

RIVER BIRCH

KNOW ALL PERSONS BY THESE PRESENTS: That Ross G. Kronholm and Greta L. Larsen, husband and wife, owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 16, Township 28, Range 23 described as follows: Commencing at a point on the Southerly line of Edgumbe Road 60 feet South of the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 16, which point of beginning is indicated by a concrete monument; thence South along the East line of the said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 175 feet to a point indicated by an iron marker; thence West 134.67 feet to a point indicated by an iron marker; thence North parallel with the East line of said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 198.50 feet to the Southerly line of Edgumbe Road, which point is indicated by an iron marker; thence Southeasterly along the Southerly line of Edgumbe Road a distance of 134.50 feet to the point of beginning, except the Easterly 5 feet thereof.

And That Loren G. Smith and Cynthia M. Skarolid-Smith, husband and wife, owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

The West 60 feet of the North Quarter of the West Half of the East Half of the Southwest Quarter of the Southeast Quarter of Section 16, Township 28, Range 23, Subject to the rights of the public in that part of said Tract which lies within the boundary line of Edgumbe Road;

And

That part of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 16, Township 28, Range 23, which is the Easterly 5 feet of the following described tract:

Commencing at a point on the Southerly line of Edgumbe Road 60 feet South of the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 16, which point of beginning is indicated by a concrete monument; thence South along the East line of the said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 175 feet to a point indicated by an iron marker; thence West 134.67 feet to a point indicated by an iron marker; thence North parallel with the East line of said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 198.50 feet to the Southerly line of Edgumbe Road, which point is indicated by an iron marker; thence Southeasterly along the Southerly line of Edgumbe Road a distance of 136.50 feet to the point of beginning.

Have caused the same to be surveyed and platted as RIVER BIRCH and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Ross G. Kronholm and Greta L. Larsen, husband and wife, have hereunto set their hands this 28th day of January, 2025.

[Signature]
Ross G. Kronholm

[Signature]
Greta L. Larsen

STATE OF MINNESOTA

COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 28th day of January, 2025, by Ross G. Kronholm and Greta L. Larsen, husband and wife.

[Signature]
Brian D. Alton

Notary Public, Ramsey County, Minnesota

My Commission Expires January 31, 2025

In witness whereof said Loren G. Smith and Cynthia M. Skarolid-Smith, husband and wife, have hereunto set their hands this 10th day of January, 2025.

[Signature]
Loren G. Smith

[Signature]
Cynthia M. Skarolid-Smith

STATE OF MINNESOTA

COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 10th day of January, 2025, by Loren G. Smith and Cynthia M. Skarolid-Smith, husband and wife.

[Signature]
Brian D. Alton

Notary Public, Ramsey County, Minnesota

My Commission Expires January 31, 2025

I, Ryan M. Peterson, Professional 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 _____ day of _____, 202____.

Ryan M. Peterson, Professional Land Surveyor
Minnesota License No. 60424

STATE OF MINNESOTA

COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 202____, by Ryan M. Peterson, a Licensed Land Surveyor.

Notary Public, _____ County, Minnesota
My Commission Expires _____

City of Saint Paul

I do hereby certify that on the 24 day of December, 2024, the City Council of the City of Saint Paul, Minnesota, approved this plat.

[Signature]
City Clerk

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 22nd day of August, 2024.

_____, Ramsey County Auditor/Treasurer

By _____, Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 18th day of MARCH, 2025.

By: [Signature]
STEPHANE J. ROBERT
DEPUTY COUNTY SURVEYOR

DANIEL D. BAAR
Daniel D. Baar, LS
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of RIVER BIRCH was filed in the office of the County Recorder for public record on this 22nd day of August, 2025, at 9:45 clock A.M. and was duly filed in Book 131 of Plats, Pages 13 and 14, as Document Number 5077382.

