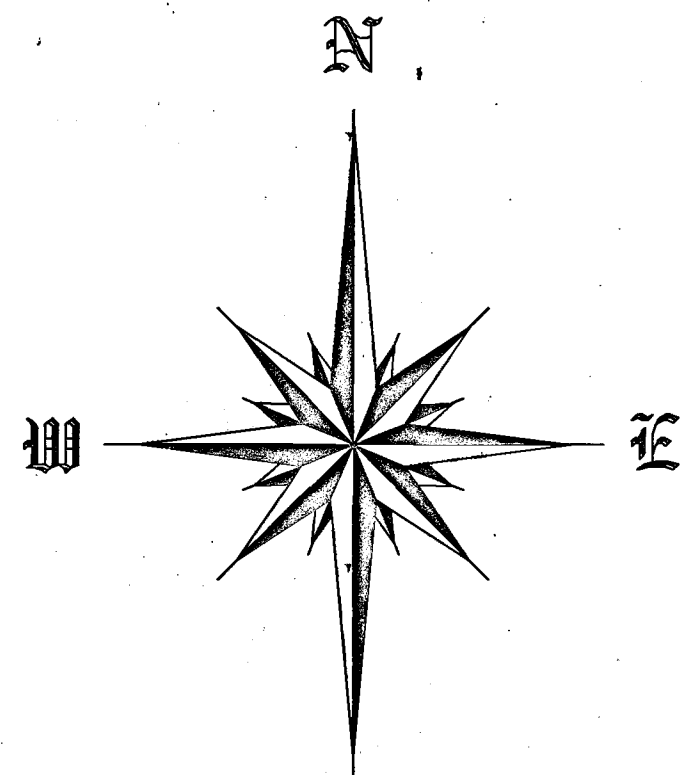
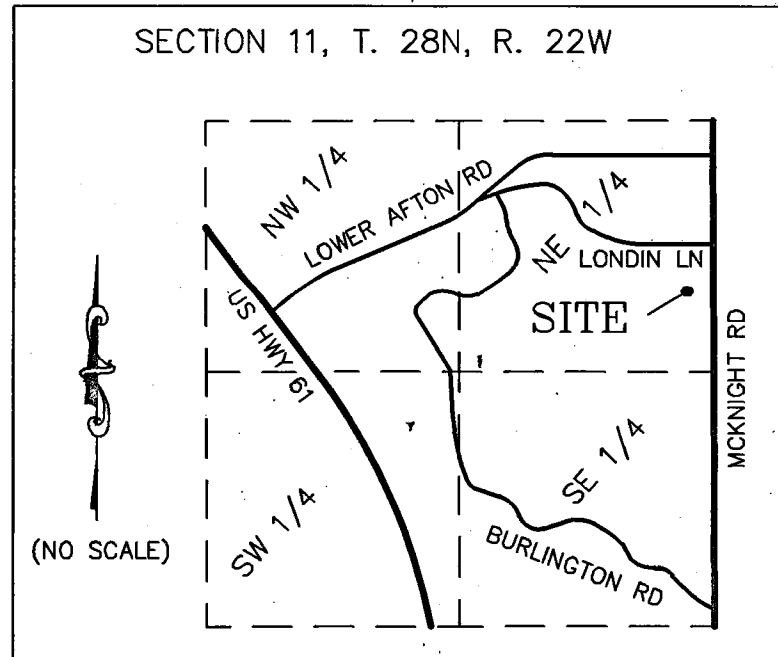
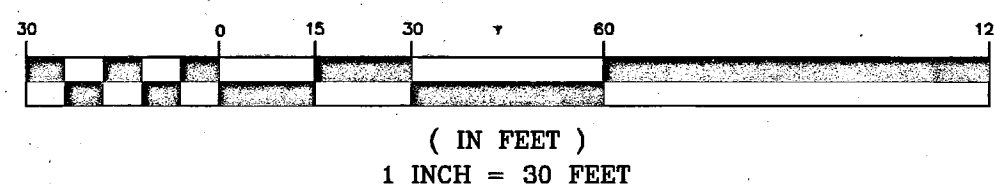


## VICINITY MAP

SECTION 11, T. 28N, R. 22W



GRAPHIC SCALE



KNOW ALL PERSONS BY THESE PRESENTS: That Nou Chaiker Vang and Liliane Yang Vang, husband and wife, and Cecilia Yang Vang, a single person, owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

The North 170 feet of the South 952 feet of the East one-half of the Southeast one-quarter of the Northeast one-quarter, Section 11, Township 28, Range 22, Ramsey County, Minnesota, EXCEPT the East 40 feet thereof Per Doc. No. 1652333.

Have caused the same to be surveyed and platted as SUNSET OUTLOOK 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 Nou Chaiker Vang and Liliane Yang Vang, husband and wife, have hereunto set their hands this 22 day of October, 2025.

