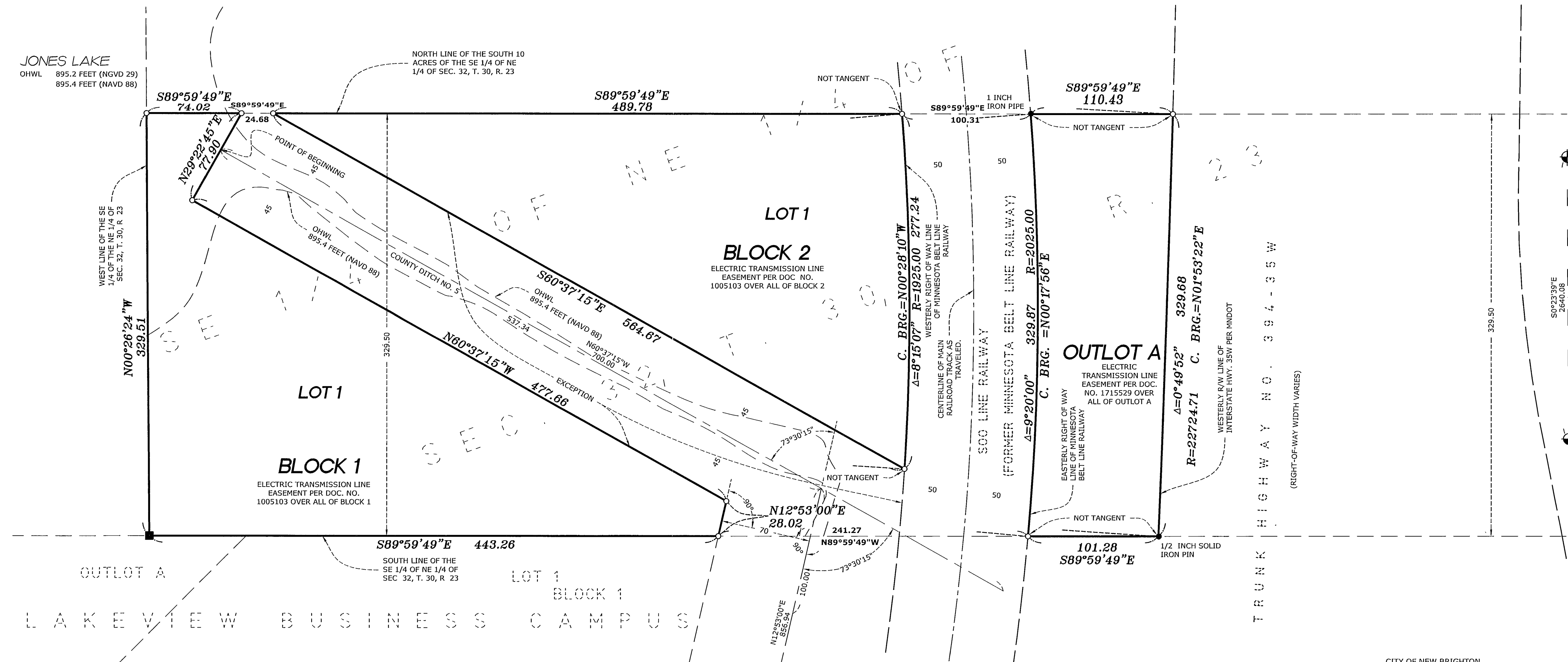
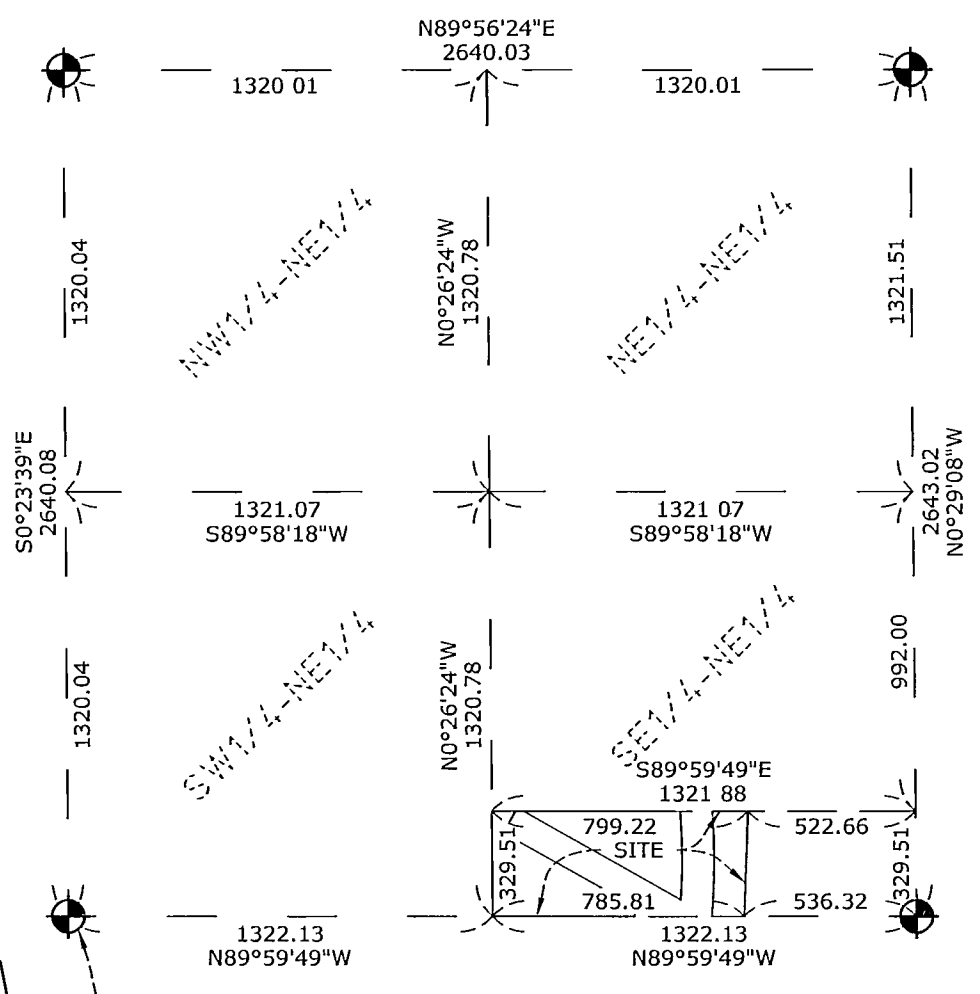