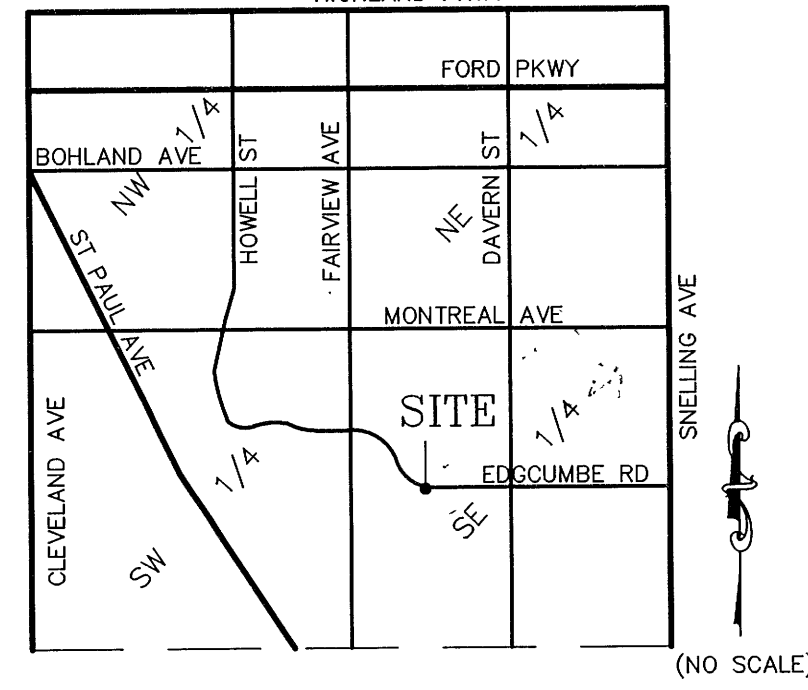
Deputy County Recorder

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of RIVER BIRCH was filed in the office of the Registrar of Titles for public record on this 22nd day of August, 2025, at 9:45 clock A.M. and was duly filed in Book 54 of Plats, Pages 38 and 39, as Document Number 2800829.

Deputy Registrar of Titles

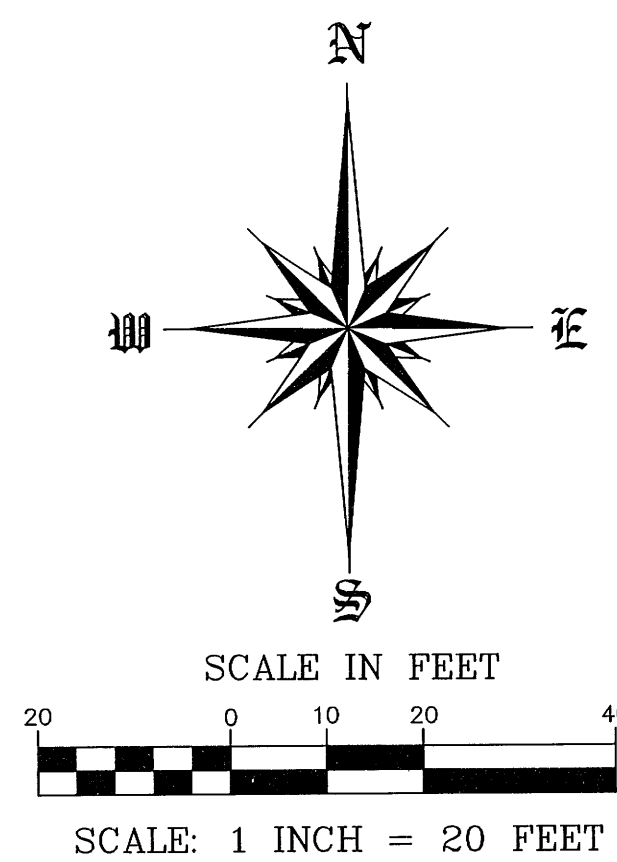
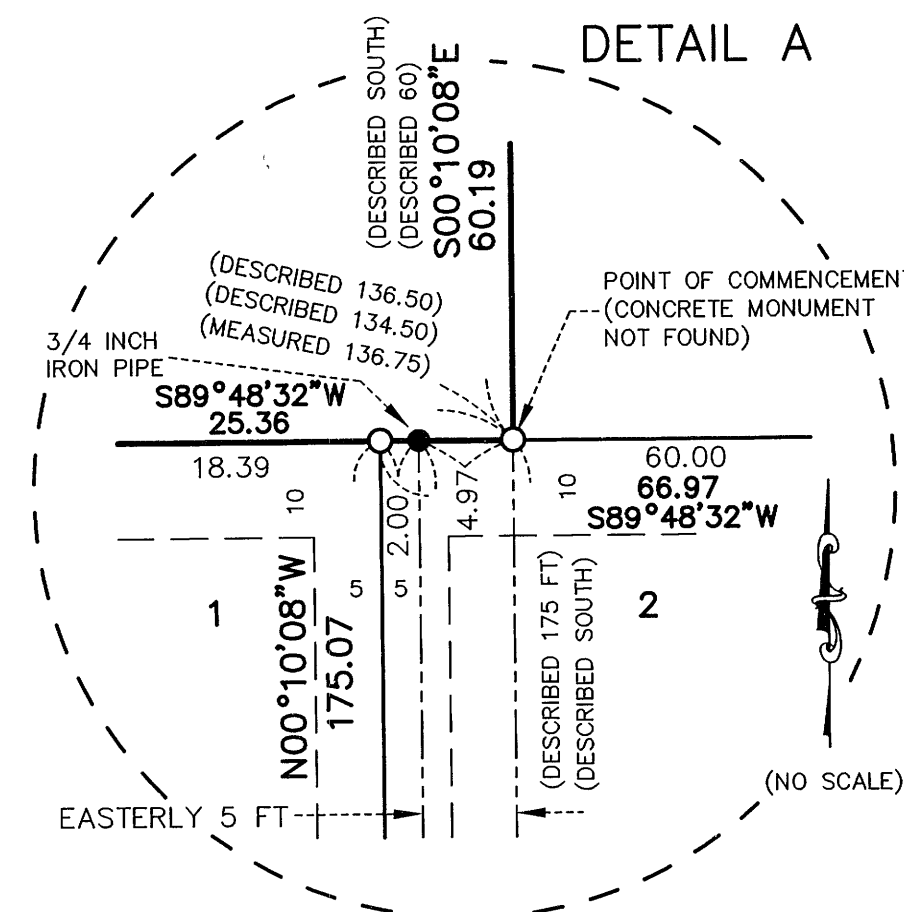
VICINITY MAP

