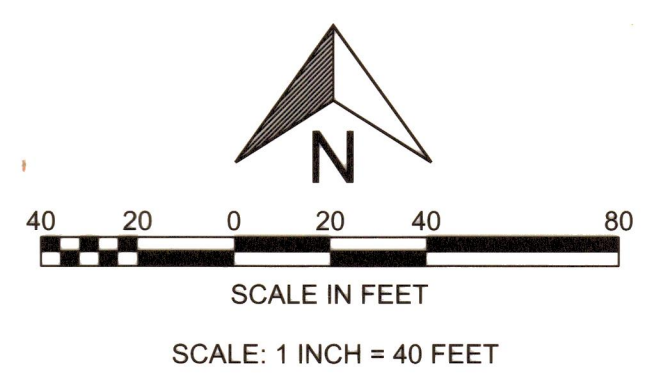
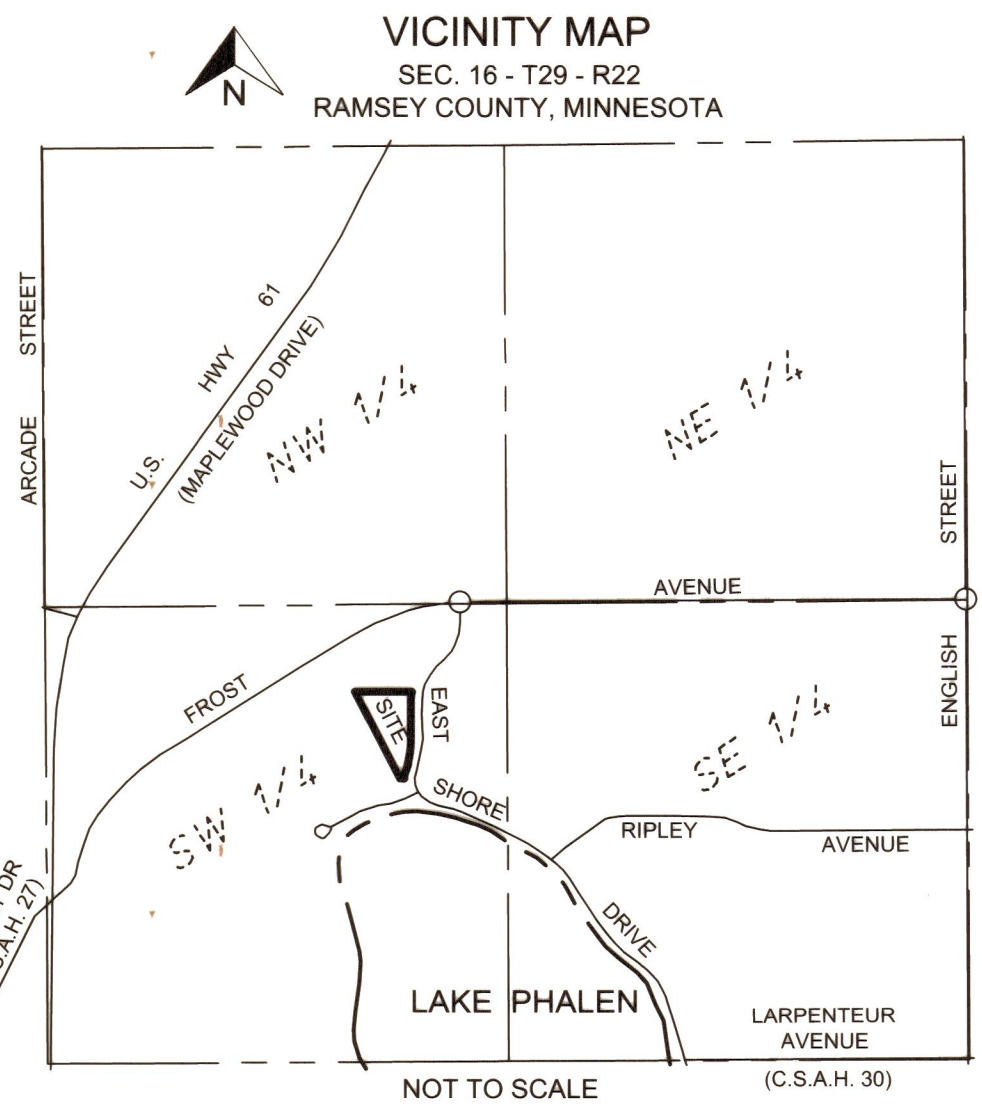
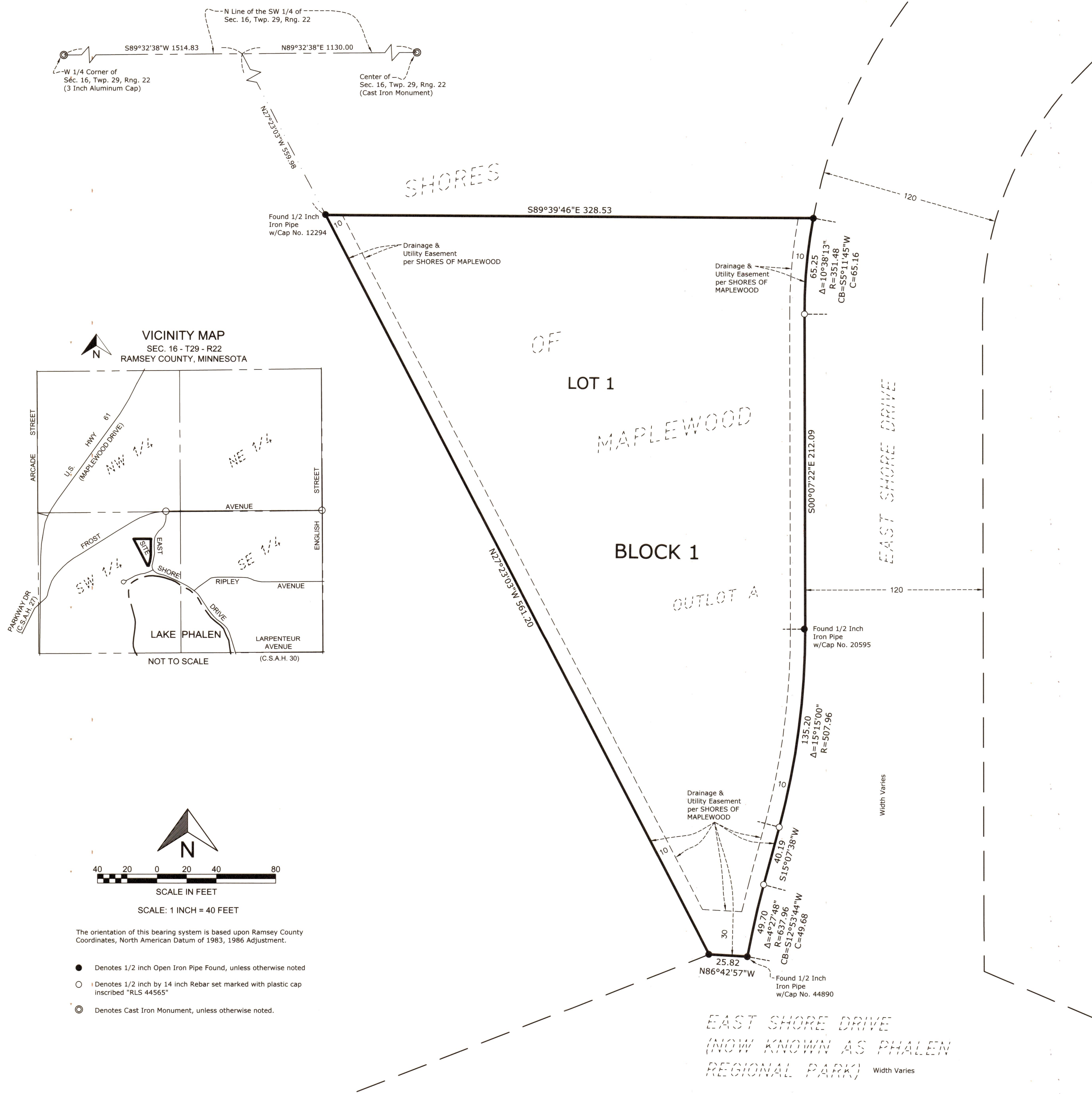