JONES LAKE OVERLOOK



SECTION DETAIL

NE 1/4 OF SEC. 32, TWP. 30, RNG. 23
RAMSEY COUNTY, MINNESOTA
Not to Scale



BENCHMARK:
RAMSEY COUNTY BENCHMARK 9065
ELEVATION: 911.631 FEET (NAVD 88)
911.449 FEET (NGVD 29)
BENCHMARK IS LOCATED APPROXIMATELY 38 FEET EAST OF THE SW CORNER OF THE NORTHEAST QUARTER OF SECTION 32

KNOW ALL PERSONS BY THESE PRESENTS: That The Fulford Family Partnership L.P., a Minnesota limited partnership, fee owner of the following described property situated in the City of New Brighton, County of Ramsey, State of Minnesota:

That part of the South 10 acres of the Southeast Quarter of the Northeast Quarter of Section 32, Township 30, Range 23, according to the United States Government Survey thereof, Ramsey County, Minnesota, lying West of the Westerly right-of-way line of Interstate Highway 35W and lying East of the Easterly right-of-way line of Minnesota Belt Line Railway, and situate in Ramsey County, Minnesota;

And That part of the South 10 acres of the Southeast Quarter of the Northeast Quarter of Section 32, Township 30, Range 23, according to the United States Government Survey thereof, Ramsey County, Minnesota, lying West of the Westerly right-of-way line of the Minnesota Belt Line Railway, and situate in Ramsey County, Minnesota.

