

GARDEN VIEW ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Garden View Apartments, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of New Brighton, County of Ramsey, State of Minnesota:

The Northwest Quarter of the Northwest Quarter of Section 29, Township 30, Range 23, Except those parts described as follows: Beginning at a point on the Southeast corner of said Quarter Quarter Section; thence on the Southerly line of said Quarter Quarter Section a distance of 537.19 feet; thence North 309.09 feet; thence North 18 degrees East 107.85 feet; thence North 41 degrees East 137 feet; thence North 41 degrees East a distance of 144.68 feet; thence North 62 degrees 04 minutes East 124.35 feet; thence South 210.96 feet; thence East 202.60 feet more or less to the Easterly line of said Quarter Quarter; thence Southerly on said Quarter Quarter line to point of beginning, and except that part lying within LAKEVIEW PLAZA;

AND

That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 30, Range 23, described as follows: Commencing at a point on the Southeast corner of said Quarter Quarter Section; thence on the Southerly line of said Quarter Quarter Section a distance of 537.19 feet; thence North 309.09 feet; thence North 18 degrees East for a distance of 107.85 feet; thence North 41 degrees, East 281.68 feet; thence North 62 degrees 04 minutes East 1.98 feet to the actual point of beginning of the tract of land to be herein described; thence North 62 degrees 04 minutes East 122.37 feet; thence South 163.26 feet; thence North 45 degrees 35 minutes West 151.37 feet to the actual point of beginning.

Has caused the same to be surveyed and platted as GARDEN VIEW ADDITION and does hereby dedicate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Garden View Apartments, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 18th day of April, 2024.

SIGNED: GARDEN VIEW APARTMENTS, LLC

Krishna O. Jain
Krishna O. Jain, Chief Executive Officer

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 18th day of April, 2024, by Krishna O. Jain, Chief Executive Officer of Garden View Apartments, LLC, a Minnesota limited liability company, on behalf of the company.

Daniel Radloff (Signature)
Daniel Radloff (Printed Name)
Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2028

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 this plat.

Dated this 17th 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 17th day of April, 2024, by Jason E. Rud, a Licensed Land Surveyor.

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

CITY OF NEW BRIGHTON

We do hereby certify that on the 26th day of March, 2024, the City Council of the City of New Brighton, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

[Signature], Mayor Dawn Ferguson, 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 9th day of October, 2024.

_____, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 26th day of APRIL, 2024.

DANIEL D. BAAR BY: [Signature]
Daniel D. Baar, L.S. STEPHANE J. ROBERT
Ramsey County Surveyor DEPUTY COUNTY SURVEYOR

