

COPY

BRISTOLS LOT

KNOW ALL MEN BY THESE PRESENTS: That Todd Hansen and Gina Young, husband and wife, owners of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

Outlot A, Smith Lakeview Addition, Ramsey County, Minnesota, except that part of Outlot A described as follows: Beginning at the southeast corner of Lot 2, Block 3, Brennan's Lakeview, Ramsey County, Minnesota; thence on an assumed bearing of South 00 degrees 49 minutes 15 seconds East, along the southerly extension of the east line of said Lot 2, a distance of 30.00 feet; thence South 89 degrees 14 minutes 47 seconds West, parallel to the south line of said Lot 2, a distance of 61.85 feet to the east line of Lot 1, Block 1, Smith Lakeview Addition; thence North 00 degrees 33 minutes 34 seconds West, along said east line of Lot 1, a distance of 30.00 feet to the south line of said Lot 2; thence North 89 degrees 14 minutes 47 seconds East, along said south line, a distance of 61.71 feet to the point of beginning.

Have caused the same to be surveyed and platted as **BRISTOLS LOT** and do hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

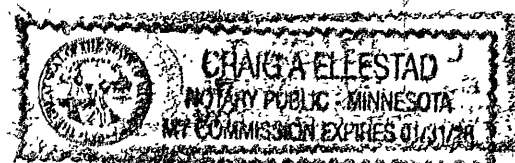
In witness whereof said Todd Hansen and Gina Young, husband and wife, have hereunto set their hands this 5th day of June, 2025.

Todd Hansen

Gina Young

STATE OF MINNESOTA
COUNTY OF RAMSEY

This instrument was acknowledged before me this 5th day of JUNE, 2025, by Todd Hansen and Gina Young, husband and wife.



Craig A. Ellestad
(Signature)
Craig A. Ellestad
(Name Printed)
Notary Public, RAMSEY County, Minnesota
My Commission Expires 1/31/28

I, Trace C. McCoy, 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 27th day of MAY, 2025.
Trace C. McCoy
Trace C. McCoy, Licensed Land Surveyor
Minnesota License No. 44531

STATE OF MINNESOTA
COUNTY OF WRIGHT

The foregoing Surveyor's Certificate was acknowledged before me this 27th day of MAY, 2025, by Trace C. McCoy, Licensed Land Surveyor, Minnesota License No. 44531.

Abram A. Niemela
(Signature)
Abram A. Niemela
(Name Printed)
Notary Public, MECKER County, Minnesota
My Commission Expires 1/31/2026

City of Roseville

We do hereby certify that on the 27th day of MAY, 2025, the City Council of the City of Roseville, Minnesota, approved this plat.

City Clerk

Mayor

*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 13th day of JUNE, 2025.

Ramsey County Auditor/Treasurer

By _____
Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 12th day of JUNE, 2025.

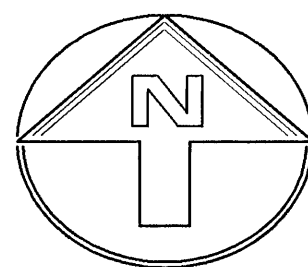
By: Stephane J. Robert
STEPHANE J. ROBERT
DEPUTY COUNTY SURVEYOR

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

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of **BRISTOLS LOT** was filed in the office of the County Recorder for public record on this 12th day of JUNE, 2025, at 10:00 o'clock A.M. and was duly filed in Book 131 of Plats, Page 10, as Document Number 5068954.

