

SEVEN LAKES

KNOW ALL PERSONS BY THESE PRESENTS: That Scannell Properties #452, LLC, an Indiana limited liability company, owner of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

Lot 1, Block 1, DELUXE CORPORATION ADDITION, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as SEVEN LAKES and does hereby dedicate to the public for public use forever the public way and drainage and utility easements as shown on this plat.

In witness whereof said Scannell Properties #452, LLC, an Indiana limited liability company, has caused these presents to be signed by its proper officer this 24th day of October, 2023.

Signed: Scannell Properties #452, LLC
[Signature]
Manager, Marc Pfleging

STATE OF INDIANA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 24th day of October, 2023, by Marc Pfleging, Manager, Scannell Properties #452, LLC, an Indiana limited liability company, on behalf of the limited liability company.

[Signature]
(Signature)

Jay R. Jackson
(Name Printed)

Notary Public, Hamilton County, Indiana
My Commission Expires 11/20/24

SURVEYORS CERTIFICATION

I, Gary Bjorklund, 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 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 the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 17 day of OCTOBER, 2023.

[Signature]
Gary Bjorklund, Land Surveyor
Minnesota License No. 46563

STATE OF FLORIDA
COUNTY OF Manatee

This instrument was acknowledged before me on this 17th day of October, 2023, by Gary Bjorklund.

[Signature]
(Signature)

Barry W. Daible
(Name Printed)

Notary Public, Manatee County, Florida
My Commission Expires 11-14-2026

CITY OF SHOREVIEW, MINNESOTA

We do hereby certify that on the 19th day of December, 2022, the City Council of the City of Shoreview, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes Section 505.03, Subd. 2, have been fulfilled.

[Signature]
Mayor

[Signature]
Manager

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ 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 _____, 20____.

_____, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42 this plat is approved this 28th day of November, 2023.

[Signature]
Daniel D. Baar, L.S.
Ramsey County Surveyor

REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of SEVEN LAKES was filed in the office of the Registrar of Titles for public record on this 28th day of November, 2023 at 10:30 o'clock A.M. and was duly filed in Book 54 of Plats, Pages 8 and 9, as Document Number 2165348.