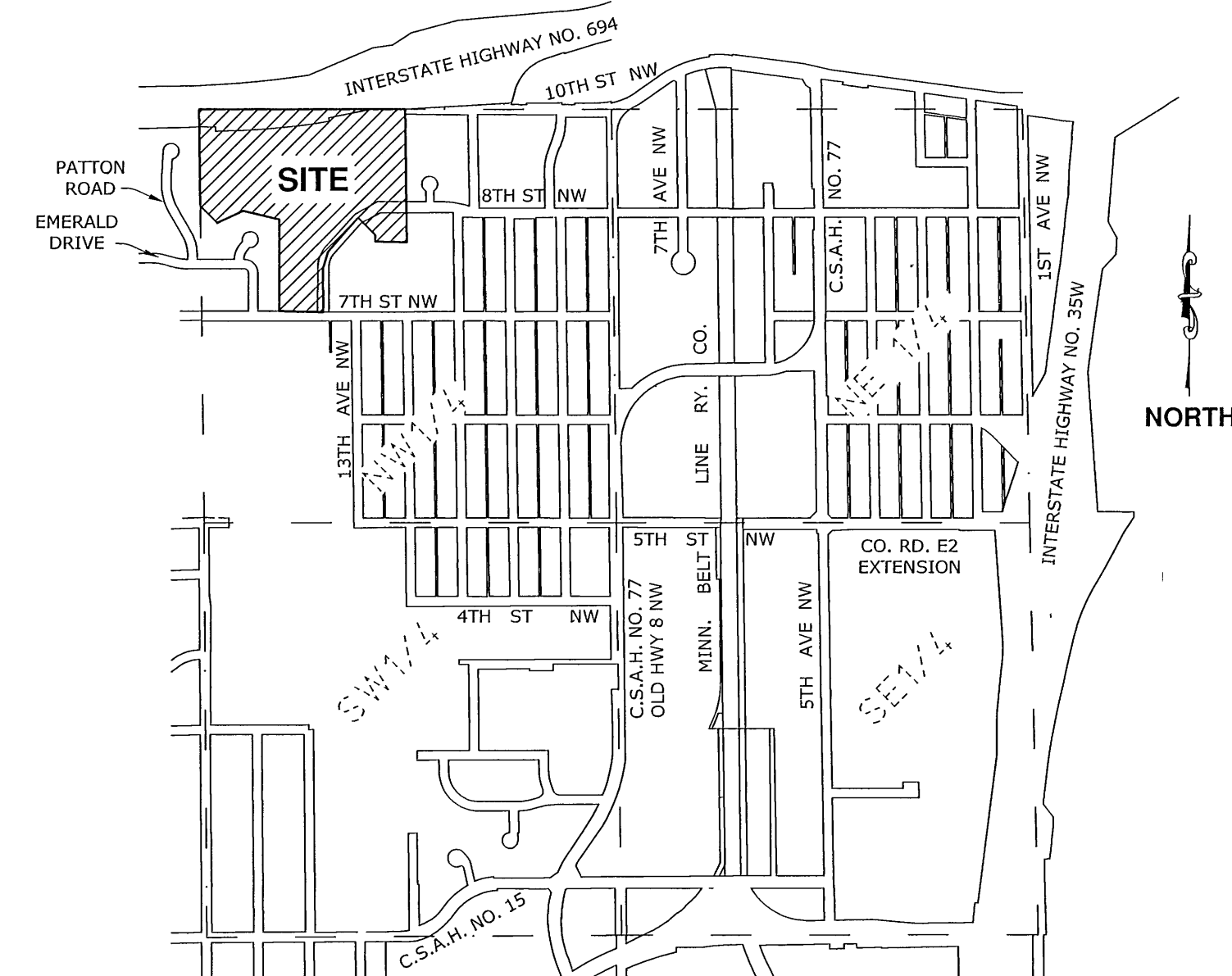
COUNTY RECORDER
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of GARDEN VIEW ADDITION was filed in the office of the County Recorder for public record on this 9th day of October, 2024, at 9 o'clock A.M., and was duly filed in Book 130 of Plats, Pages 42, 43 and 44, as Document Number 5041679.