Deputy County Recorder



0 30 60 90
GRAPHIC SCALE IN FEET

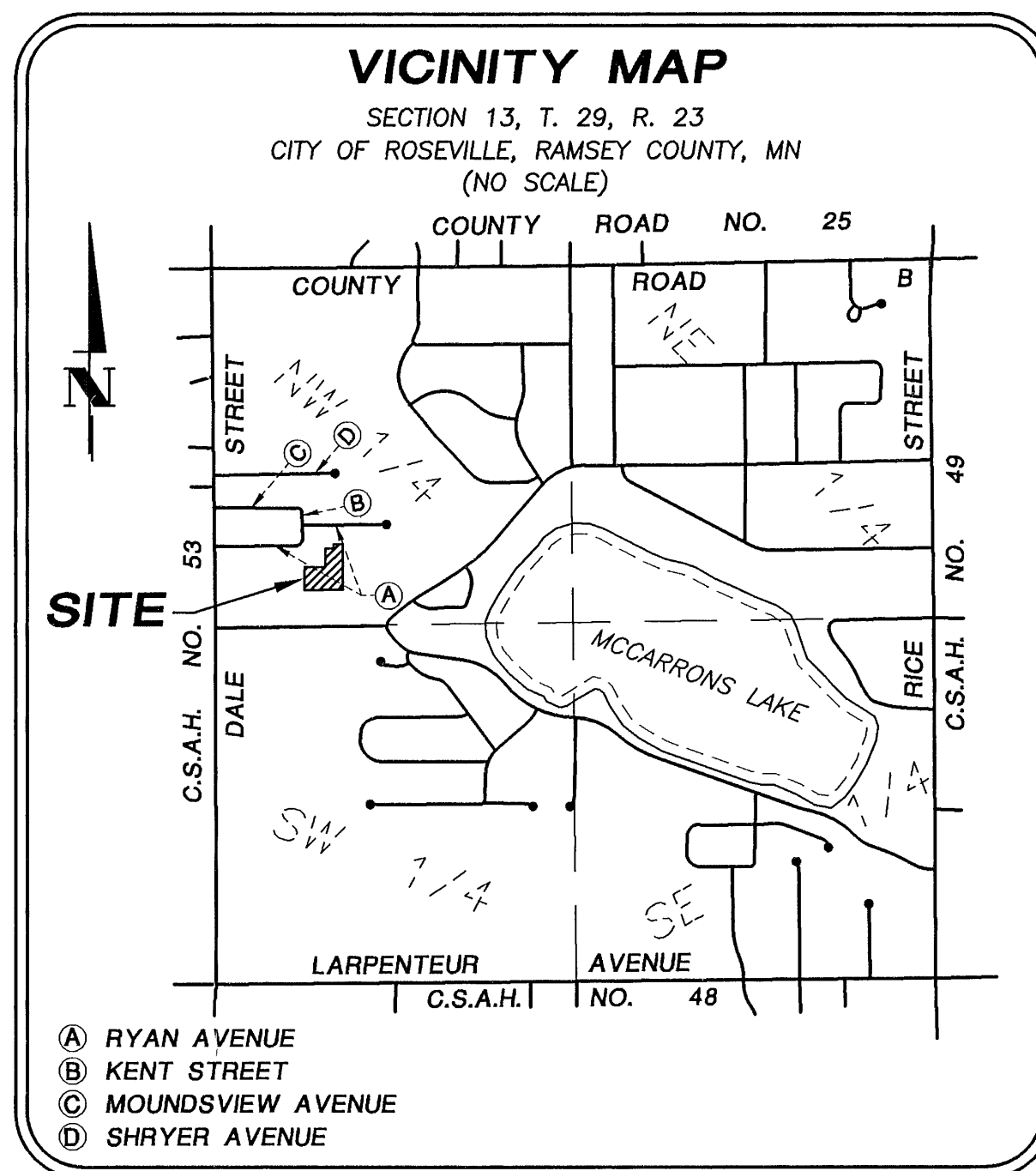
SCALE: 1 INCH = 30 FEET IF PRINTED FULL SIZE

- DENOTES 1/2 INCH IRON MONUMENT FOUND
- DENOTES 1/2 BY 14 INCH IRON PIPE SET, MARKED BY LICENSE NO. 44531
- ⊙ DENOTES FOUND RAMSEY COUNTY CAST-IRON MONUMENT

