

PARK 35E

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

The Northwest Quarter of the Southeast Quarter of Section 9, Township 30, Range 22, except the West 548.42 feet of the North 556 feet thereof, and except that part thereof conveyed to the State of Minnesota by Warranty Deed dated January 28, 1965, filed February 17, 1965, and recorded as Document No. 1641687;

And

The West 548.42 feet of the North 556 feet of the Southeast Quarter of Section 9, Township 30, Range 22, except the West 281.03 feet of the North 155 feet thereof;

And

The South 630 feet of that part of the South Half of the Northeast Quarter of Section 9, Township 30, Range 22, lying Westerly of the Westerly right-of-way line of Interstate Highway No. 35E.

Has caused the same to be surveyed and platted as PARK 35E and does hereby dedicate to the public for public use forever the public ways and the easements created by this plat for drainage and utility purposes only.

In witness whereof said WBT Holdings LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 28th day of May, 2025.

Signed: WBT HOLDINGS LLC

Joshua P. Allard, Authorized Signer

STATE OF Minnesota
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me on this 28th day of May, 2025 by Joshua P. Allard, Authorized Signer of WBT Holdings LLC, a Minnesota limited liability company, on behalf of the company.

Evan Mattson (Signed)
Evan Mattson (Printed)
Notary Public, Hennepin County, Minnesota
My commission expires 1.31.2028

I, James E. Napier, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; 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 or will be correctly set within one year of recording this plat; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certification are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this 28th day of May, 2025

James E. Napier
James E. Napier, Licensed Land Surveyor
Minnesota License No. 25343

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me on this 28th day of May, 2025 by James E. Napier.

Larvae Mack (Signed)
Larvae Mack (Printed)
Notary Public, Anoka County, Minnesota
My commission expires January 31, 2027

TOWNSHIP OF WHITE BEAR

We do hereby certify that on the 1st day of May, 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

[Signature]
Clerk/Treasurer

[Signature]
Chairperson

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 transfers entered this 5th day of JUNE, 2025

_____, Ramsey County Auditor/Treasurer

By: _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 5th day of JUNE, 2025.

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

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

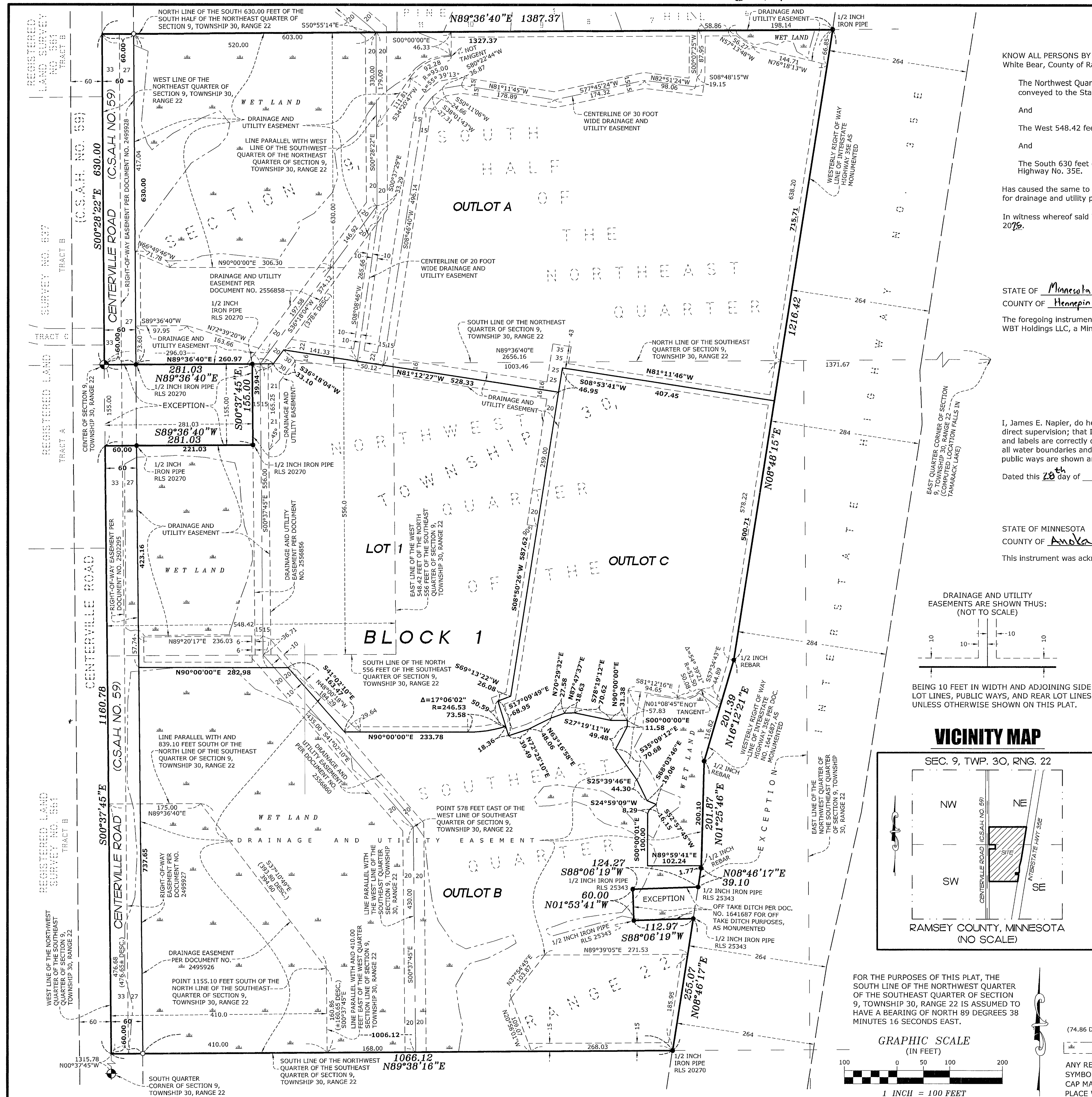
I hereby certify that this plat of PARK 35E was filed in the office of the County Recorder for public record on this 1st day of JUNE, 2025 at 9:00 o'clock A.M. and was duly filed in Book 191 of Plats, Page 9 as Document Number 5068532

LEGEND

- DENOTES IRON MONUMENT FOUND, AS LABELED
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE, MARKED RLS 25343
- ⬢ DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- (74.86 DESC.) DENOTES DIMENSION, AS DESCRIBED
- WET LAND DENOTES EXISTING WET LAND PER KJOLHAUG ENVIRONMENTAL SERVICE COMPANY, INC.

ANY REQUIRED MONUMENTATION LOCATION ON THIS PLAT WITH NO MONUMENT SYMBOL SHOWN, INDICATES WHERE A 1/2 INCH BY 14 INCH IRON PIPE WITH A CAP MARKED BY LICENSE NO. 25343 WILL BE SET, AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAT.

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



FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 30, RANGE 22 IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 38 MINUTES 16 SECONDS EAST.

GRAPHIC SCALE
(IN FEET)