Deputy Registrar of Titles

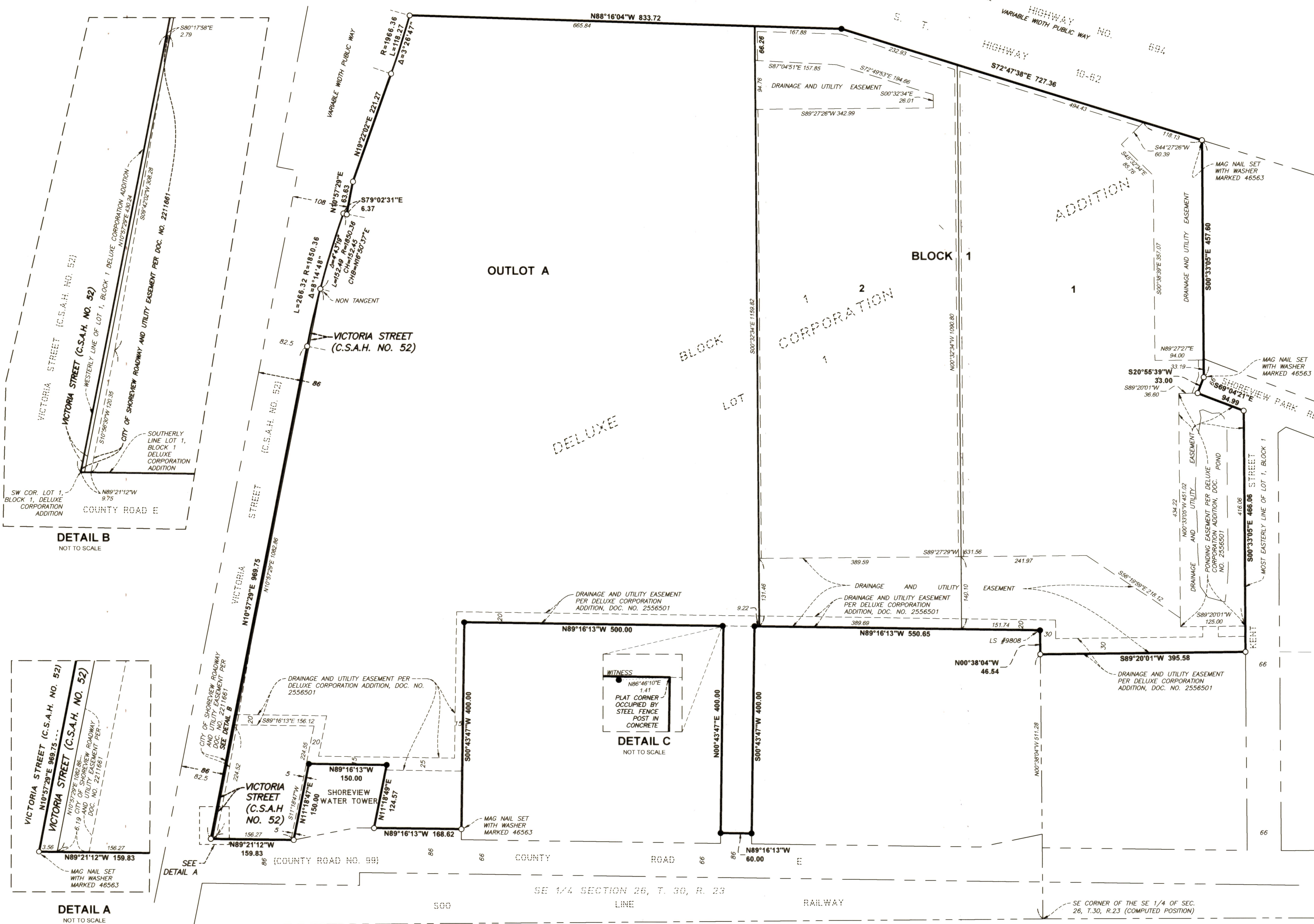
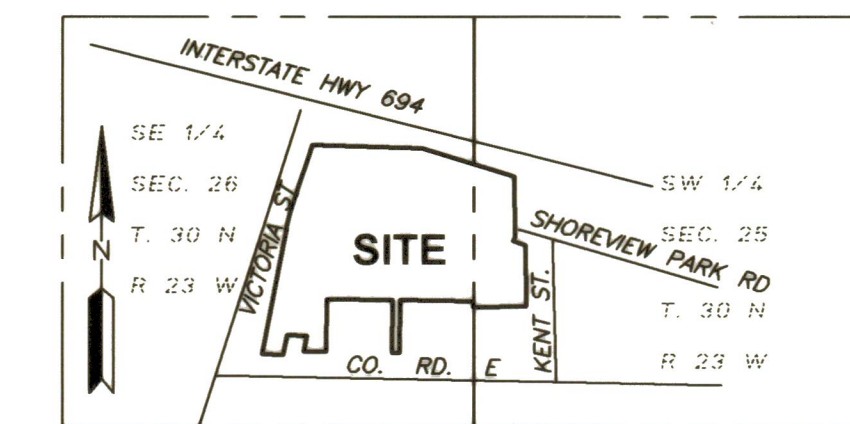


SEVEN LAKES

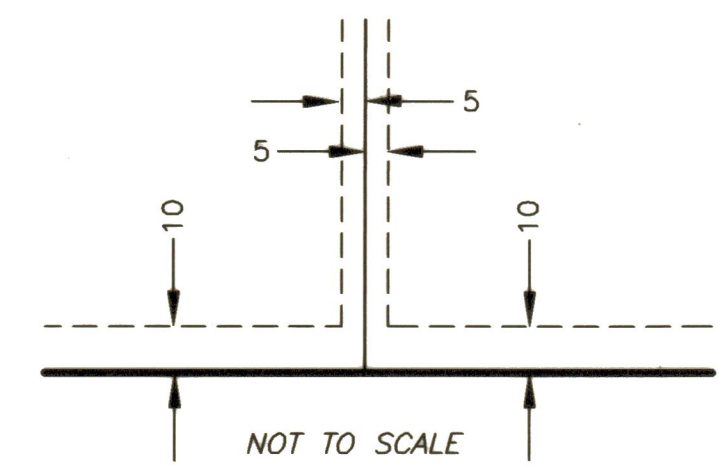
INTERSTATE HIGHWAY NO. 694

INTERSTATE HIGHWAY NO. 694
VARIABLE WIDTH PUBLIC WAY

VICINITY MAP
NOT TO SCALE



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED ON THIS PLAT.

LEGEND

- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND
- DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET AND MARKED "LS 46563", UNLESS OTHERWISE NOTED.

ANY BLOCK, LOT, OUTLOT, CORNER AND/OR CURVE POINT LOCATION ON THIS PLAT WHERE NO MONUMENT SYMBOL IS SHOWN, INDICATES WHERE A 1/2 INCH BY 14 INCH IRON PIPE WITH A CAP MARKED BY LICENSE NO. 46563 WILL BE SET, AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAT.

BEARING ORIENTATION NOTE:

THE MOST EAST LINE OF LOT 1, BLOCK 1, DELUXE CORPORATION ADDITION, IS ASSUMED TO BEAR S00°33'05"E.