Deputy County Recorder

VICINITY MAP

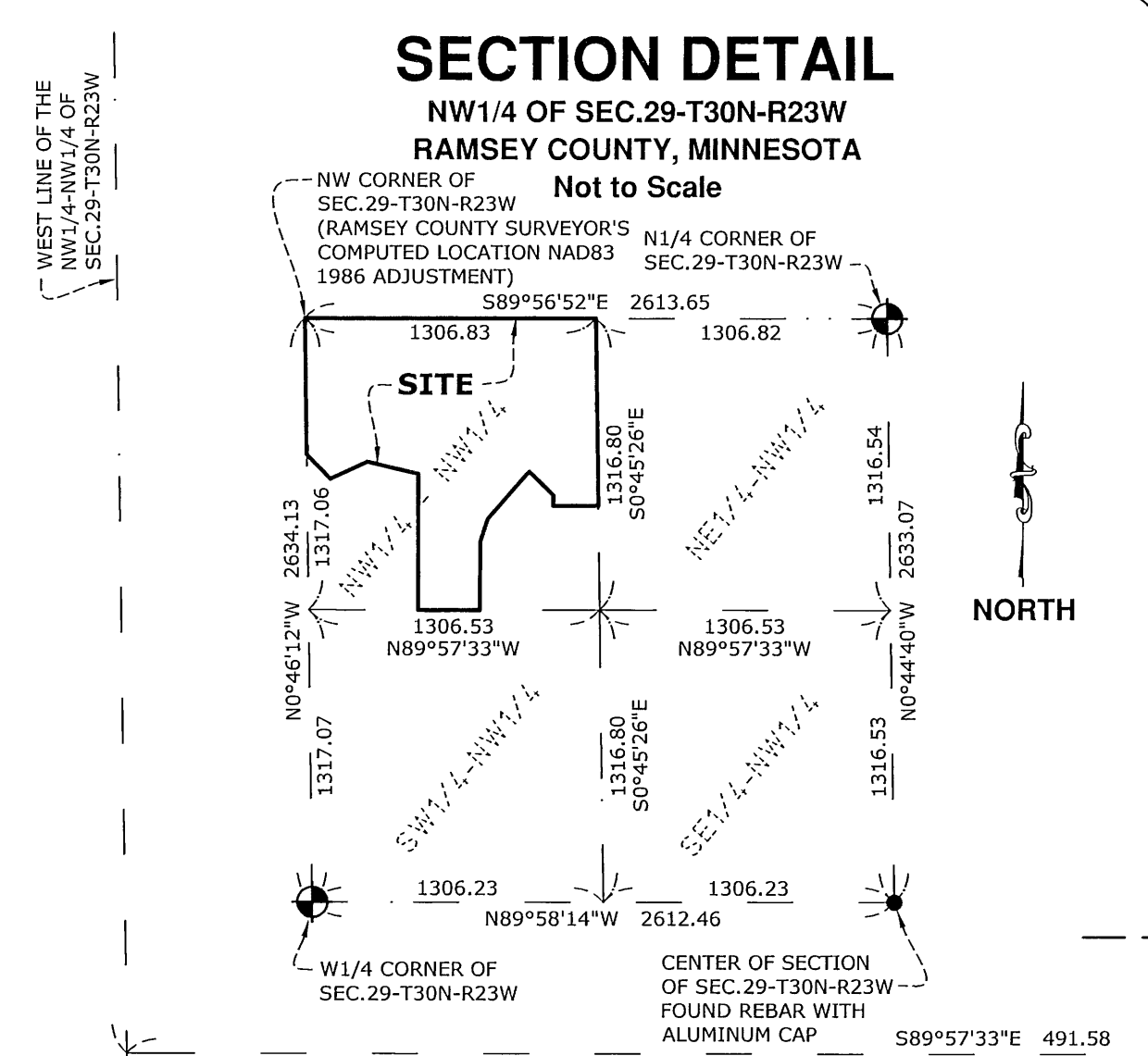
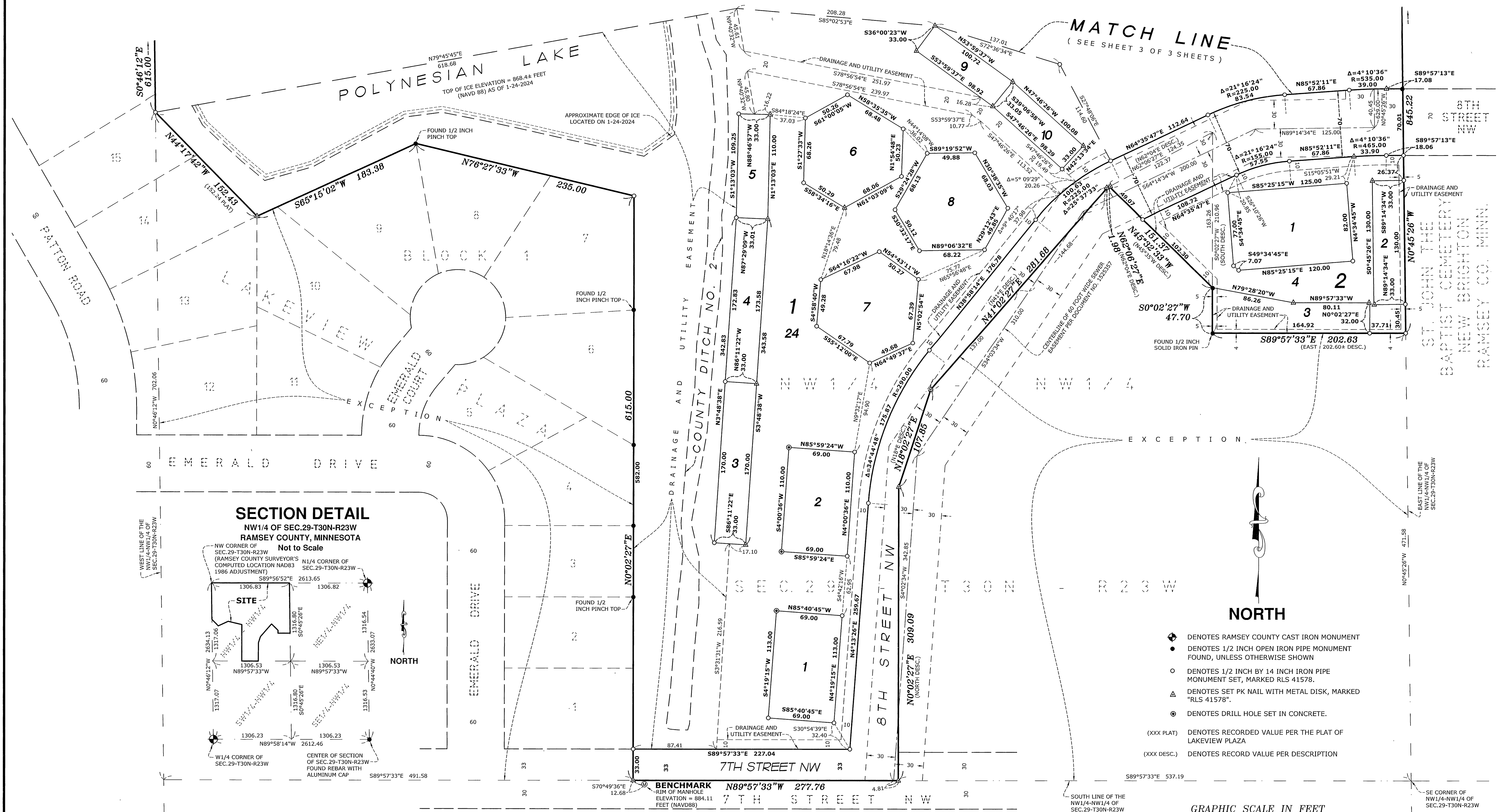
SEC. 29-T30N-R23W
RAMSEY COUNTY, MINNESOTA
No Scale



