

PIONEER COMMONS THIRD 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 A, OUTLOT N and OUTLOT O, PIONEER COMMONS, Ramsey County, Minnesota

Has caused the same to be surveyed and platted as PIONEER COMMONS THIRD 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, I, J, K, L, M, N, O, P, Q, R, S and T 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 20 day of MAY, 2024

SIGNED/DRP MN 1, LLC

By [Signature]

Its Authorized Signature

STATE OF MINNESOTA
COUNTY OF Dakota

This instrument was acknowledged before me on this 20 day of May, 2024 by Prion Clauson, the Authorized Signature of DRP MN 1, LLC, a Delaware limited liability company, on behalf of said company

Prion A. Clauson
Notary Public, Dakota County, Minnesota

Prion 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 12th day of May, 2024

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

STATE OF MINNESOTA
COUNTY OF Rice

This instrument was acknowledged before me on this 1st day of May, 2024 by Jeffrey J Rolfsen

Arvonna Wilson
Notary Public, Rice County, Minnesota

Arvonna Wilson
Notary Printed Name

My commission expires Jan 31, 2029

CITY OF LITTLE CANADA

We do hereby certify that on the 24th day of January, 2024 the City Council of the City of Little Canada, Minnesota, approved this plat Also the conditions of Minnesota Statutes, Section 505 03, Subd 2, have been fulfilled

[Signature]
Mayor

[Signature]
Manager

RAMSEY COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A 42, this plat is approved this 5th day of June, 2024

[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 2024 on the land heretofore described have been paid Also pursuant to Minnesota Statutes, Section 272 12, there are no delinquent taxes and transfer entered this 25th day of JUNE, 2024

_____, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY RECORDER

COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of PIONEER COMMONS THIRD ADDITION was filed in the office of the County Recorder for public record on this 25th day of JUNE, 2024 at 10 o'clock A.M., and was duly filed in Book 30 of Plats, Pages 32 and 33, and as

Document Number 5029937

Deputy County Recorder

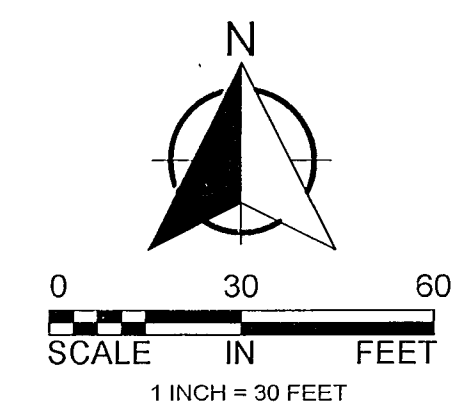
REGISTRAR OF TITLES

COUNTY OF RAMSEY, STATE OF MINNESOTA

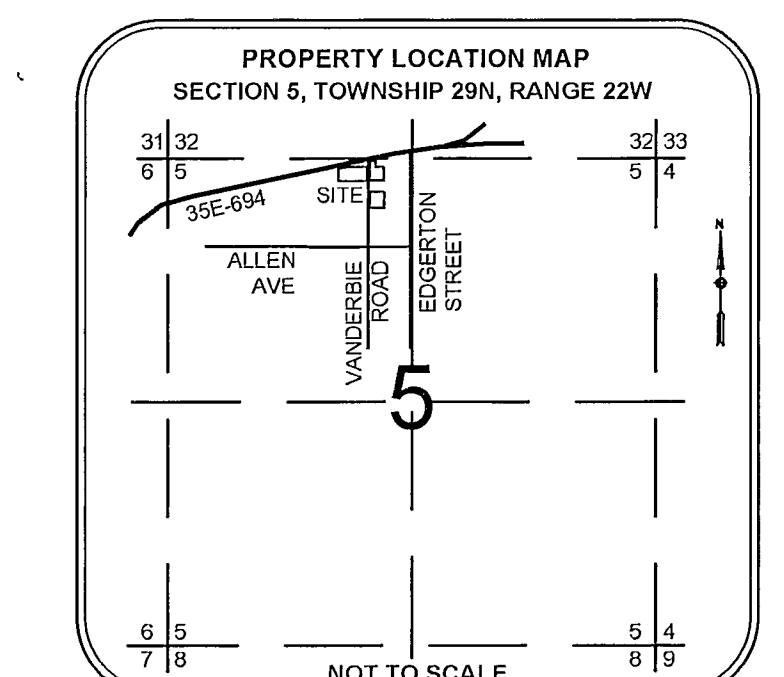
I hereby certify that this plat of PIONEER COMMONS THIRD ADDITION was filed in the office of the Registrar of Titles for public record on this 25th day of JUNE, 2024 at 10 o'clock A.M., and was duly filed in Book 54 of Plats, Pages 17 and 16, and as