SECTION 16, T. 28N, R. 23W
HIGHLAND PKWY

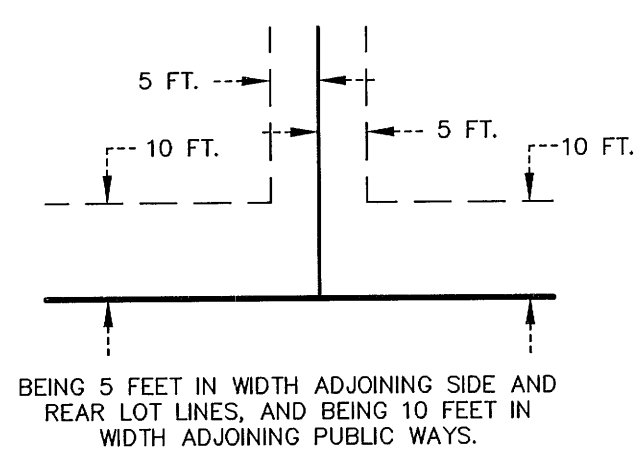
N89°52'40"E 2638.19
CAST IRON MONUMENT WEST
QUARTER CORNER SECTION 16,
TOWNSHIP 28, RANGE 23

N00°00'11"E 2654.24

CAST IRON MONUMENT
SOUTHWEST CORNER SECTION
16, TOWNSHIP 28, RANGE 23



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



LEGEND

- ⊕ DENOTES GOVERNMENT CORNER FOUND, TYPE AS NOTED
- DENOTES 14 INCH X 5/8 INCH REBAR MONUMENT SET AND CAPPED RLS 60424
- DENOTES IRON MONUMENT FOUND, SIZE, TYPE, AND RLS AS NOTED