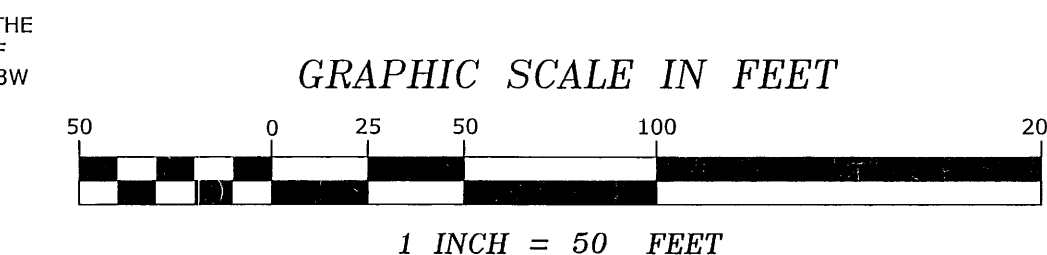
GARDEN VIEW ADDITION

"COPY"

3300



- ⊕ DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH OPEN IRON PIPE MONUMENT FOUND, UNLESS OTHERWISE SHOWN
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET, MARKED RLS 41578.
- ▲ DENOTES SET PK NAIL WITH METAL DISK, MARKED "RLS 41578".
- ⊙ DENOTES DRILL HOLE SET IN CONCRETE.
- (XXX PLAT) DENOTES RECORDED VALUE PER THE PLAT OF LAKEVIEW PLAZA
- (XXX DESC.) DENOTES RECORD VALUE PER DESCRIPTION



FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 23 WEST IS ASSUMED TO BEAR SOUTH 89 DEGREES 56 MINUTES 52 SECONDS EAST.