Document Number 276421

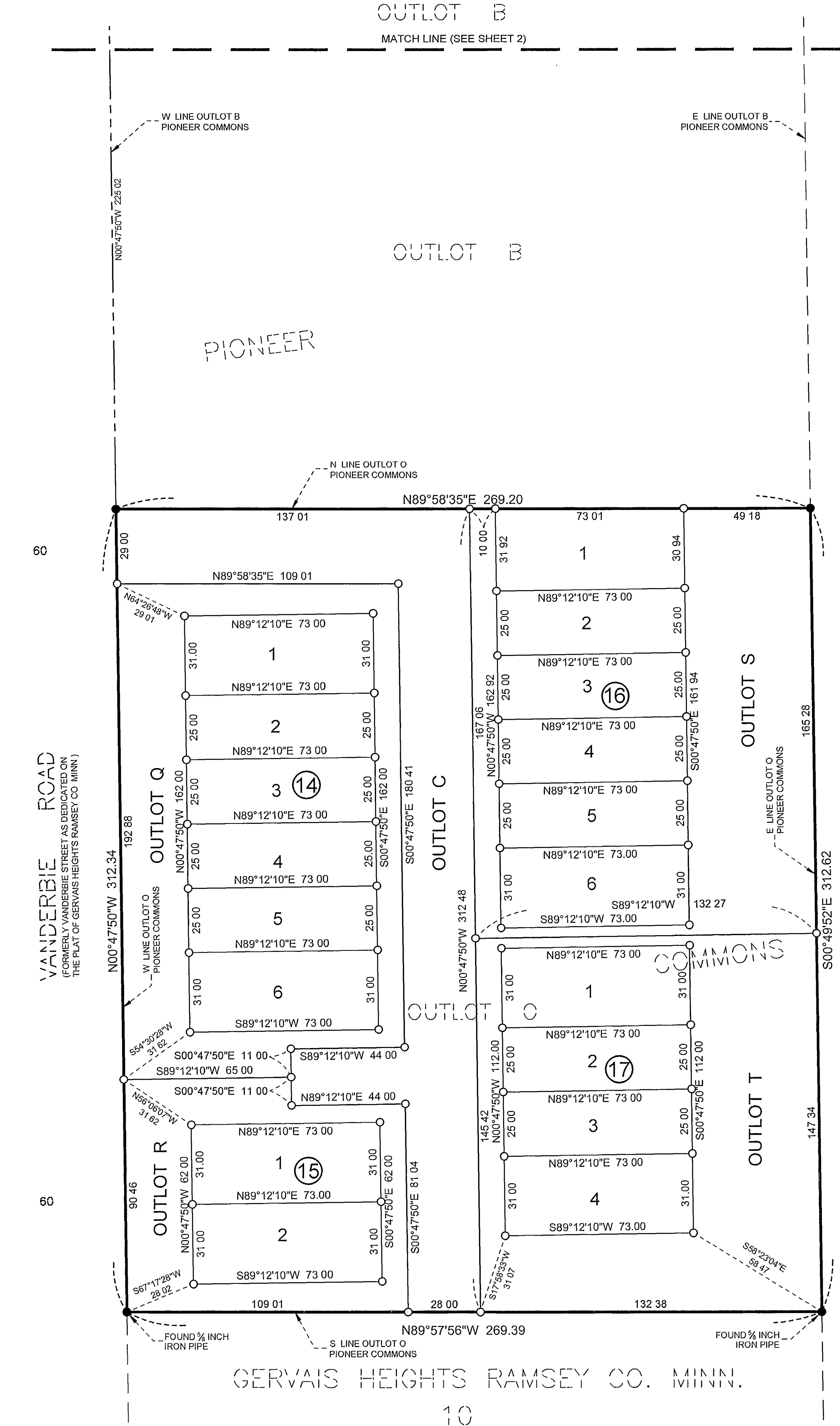
Deputy Registrar of Titles



BASIS OF BEARING SYSTEM
ALL BEARINGS ARE IN RELATIONSHIP WITH THE
NORTH LINE OF THE NORTHWEST QUARTER OF
SECTION 5, TOWNSHIP 29N, RANGE 22W, WHICH IS
ASSUMED TO BE S89°58'02"E
(SEE SHEET 2)

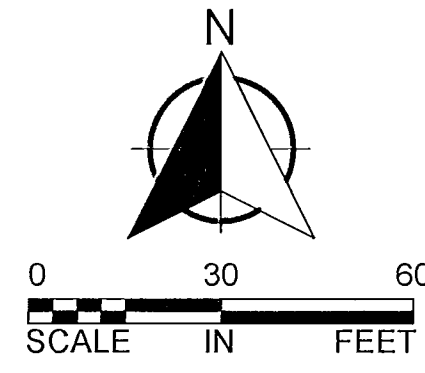


NOTE
ALL MONUMENTS SHOWN THUS ○
EXTERIOR BOUNDARY MONUMENTS ARE SET 3/4 INCH BY 14 INCH CAPPED IRON REBAR WITH LICENSE NO 49003 INTERIOR MONUMENTS TO BE SET 3/4 INCH BY 14 INCH CAPPED IRON REBAR WITH LICENSE NO 49003 WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT
ALL MONUMENTS SHOWN THUS ●
ARE FOUND 3/4 INCH BY 14 INCH CAPPED IRON REBAR 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, OUTLOT J, OUTLOT K, OUTLOT L, OUTLOT M, OUTLOT N, OUTLOT O, OUTLOT P, OUTLOT Q, OUTLOT R, OUTLOT S, OUTLOT T
(A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S and T)
⑤ = BLOCK NUMBER