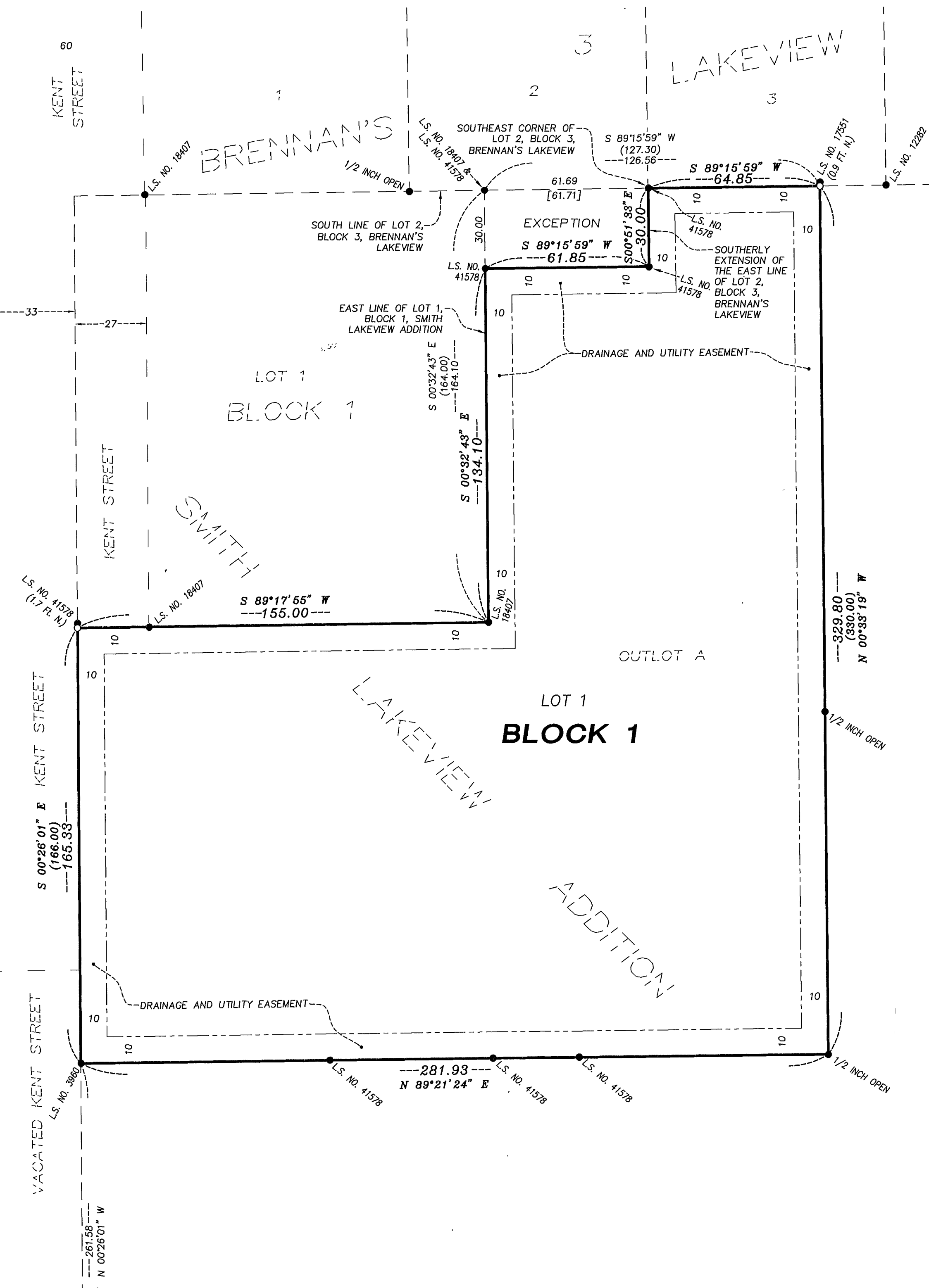
BEARING ORIENTATION:
THE SOUTH LINE OF THE NORTHWEST
1/4 OF SECTION 13, T. 29, R. 23 IS
ASSUMED TO BEAR N 89°17'04" E.

[DISTANCE] DISTANCE IN PARENTHESES DENOTES
DATA AS SHOWN ON THE PLAT OF
SMITH LAKEVIEW ADDITION

[DISTANCE] DISTANCE IN BRACKETS DENOTES
DATA FROM THE EXCEPTION IN THE
PARCEL DESCRIPTION



MONTGOMERY'S LAKEVIEW ADDITION TO ST. PAUL



EAST QUARTER CORNER OF
SECTION 13, T. 29, R. 23
(FOUND RAMSEY COUNTY
CAST-IRON MONUMENT)