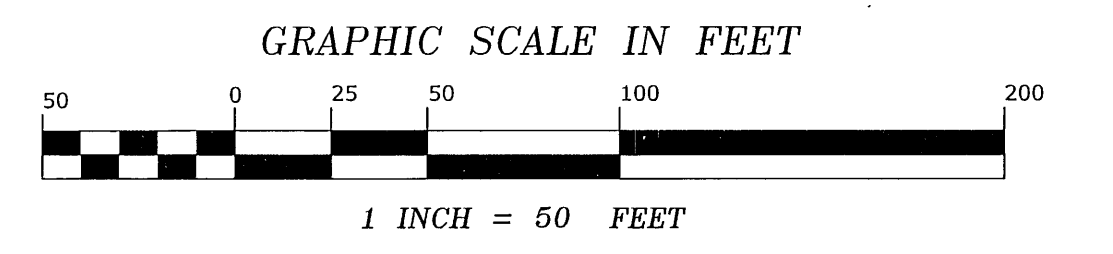
GARDEN VIEW ADDITION

copy

3700

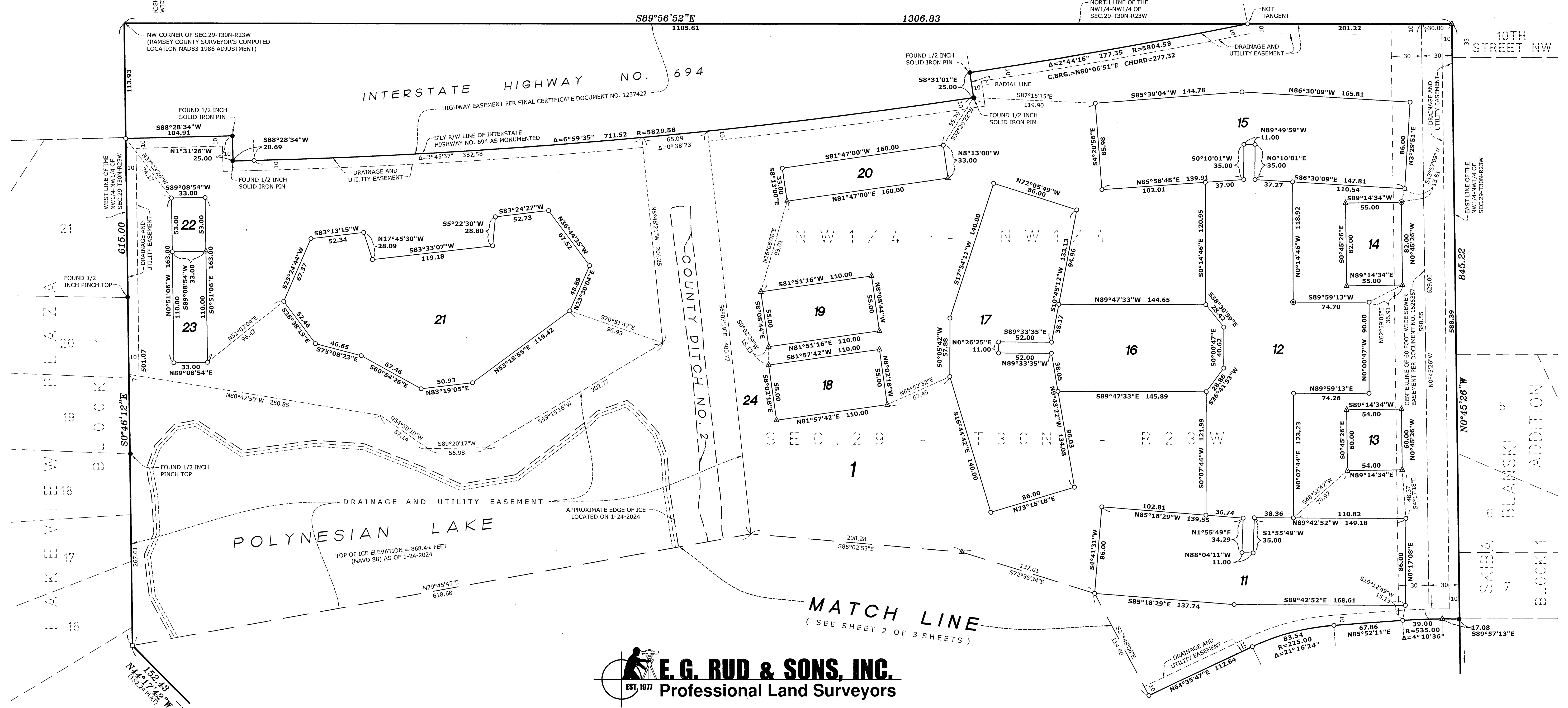
- DENOTES 1/2 INCH OPEN IRON PIPE MONUMENT FOUND, UNLESS OTHERWISE SHOWN
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET, MARKED RLS 41578.
- △ DENOTES SET PK NAIL WITH METAL DISK, MARKED "RLS 41578".
- ⊙ DENOTES DRILL HOLE SET IN CONCRETE.
- (XXX PLAT) DENOTES RECORDED VALUE PER THE PLAT OF LAKEVIEW PLAZA

NORTH



FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 23 WEST IS ASSUMED TO BEAR SOUTH 89 DEGREES 56 MINUTES 52 SECONDS EAST.

INTERSTATE HIGHWAY NO. 694



E.G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors