

GRAMSIE JUNCTION

KNOW ALL PERSONS BY THESE PRESENTS That Voran711 Land Holdings LLC, a Minnesota Limited Liability Company, owner of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

- Tract A, Registered Land Survey No. 367, Ramsey County, Minnesota;
- And
- Tract B, Registered Land Survey No. 367, Ramsey County, Minnesota,
- And
- Lot 1, Block 1, SHOREVIEW ESTATES, Ramsey County, Minnesota;
- And
- OUTLOT B, GRAMSIE HILLS, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as GRAMSIE JUNCTION and does hereby dedicate to the public for public use the public ways and also dedicate the drainage and utility easements as created by this plat

In witness whereof said Voran711 Land Holdings LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 16th day of May, 2024.

Signed: Voran711 Land Holdings LLC
Paul Schreier
 Paul Schreier, President

STATE OF MINNESOTA
COUNTY OF RAMSEY

This instrument was acknowledged before me on this 16th day of MAY, 2024, by PAUL SCHREIER as PRESIDENT of Voran711 Land Holdings LLC, a Minnesota Limited Liability Company, on behalf of the company

J Malone
 JAMES S MALONE
 Notary Public, RAMSEY County, Minnesota
 My Commission Expires 1/31/2026

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson 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 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 15th day of May, 2024.

P. J. Hawkinson
 Peter J. Hawkinson, Licensed Land Surveyor
 Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF Dakota

This instrument was acknowledged before me on this 15th day of May, 2024, by Peter J. Hawkinson, Licensed Land Surveyor.

Kari Olson
 Kari Olson
 Notary Public, Dakota County, Minnesota
 My Commission Expires 01/31/29

CITY COUNCIL, Shoreview, Minnesota

This plat was approved by the City Council of the City of Shoreview, Minnesota, on the 20th day of February, 2024, and hereby certifies compliance with all requirements as set forth in Section 505.03, Subd 2, Minnesota Statutes.

Aue Henkinger Mayor
Ben Matson Clerk

COUNTY SURVEYOR, Ramsey County, Minnesota

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 20th day of June, 2024.

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

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT, Ramsey County, Minnesota

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2024 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 20th day of JUNE, 2024.

 Ramsey County Auditor/Treasurer
 By _____
 Deputy

REGISTRAR OF TITLES, County of Ramsey, State of Minnesota

I hereby certify that this plat of GRAMSIE JUNCTION was filed in the Office of the Registrar of Titles for public record on this 20th day of JUNE, 2024, at 12 o'clock P.M. and was duly filed in Book 53 of Plats, Pages 17 and 18, as Document Number 2776A66.

