

ARDEN HEIGHTS ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That North Heights Lutheran Church, a Minnesota corporation, owner of the following described property situated in the City of Arden Hills, County of Ramsey, State of Minnesota:

That part of the West half of the East half of the Northeast Quarter of Section 21, Township 30 North, Range 23 West, which lies Northeasterly of the center line of State Highway number 62 also known as United States Highway Number 10;

AND

The East half of the East half of the Northeast Quarter, Section 21, Township 30 North, Range 23 West, except the North 396 feet thereof, according to the U.S. Government Survey thereof and situate in Ramsey County, Minnesota, except that part described as follows:

Beginning at the Southeast corner of said Northeast Quarter; thence North (assumed bearing) along the East line of said Northeast Quarter a distance of 862 feet; thence North 89 degrees 46 minutes 40 seconds West a distance of 205 feet; thence South 52 degrees 0 minutes West a distance of 284.82 feet more or less to the Northeast right-of-way line of State Trunk Highway No. 10; thence Southeasterly along said right-of-way line to the South line of said Northeast Quarter; thence Easterly along the South line of said Northeast Quarter to the point of beginning;

AND

Lot 1, Block 1, Lakeshore Homesites, according to the recorded plat thereof, Ramsey County, Minnesota;

AND

Lot 2, Block 1, Lakeshore Homesites, according to the recorded plat thereof, Ramsey County, Minnesota;

AND

Lot 3, Block 1, Lakeshore Homesites, according to the recorded plat thereof, Ramsey County, Minnesota.

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

In witness whereof said North Heights Lutheran Church, a Minnesota corporation, has caused these presents to be signed by its proper officer this 6TH day of JUNE, 2025.

SIGNED: NORTH HEIGHTS LUTHERAN CHURCH

Lorec Petersen as President

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me on this 6th day of JUNE, 2025 by Lorec Petersen the President of North Heights Lutheran Church, a Minnesota corporation, on behalf of the corporation.

Julie T. Horak (Signed)
Julie T. Horak (Printed)

Notary Public, Ramsey County, Minnesota
My commission expires JAN 31, 2026

I, Thomas R. Balluff, 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 30TH day of MAY, 2025.

Thomas R. Balluff
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on this 30th day of May, 2025 by Thomas R. Balluff, Licensed Land Surveyor.

Cynthia J. Morica (Signed)

Cynthia J. Morica (Printed)

Notary Public, Hennepin County, Minnesota

My commission expires January 31, 2030

CITY COUNCIL, ARDEN HILLS, MINNESOTA

We do hereby certify that on the 27th day of May, 2025, the City Council of the City of Arden Hills, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

By: David Grant, Mayor

By: Julie Hanson, Clerk

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 10TH day of JUNE, 2025.

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

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 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 10th day of JUNE, 2025.

Ramsey County Auditor/Treasurer

By: _____, Deputy

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of ARDEN HEIGHTS ADDITION was filed in the office of the County Recorder for public record on this 10th day of JUNE, 2025, at 12:30 o'clock P.M. and was duly filed in Book 131 of Plats, Pages 6 and 7, as Document Number 5068930.

