

# PIONEER COMMONS SECOND ADDITION

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:

OUTLOT D, PIONEER COMMONS, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as PIONEER COMMONS SECOND ADDITION 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 A, B, C, D, E, F, G, H and I 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 2 day of MAY, 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 2 day of May, 2023 by Brian Clauson, the Authorized signatory of DRP MN 1, LLC, a Delaware limited liability company, on behalf of said company.

Garrison A. Clauson  
Notary Public, Dakota County, Minnesota

Janeen A. Clauson  
Notary Printed Name

My commission expires Jan. 31, 2027

### SURVEYOR'S CERTIFICATE

I, Jeffrey J. Rolfsen, 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 27<sup>th</sup> day of April, 2023.

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

STATE OF MINNESOTA  
COUNTY OF Winsted

This instrument was acknowledged before me on this 27<sup>th</sup> day of April, 2023 by Jeffrey J. Rolfsen.

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 22<sup>nd</sup> day of February, 2023, the City Council of the City of Little Canada, Minnesota, approved this plat.

[Signature]  
Mayor

[Signature]  
Manager

### RAMSEY COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 6<sup>th</sup> day of June, 2023.

[Signature]  
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 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 7<sup>th</sup> day of JUNE, 2023.

\_\_\_\_\_, Ramsey County Auditor/Treasurer

By \_\_\_\_\_, Deputy

### REGISTRAR OF TITLES

COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of PIONEER COMMONS SECOND ADDITION was filed in the office of the Registrar of Titles for public record on this 7<sup>th</sup> day of JUNE, 2023 at 2:00 o'clock P.M., and was duly filed in Book 53 of Plats, Pages 40 and 41, and as