Except that part of the South 10 acres of the Southeast Quarter of the Northeast Quarter of Section 32, Township 30, Range 23, lying westerly of the railway right-of-way, which lies within a distance of 45 feet on each side of the following described line:

From a point on the south line of said Section 32, distant 677.15 feet west of the southeast corner thereof, run northeasterly at an angle of 82 degrees 22 minutes 53 seconds with said south Section line for 1677.79 feet; thence deflect to the left at an angle of 81 degrees 04 minutes 30 seconds for 557 feet; thence deflect to the right at an angle of 86 degrees 36 minutes for 856.94 feet; thence deflect to the left at an angle of 73 degrees 30 minutes 15 seconds for 537.34 feet to the point of beginning of the line to be described; thence run southeasterly along the last described course for 700 feet and there terminating.

Together with all that part of the above described tract adjoining and southwesterly of the above described strip which lies southeasterly of a line run parallel with and distant 70 feet northwesterly of the following described line; Beginning at a point on the above described line, distant 537.34 feet southeasterly of its point of beginning; thence run southwesterly at an angle of 73 degrees 30 minutes 15 seconds with said line (measured from a southeasterly to a southwesterly direction) for 100 feet and there terminating.

Has caused the same to be surveyed and platted as JONES LAKE OVERLOOK.

In witness whereof said The Fulford Family Partnership L.P., a Minnesota limited partnership, has caused these presents to be signed by its proper officer this 9th day of May, 2024.

Signed: The Fulford Family Partnership L.P.
Daniel J. Fulford, General Partner

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 9th day of May, 2024, by Daniel J. Fulford, General Partner of The Fulford Family Partnership L.P., a Minnesota limited partnership, on behalf of the partnership.

Sandra Joyce Takorn
Sandra Joyce Takorn
Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2026

I, Jason E. Rud, 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 the plat.

Dated this 25th day of April, 2024.
Jason E. Rud
Jason E. Rud, Land Surveyor
Minnesota License No. 41578

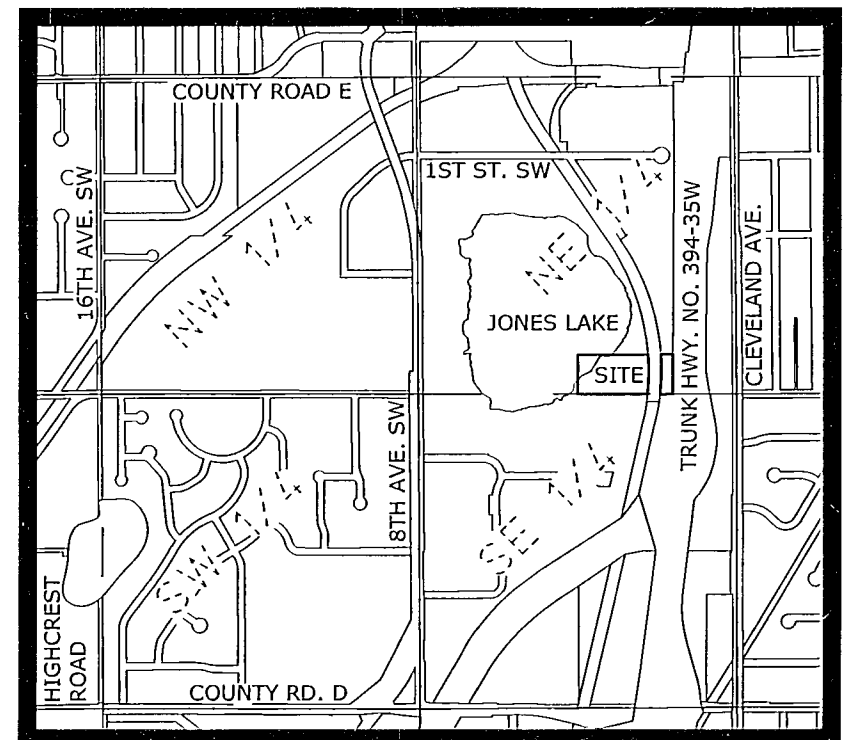
STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 25th day of April, 2024, by Jason E. Rud, a Licensed Land Surveyor.

