

KNOW ALL PERSONS BY THESE PRESENTS: That WBL4400, LLC, a Minnesota limited liability company, owner of the following described property situated in Township of White Bear, County of Ramsey, State of Minnesota:

Lot 1, Block 1, Water Gremlin Addition, Ramsey County, Minnesota;

And

Outlot A, Water Gremlin Addition, Ramsey County, Minnesota;

And

That part of the East Half of the Southwest Quarter of the Northeast Quarter of Section 22, Township 30, Range 22, Ramsey County, Minnesota described as follows: From a point on the East and West Quarter line of said Section 22 distant 864.4 feet Easterly of the center thereof run Northwesterly at an angle of 71 degrees 13 minutes with said East and West Quarter line (when measured from West to North) for a distance of 100.0 feet to the point of beginning; thence continue Northwesterly along the last described course for a distance of 75.0 feet; thence deflect to the right at an angle of 90 degrees 00 minutes and run Northeasterly for a distance of 236.69 feet; thence deflect to the right at an angle of 90 degrees 00 minutes and run Southeasterly for a distance of 155.50 feet; thence run westerly for a distance of 250.0 feet to the point of beginning, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as RM INNOVATION SUBDIVISION and does hereby dedicate to the public for public use forever the easements for drainage and drainage and utility purposes only as shown on this plat.

In witness whereof said WBL4400, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 2nd day of April, 2025

Signed: WBL4400, LLC, a Minnesota limited liability company

By: Royal MFG, LLC, its manager

Michael Healy
Michael Healy
Authorized Signatory

STATE OF New York
COUNTY OF Kings
The foregoing instrument was acknowledged before me this 2nd day of April, 2025, by Michael Healy, Authorized Signatory of Royal MFG, LLC, manager for WBL4400, LLC, a Minnesota limited liability company, on behalf of the company.

Earl A. Allen
(Signature) (Printed)

Notary Public, Kings County, New York
My Commission Expires 02-26-2027

I, Daniel L. Thurmes, 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 this surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 15 day of April, 2025

D.L. Thurmes
Daniel L. Thurmes, Land Surveyor
Minnesota License No. 25718

STATE OF MINNESOTA
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 1st day of April, 2025 by Daniel L. Thurmes, Licensed Land Surveyor.

Connie J. P. Villari Connie J. P. Villari
Notary Public, Dakota County, Minnesota
My Commission Expires January 31, 2030

TOWNSHIP OF WHITE BEAR

We do hereby certify that on the 7 day of April, 2025 the Board of Supervisors for the Township of White Bear, Ramsey County, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Ed Parker Town Board Chair Jim Clerk

PROPERTY TAX, RECORDS, AND ELECTION SERVICES DEPARTMENT
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2025 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 17th day of April, 2025

_____, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR
Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 17th day of APRIL, 2025

Daniel D. Baar

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

BY: Stephane J. Robert
STEPHANE J. ROBERT
DEPUTY COUNTY SURVEYOR

COUNTY RECORDER, County of Ramsey, State of Minnesota
I hereby certify that this plat of RM INNOVATION SUBDIVISION was filed in the office of the County Recorder for public record on this 28th day of April, 2025, at 4:00 o'clock P.M. and was duly filed in Book 131 of Plats, Page 3 as Document Number 5065825

Deputy County Recorder

RM INNOVATION SUBDIVISION

