

# SEMINARY ESTATES 3RD ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Lyudmila N. Cooper and Shawn M. Cooper, wife and husband, owners of the following described property situated in the City of New Brighton, County of Ramsey, State of Minnesota:

Lot 1, Block 1, SEMINARY ESTATES 2ND ADDITION

Have caused the same to be surveyed and platted as SEMINARY ESTATES 3RD ADDITION and do hereby dedicate to the public the drainage and utility easements as created by this plat.

In witness whereof said Lyudmila N. Cooper and Shawn M. Cooper, wife and husband, have hereunto set their hands this 2<sup>nd</sup> day of August, 2024.

[Signature]  
Lyudmila N. Cooper  
[Signature]  
Shawn M. Cooper

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this 2<sup>nd</sup> day of August, 2024, by Lyudmila N. Cooper and Shawn M. Cooper, wife and husband.

[Signature]  
(signature)  
Susan R. Kemper  
(printed name)

Notary Public, Anoka County, Minnesota  
My Commission Expires Jan. 31, 2025

I, Mark D. Kemper, 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 set; that all monuments indicated on this plat have been 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 certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 29<sup>th</sup> day of July, 2024.

[Signature]  
Mark D. Kemper, Licensed Land Surveyor  
Minnesota License No. 18407



STATE OF MINNESOTA  
COUNTY OF Anoka

This instrument was acknowledged before me this 29<sup>th</sup> day of July, 2024, by Mark D. Kemper, a Licensed Land Surveyor.

[Signature]  
Susan R. Kemper  
Notary Public, Anoka County, Minnesota  
My Commission Expires Jan. 31, 2025

CITY OF NEW BRIGHTON

We do hereby certify that on the 30<sup>th</sup> day of July, 2024 the City Council of the City of New Brighton, Minnesota, approved this plat.

[Signature] Mayor  
[Signature] City Manager

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 hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 22<sup>nd</sup> day of August, 2024.

\_\_\_\_\_, Ramsey County Auditor/Treasurer

By: \_\_\_\_\_ Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 22<sup>nd</sup> day of August, 2024.

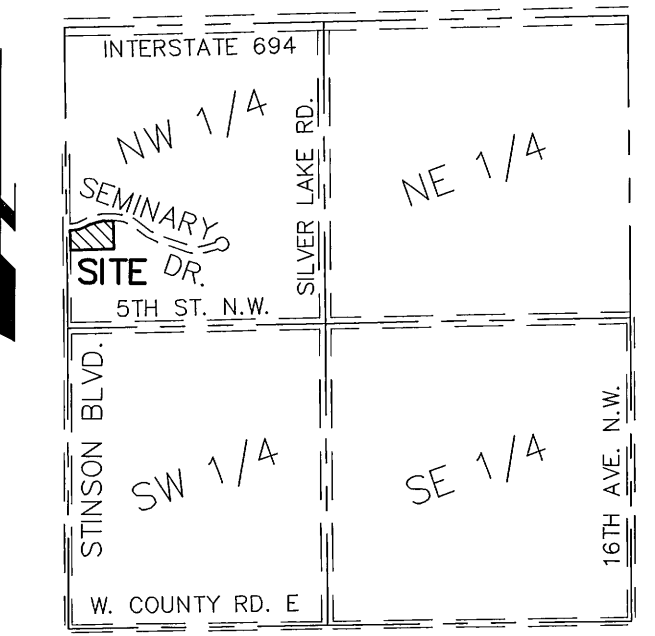
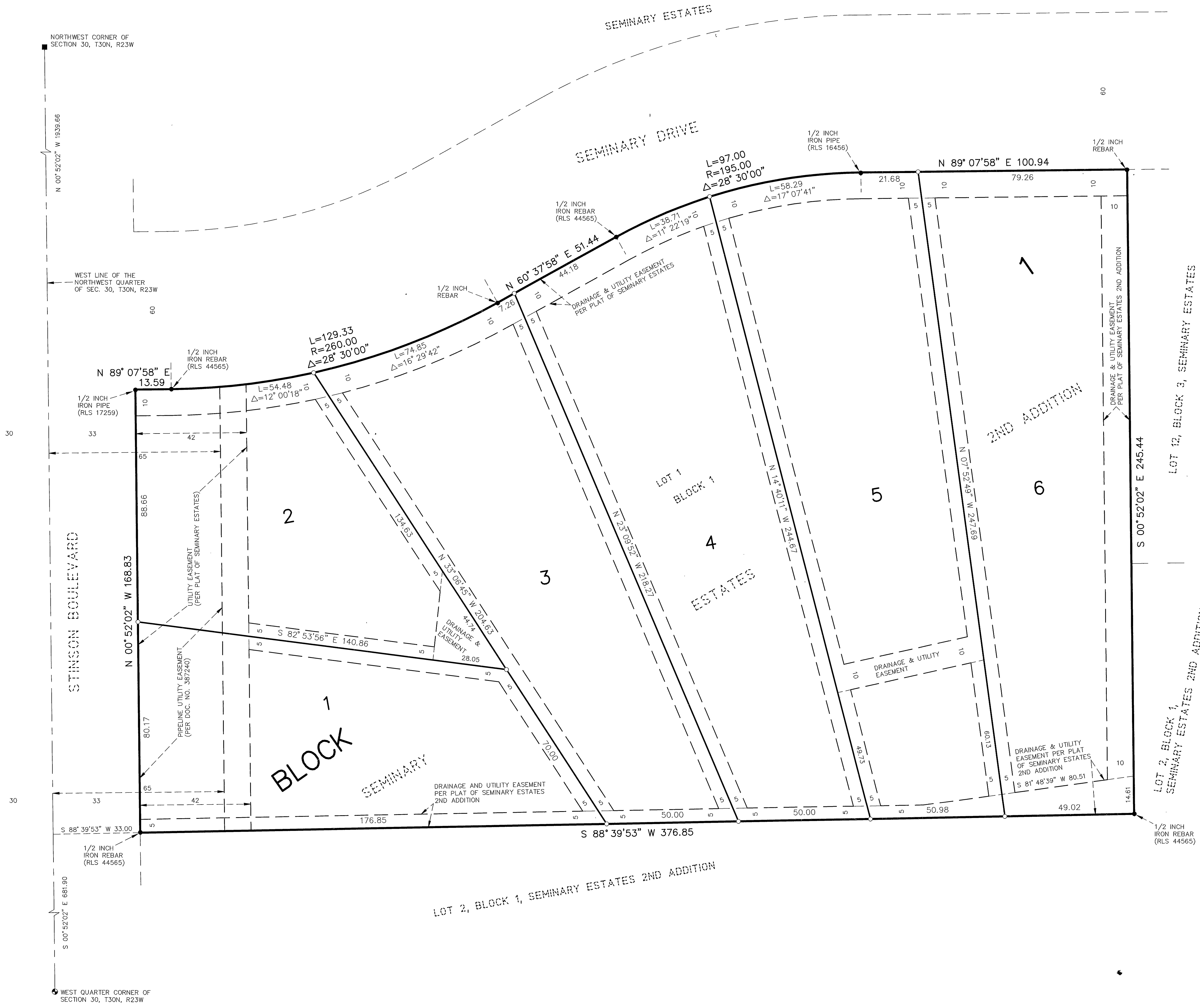
[Signature]  
Daniel D. Baar, L.S.  
Ramsey County Surveyor

REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of SEMINARY ESTATES 3RD ADDITION was filed in the office of the Registrar of Titles for public record on this 22 day of August, 2024, at 11:40 o'clock A.M. and was duly filed in Book 54 of Plats, Pages 23 and 24, as Document Number 2780207.

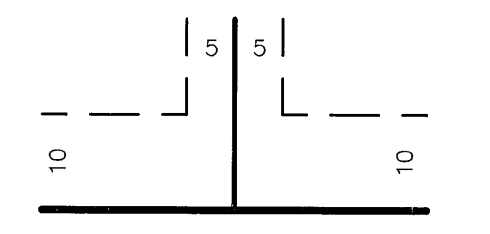
\_\_\_\_\_  
Deputy Registrar of Titles

# SEMINARY ESTATES 3RD ADDITION

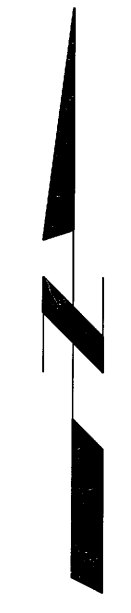


VICINITY MAP  
SECTION 30, T30N, R23W  
(NOT TO SCALE)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND 5 FEET IN WIDTH AND ADJOINING SIDE AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT



SCALE: 1 INCH=20 FEET  
20 0 10 20  
SCALE IN FEET

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RAMSEY COUNTY COORDINATE SYSTEM NAD83 (1996 ADJUSTMENT)

- DENOTES 5/8 INCH X 18 INCH STEEL ROD SET WITH CAP STAMPED KEMPER 18407
- DENOTES IRON MONUMENT FOUND AS NOTED
- ⊙ DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES RAMSEY COUNTY GRANITE MONUMENT

KEMPER & ASSOCIATES INC.