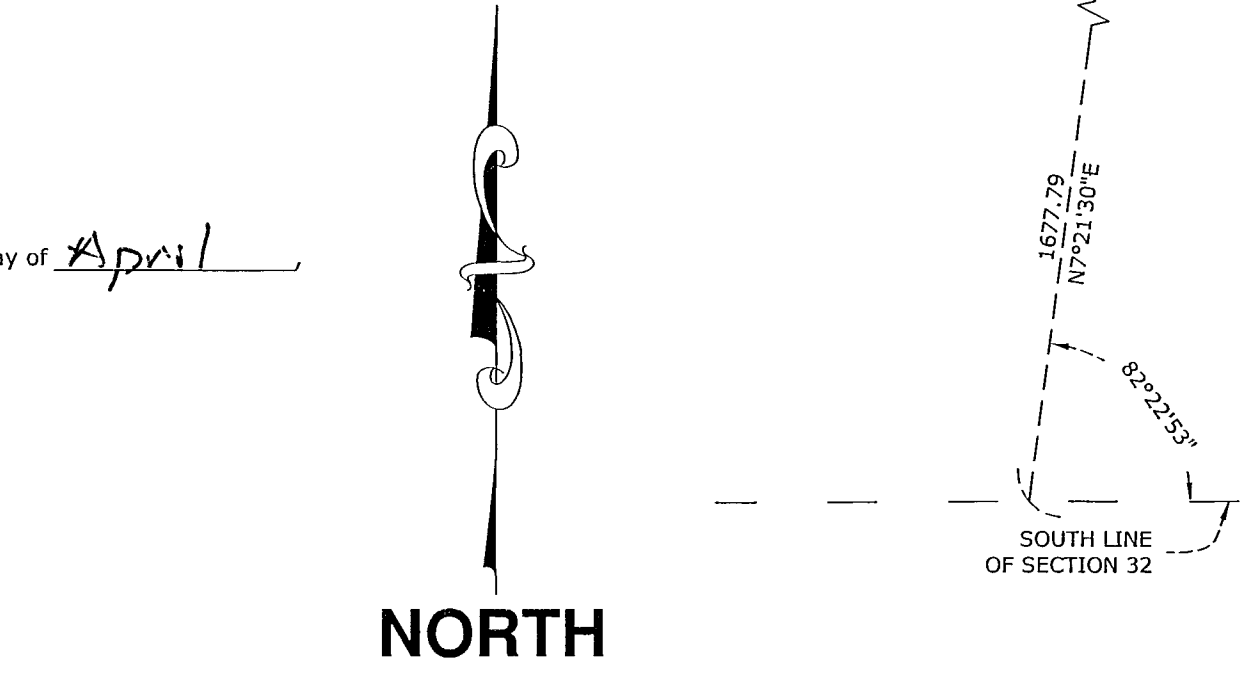
LaVae Mack
LaVae Mack
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2027

VICINITY MAP

SEC. 32, TWP. 30, RNG. 23



RAMSEY COUNTY, MINNESOTA
(NO SCALE)



- DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT MARKED RLS 41578.
- DENOTES FOUND MONUMENT AS LABELED.
- DENOTES FOUND GRANITE MONUMENT
- OHWL DENOTES ORDINARY HIGH WATER LEVEL PER MINNESOTA DEPARTMENT OF NATURAL RESOURCES

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 30, RANGE 23, RAMSEY COUNTY, MINNESOTA, IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 59 MINUTES 49 SECONDS EAST.