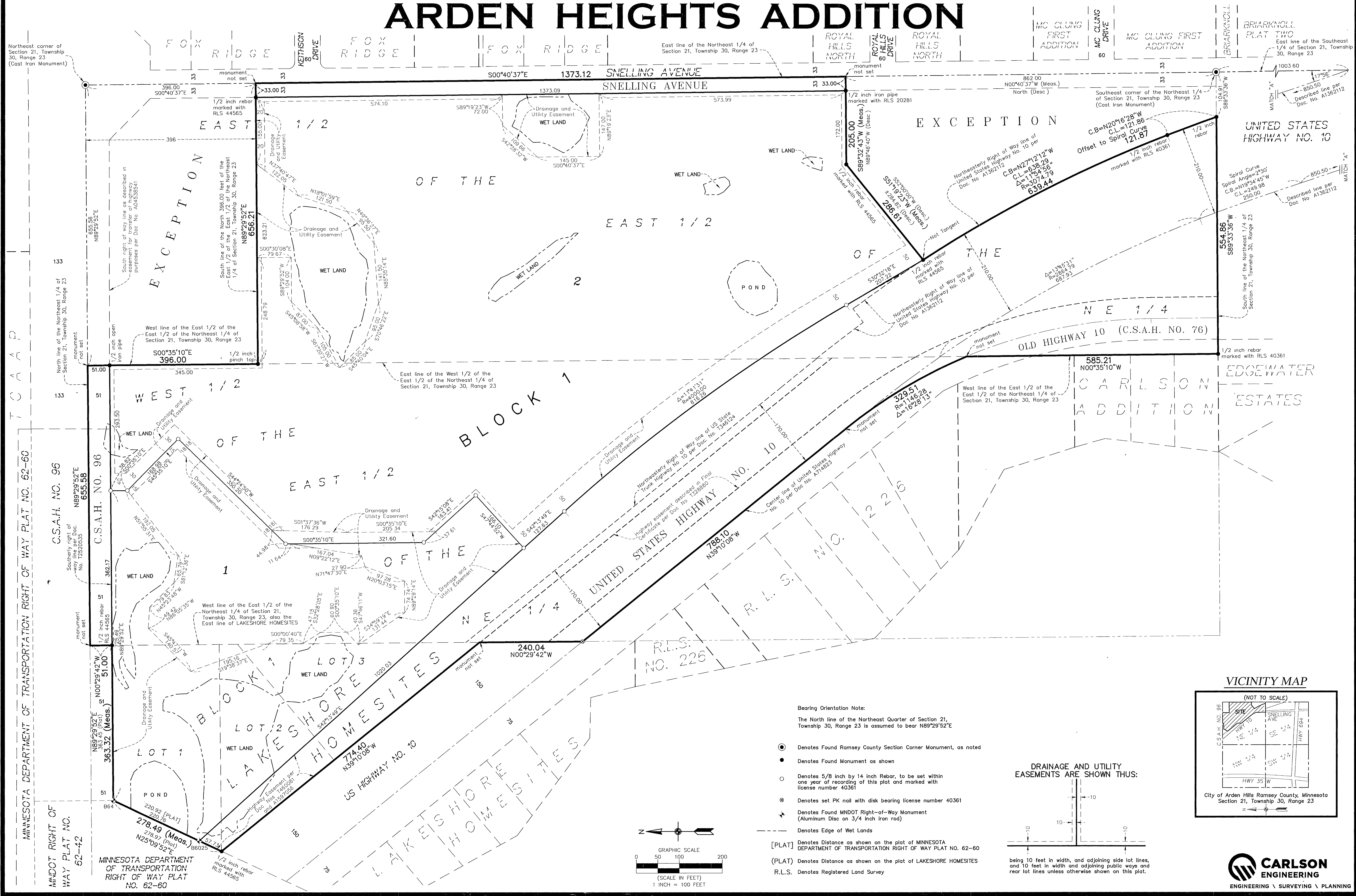
Deputy County Recorder

REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of ARDEN HEIGHTS ADDITION was filed in the office of the Registrar of Titles for public record on this 10th day of JUNE, 2025, at 12:30 o'clock P.M. and was duly filed in Book 54 of Plats, Pages 34 and 35, as Document Number 2796169.

Deputy Registrar of Titles

ARDEN HEIGHTS ADDITION



- Bearing Orientation Note:
The North line of the Northeast Quarter of Section 21, Township 30, Range 23 is assumed to bear N89°29'52"E
- Denotes Found Ramsey County Section Corner Monument, as noted
 - Denotes Found Monument as shown
 - Denotes 5/8 inch by 14 inch Rebar, to be set within one year of recording of this plat and marked with license number 40361
 - ⊗ Denotes set PK nail with disk bearing license number 40361
 - ★ Denotes Found MNDOT Right-of-Way Monument (Aluminum Disc on 3/4 inch iron rod)
 - Denotes Edge of Wet Lands
 - [PLAT] Denotes Distance as shown on the plat of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 62-60
 - (PLAT) Denotes Distance as shown on the plat of LAKESHORE HOMESITES
 - R.L.S. Denotes Registered Land Survey