# AMERICAN COOPERATIVE ON LAKE PHALEN



The orientation of this bearing system is based upon Ramsey County Coordinates, North American Datum of 1983, 1986 Adjustment.

- Denotes 1/2 inch Open Iron Pipe Found, unless otherwise noted
- Denotes 1/2 inch by 14 inch Rebar set marked with plastic cap inscribed "RLS 44565"
- ⊙ Denotes Cast Iron Monument, unless otherwise noted.

**KNOW ALL PERSONS BY THESE PRESENTS:** That TAC JV II, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota:

OUTLOT A, SHORES OF MAPLEWOOD.  
 Has caused the same to be surveyed and platted as AMERICAN COOPERATIVE ON LAKE PHALEN.  
 In witness whereof said TAC JV II, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer  
 this 11<sup>th</sup> day of February, 2024.

SIGNED: TAC JV II, LLC  
 By: [Signature] Its President

STATE OF Minnesota  
 COUNTY OF Hennepin

This instrument was acknowledged before me this 11<sup>th</sup> day of February, 2024

by Michael L. Conlan, President of TAC JV II, LLC, a Minnesota limited liability company, on behalf of the company.

[Signature] Keely Poupore  
 Notary Public, Signature Notary Public, Printed Name

Notary Public Hennepin County, Minnesota

My Commission Expires: January 31, 2026

**SURVEYORS CERTIFICATE**  
 I, Rory L. Synstelen, 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 surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 20<sup>th</sup> day of December, 2023

[Signature]  
 Rory L. Synstelen, Land Surveyor  
 Minnesota License No. 44565

STATE OF MINNESOTA  
 COUNTY OF RAMSEY

This instrument was acknowledged before me this 20<sup>th</sup> day of December, 2023, by Rory L. Synstelen, a Licensed Land Surveyor.

[Signature] Cody E. Johnson  
 Notary Public, Signature Notary Public, Printed Name

Notary Public Ramsey County, Minnesota

My Commission Expires: January 31, 2027

**CITY OF MAPLEWOOD, MINNESOTA**  
 We do hereby certify that on the 11<sup>th</sup> day of February, 2024, the City Council of the The City of Maplewood, Minnesota, approved this plat.

[Signature] Maureen Abrams, Mayor [Signature] Andrea Sundt, Clerk

**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 transfers 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 28<sup>th</sup> day of February, 2024.

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

**COUNTY RECORDER**  
**COUNTY OF RAMSEY, STATE OF MINNESOTA**

I hereby certify that this plat of AMERICAN COOPERATIVE ON LAKE PHALEN was filed in the office of the County Recorder for public record on  
 this 28 day of February, 2024, at 2:45 o'clock P.. M. and was duly filed in  
 Book 130 of Plats, Page 27, as Document Number \_\_\_\_\_.

Deputy County Recorder