DOCUMENT NUMBER 2755944

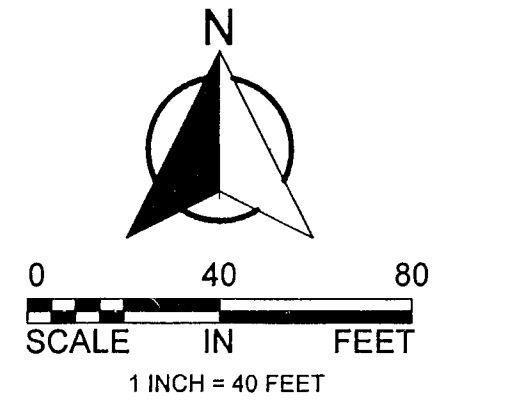
\_\_\_\_\_  
Deputy Registrar of Titles

# PIONEER COMMONS SECOND ADDITION

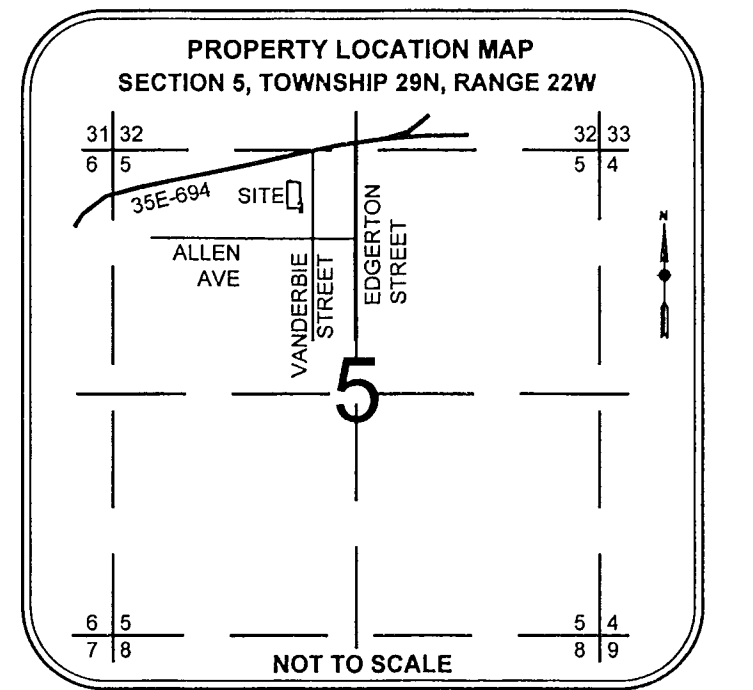
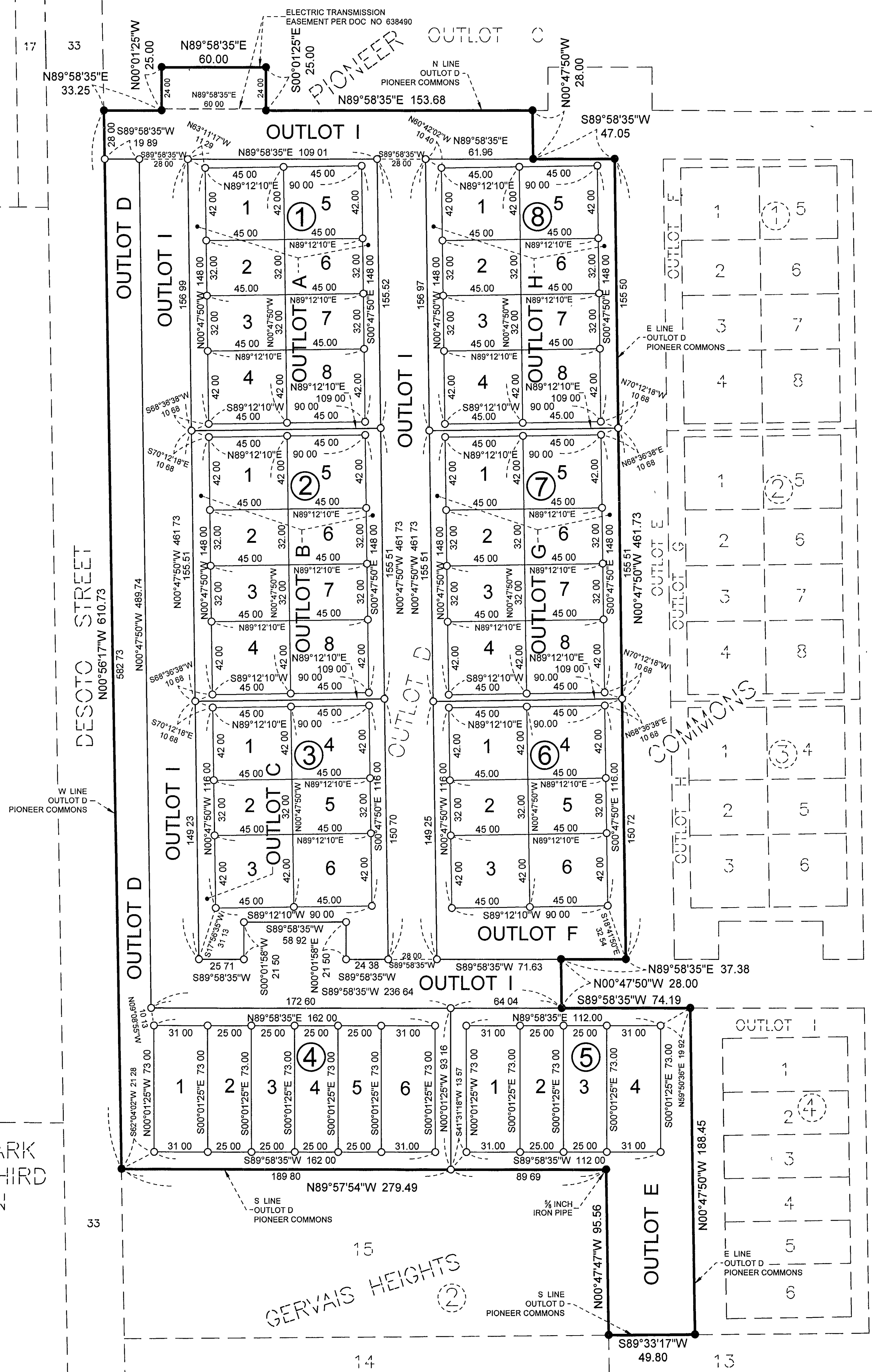
HERITAGE OFFICE PARK

PITRINA PARK TERRACE THIRD ADDITION

GERVAIS HEIGHTS



BASIS OF BEARING SYSTEM  
ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST LINE OF OUTLOT D, PIONEER COMMONS, WHICH IS ASSUMED TO BE N00°56'17\"



**NOTE**  
ALL MONUMENTS SHOWN THUS ○ ARE SET 3/8 INCH BY 14 INCH CAPPED IRON REBAR WITH LICENSE NO. 49003  
ALL MONUMENTS SHOWN THUS ● ARE FOUND 3/8 INCH I.D. CAPPED IRON PIPES WITH LICENSE NO. 49003 UNLESS OTHERWISE NOTED ON THIS PLAT

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

⑤ = BLOCK NUMBER

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Rochester, MN 55901

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