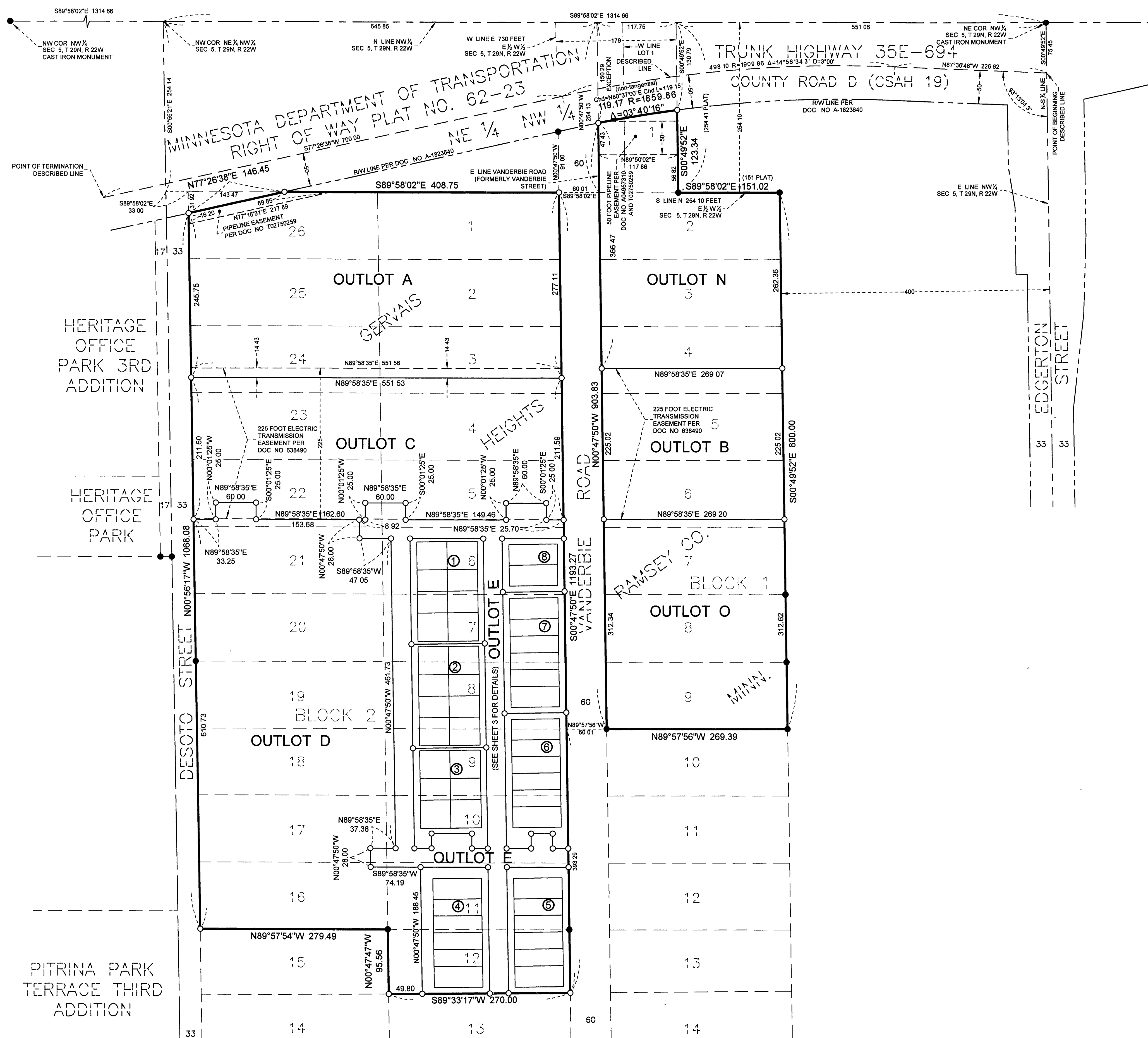
Deputy Registrar of Titles

3701 40th Avenue NW
Rochester, MN 55901

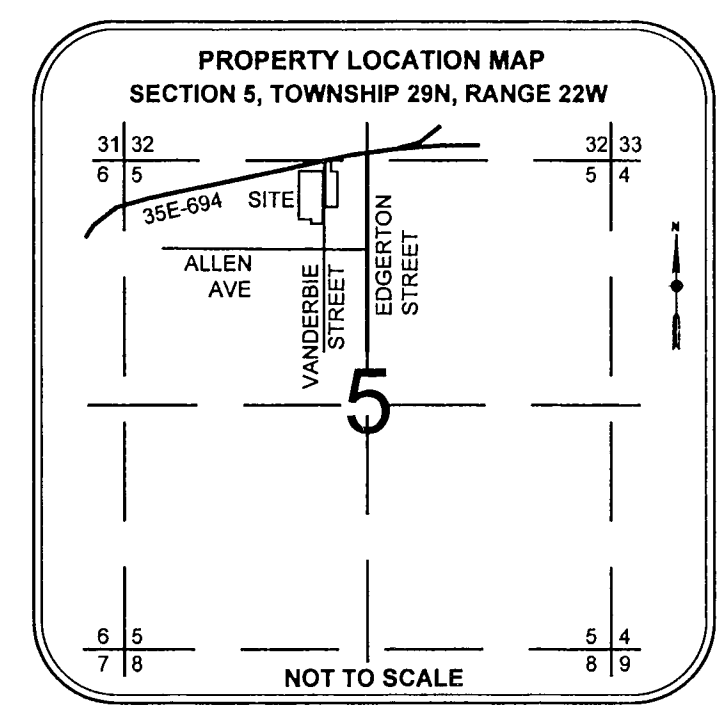


507-218-3745
www.wsbeng.com

PIONEER COMMONS



BASIS OF BEARING SYSTEM
ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH LINE
OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP
29, RANGE 22, WHICH IS ASSUMED TO BE S89°58'02"E



NOTE
ALL MONUMENTS SHOWN THUS ○
EXTERIOR BOUNDARY MONUMENTS ARE SET 3/4 INCH I.D. CAPPED IRON PIPES WITH LICENSE NO. 49003. INTERIOR MONUMENTS TO BE SET 1/2 INCH I.D. CAPPED IRON PIPES WITH LICENSE NO. 49003 WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS ●
ARE FOUND 3/8 INCH IRON PIPES UNLESS OTHERWISE NOTED ON THIS PLAT