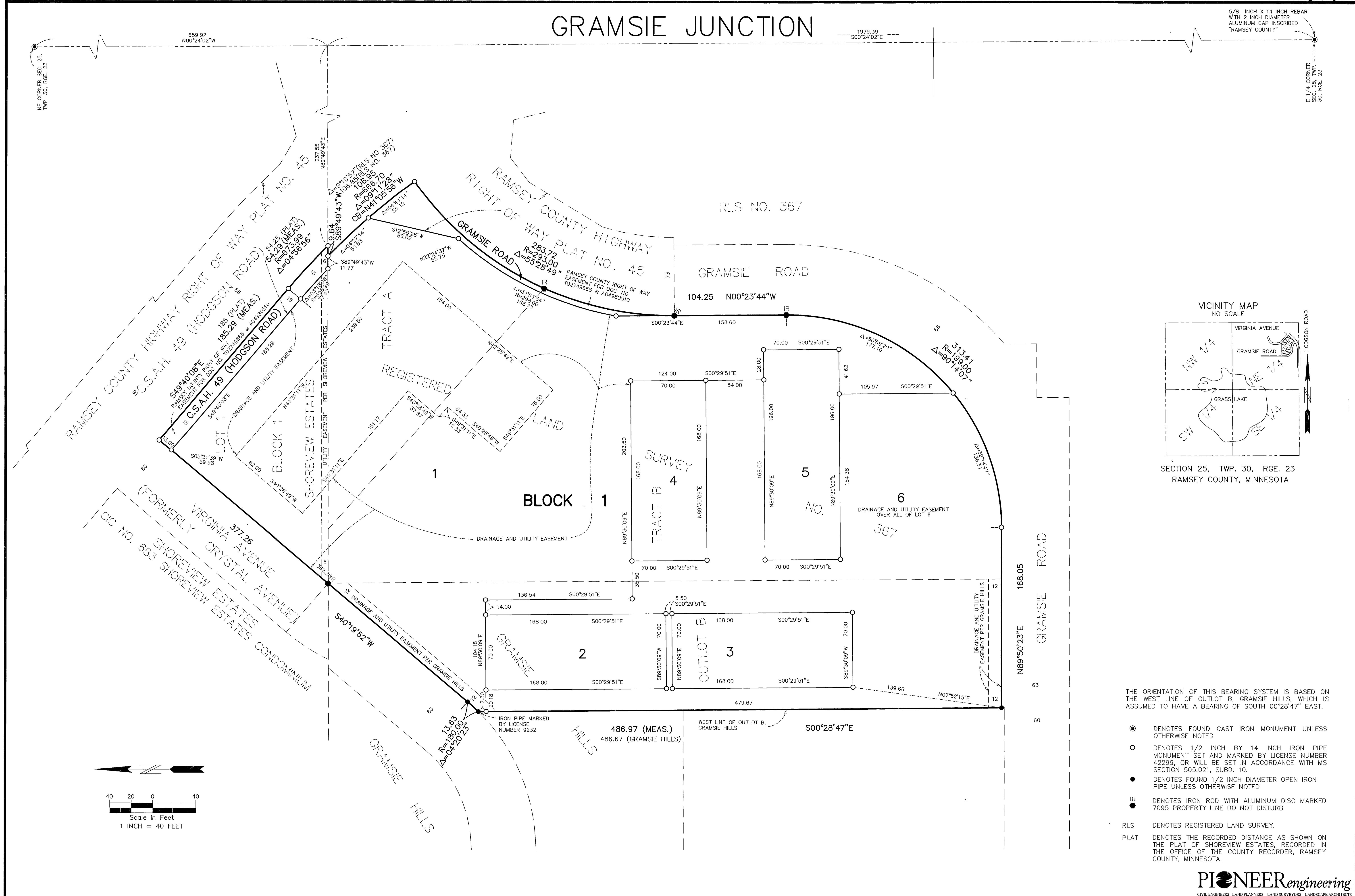
Deputy Registrar of Titles

COUNTY RECORDER, County of Ramsey, State of Minnesota

I hereby certify that this plat of GRAMSIE JUNCTION was filed in the Office of the County Recorder for public record on this 20th day of JUNE, 2024, at 12 o'clock P.M. and was duly filed in Book 130 of Plats, Pages 34 and 35, as Document Number 5030039.

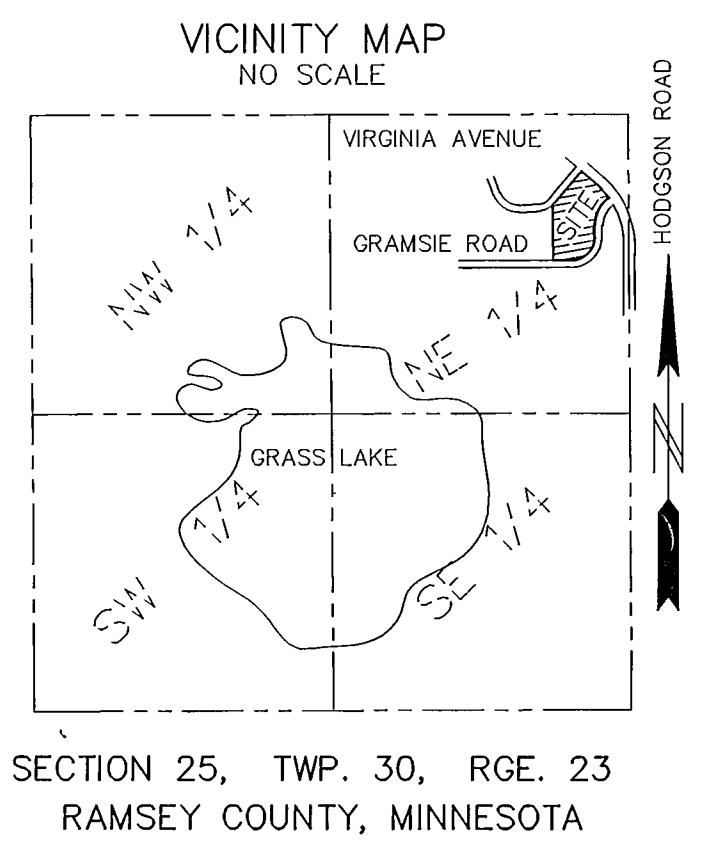
Deputy County Recorder

GRAMSIE JUNCTION



5/8" INCH X 14" INCH REBAR
WITH 2" INCH DIAMETER
ALUMINUM CAP INSCRIBED
"RAMSEY COUNTY"

E. 1/4 CORNER
SEC. 25, TWP.
30, RGE. 23



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF OUTLOT B, GRAMSIE HILLS, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH $00^{\circ}28'47''$ EAST.

- DENOTES FOUND CAST IRON MONUMENT UNLESS OTHERWISE NOTED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND 1/2 INCH DIAMETER OPEN IRON PIPE UNLESS OTHERWISE NOTED
- IR DENOTES IRON ROD WITH ALUMINUM DISC MARKED 7095 PROPERTY LINE DO NOT DISTURB
- RLS DENOTES REGISTERED LAND SURVEY.
- PLAT DENOTES THE RECORDED DISTANCE AS SHOWN ON THE PLAT OF SHOREVIEW ESTATES, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, RAMSEY COUNTY, MINNESOTA.