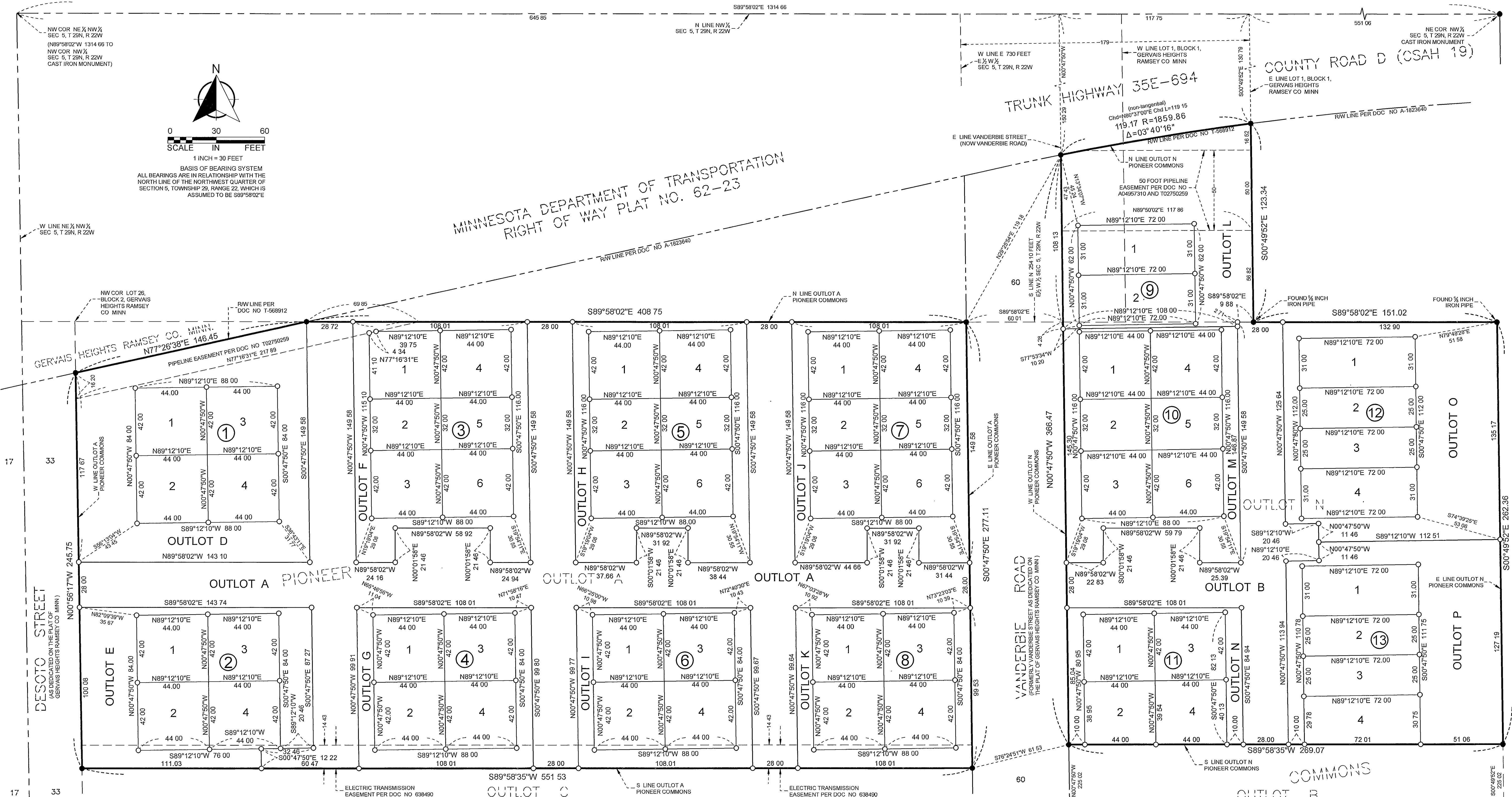
3701 40th Avenue NW
Rochester, MN 55901
wsb
507-218-3745
www.wsbeng.com

PIONEER COMMONS THIRD ADDITION



BASIS OF BEARING SYSTEM
ALL BEARINGS ARE IN RELATIONSHIP WITH THE
NORTH LINE OF THE NORTHWEST QUARTER OF
SECTION 5, TOWNSHIP 29, RANGE 22, WHICH IS
ASSUMED TO BE S89°58'02"E

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 62-23



NOTE

OVER, UNDER AND ACROSS ALL OF THE FOLLOWING OUTLOTS IS A DRAINAGE AND UTILITY EASEMENT

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(A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S and T)

NOTE

ALL MONUMENTS SHOWN THUS ○ EXTERIOR BOUNDARY MONUMENTS ARE SET 3/4 INCH BY 14 INCH CAPPED IRON REBAR WITH LICENSE NO. 49003. INTERIOR MONUMENTS TO BE SET 3/4 INCH BY 14 INCH CAPPED IRON REBAR WITH LICENSE NO. 49003 WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT

ALL MONUMENTS SHOWN THUS ● ARE FOUND 3/4 INCH BY 14 INCH CAPPED IRON REBAR WITH LICENSE NO. 49003 UNLESS OTHERWISE NOTED ON THIS PLAT

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