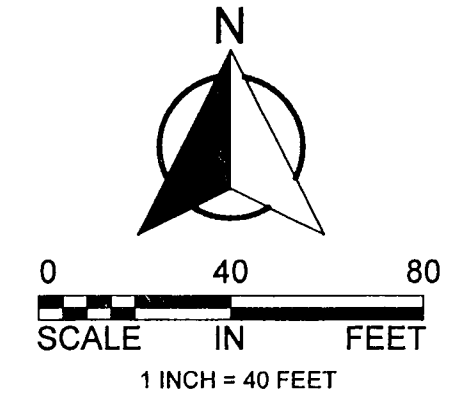
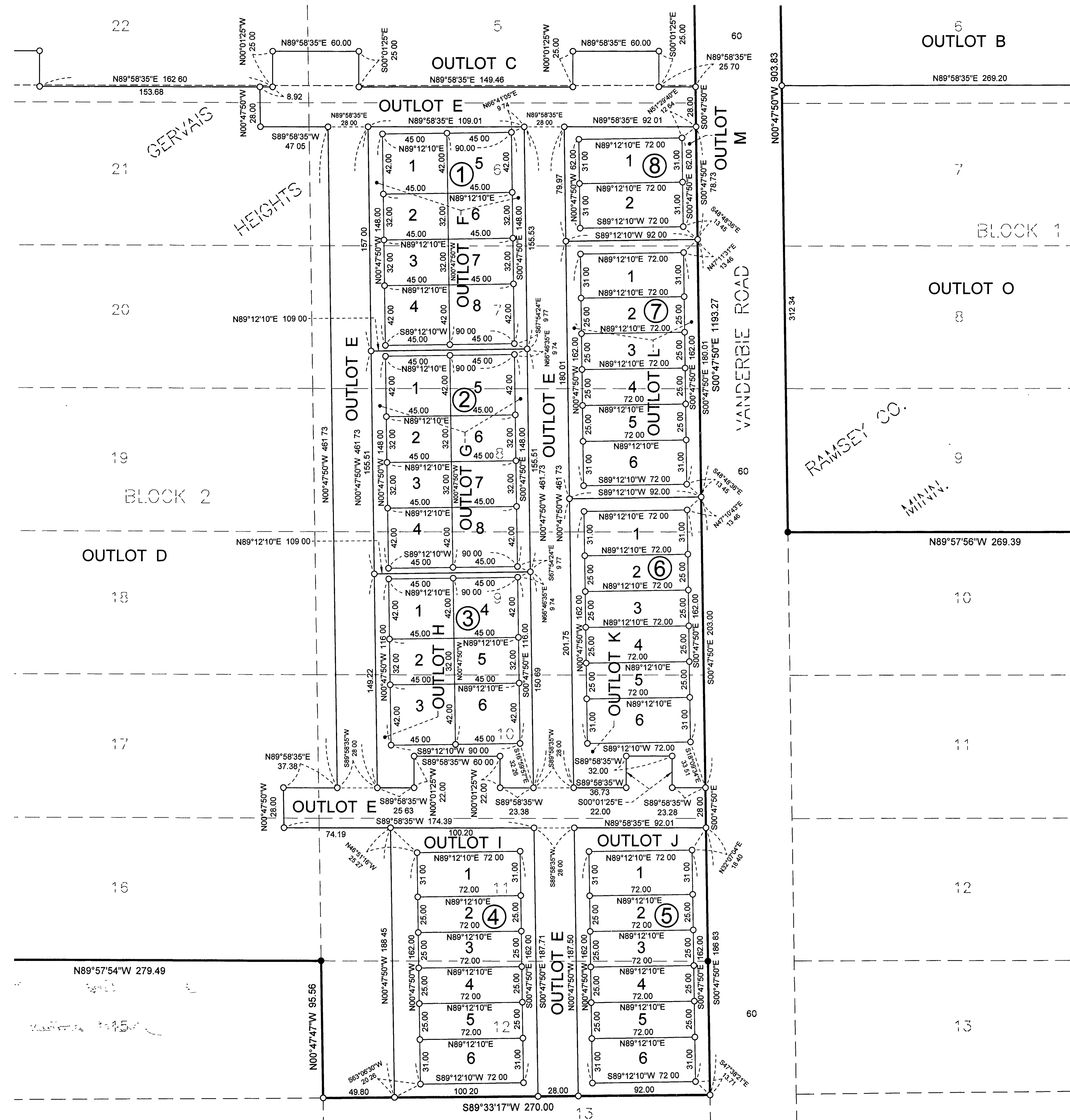
NOTE
OVER, UNDER AND ACROSS ALL OF THE FOLLOWING OUTLOTS IS A DRAINAGE AND UTILITY EASEMENT
OUTLOT B, OUTLOT C, OUTLOT E, OUTLOT F, OUTLOT G, OUTLOT H, OUTLOT I, OUTLOT J, OUTLOT K, OUTLOT L, OUTLOT M
(B, C, E, F, G, H, I, J, K, L and M)

⑤ = BLOCK NUMBER
(100 0 PLAT) = DENOTES DISTANCE PER PLAT OF GERVAIS HEIGHTS

3701 40th Avenue NW
Rochester, MN 55901

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 (B, C, E, F, G, H, I, J, K, L and M)

= BLOCK NUMBER

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 Rochester, MN 55901

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