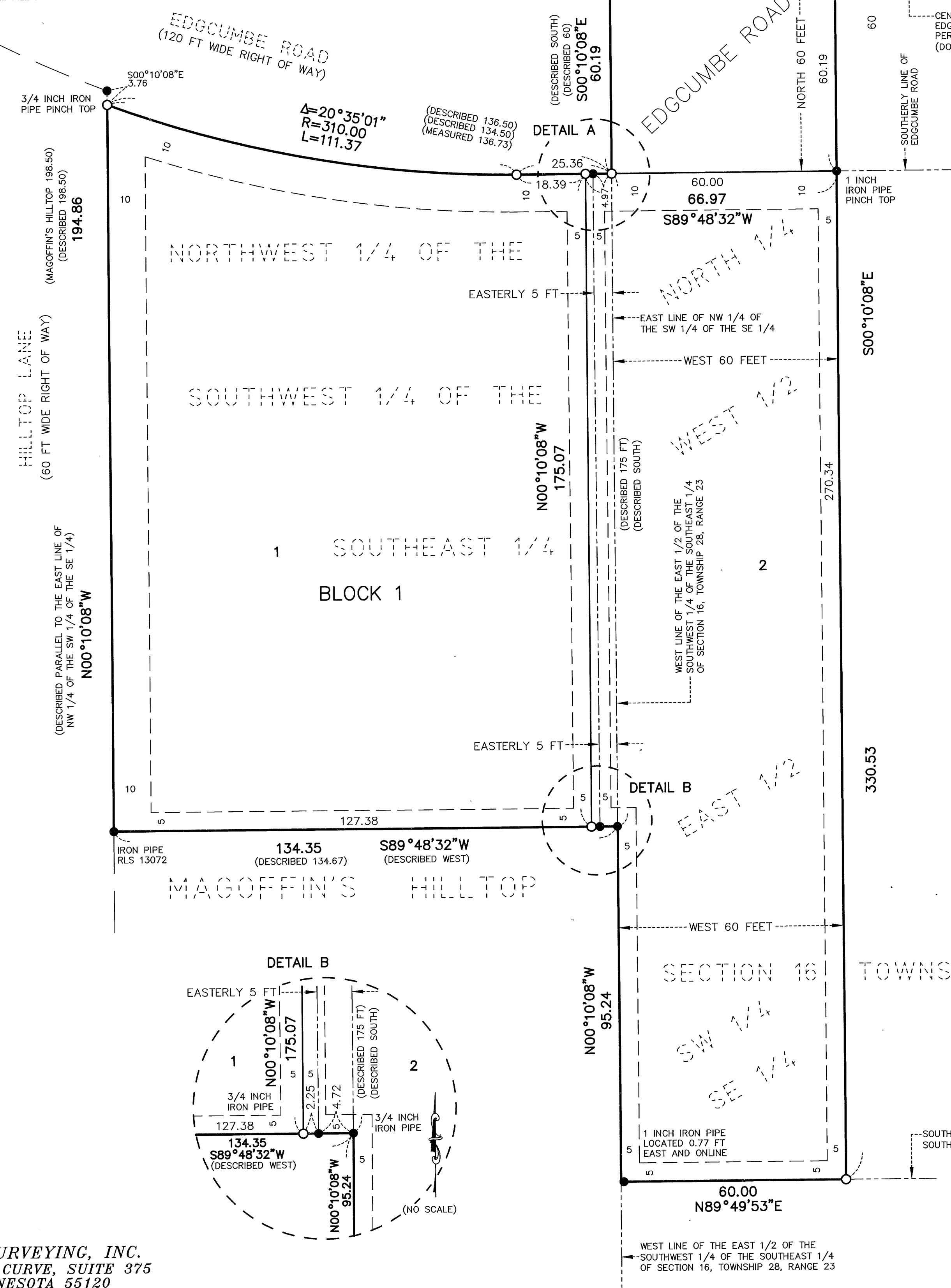
BASIS OF BEARINGS: FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE NORTH 1/4 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 28, RANGE 23, IS ASSUMED TO BEAR NORTH 89 DEGREES 48 MINUTES 32 SECONDS EAST

LAKE & LAND SURVEYING, INC.
1200 CENTRE POINTE CURVE, SUITE 375
SAINT PAUL, MINNESOTA 55120

RIVER BIRCH

N89°48'32"E 658.36
CENTERLINE OF EDGUMBE ROAD
EDGUMBE STREET OPENING, WIDENING AND EXTENSION
PER COUNCIL FILE NO. 14102 DATED MAY 28, 1912.

NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 28, RANGE 23



N89°48'32"E 60.00
WEST 60 FEET
NORTH 60 FEET
SOUTHERLY LINE OF EDGUMBE ROAD

NORTH LINE OF THE NORTH 1/4 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28, RANGE 23
CENTERLINE OF EDGUMBE ROAD
EDGUMBE STREET OPENING, WIDENING AND EXTENSION
PER COUNCIL FILE NO. 14102 DATED MAY 28, 1912
(DOC. NO.'S 445536 AND 445537)