Nou Chaiker Vang  
Nou Chaiker Vang

Liliane Yang Vang  
Liliane Yang Vang

In witness whereof said Cecilia Yang Vang, a single person, has hereunto set her hands this 22 day of October, 2025.

Cecilia Yang Vang  
Cecilia Yang Vang  
Gucci

## LEGEND

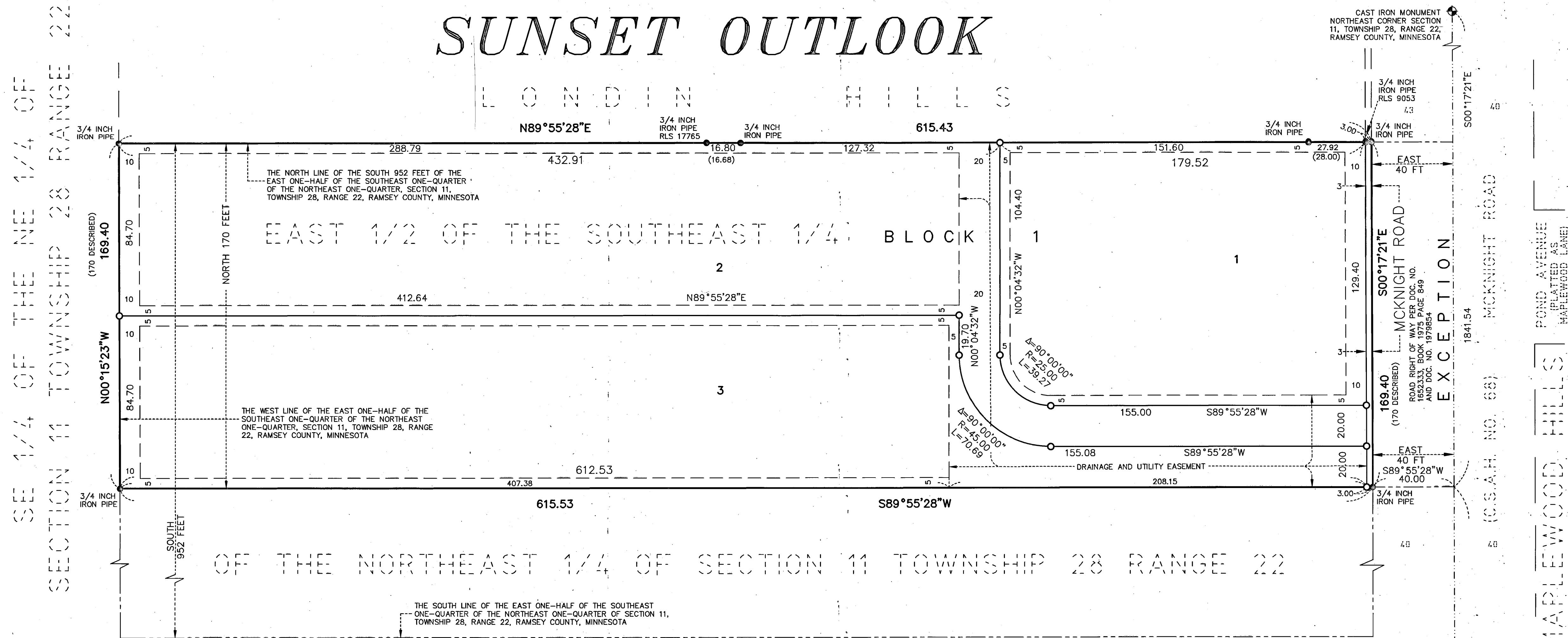
- ◆ DENOTES RAMSEY COUNTY SECTION CORNER MONUMENT FOUND, TYPE AS NOTED
- DENOTES 14 INCH X 5/8 INCH REBAR MONUMENT SET AND CAPPED RLS 60424
- DENOTES IRON MONUMENT FOUND, SIZE, TYPE, AND RLS AS NOTED

(xx.xx) DENOTES RECORD DIMENSION FROM LONDON HILLS PLAT

BASIS OF BEARINGS: FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE SOUTH 952 FEET OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SECTION 11, TOWNSHIP 28, RANGE 22, RAMSEY COUNTY, MINNESOTA HAS AN ASSUMED BEARING OF NORTH 89 DEGREES 55 MINUTES 28 SECONDS EAST.

## SUNSET OUTLOOK

L O N D I N H I L L S



STATE OF MINNESOTA

COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of October, 2025, by Nou Chaiker Vang and Liliane Yang Vang, husband and wife, and Cecilia Yang Vang, a single person.

Charles J. McCreary  
Charles J. McCreary

Notary Public, Ramsey County, Minnesota

My Commission Expires 01-31-2026

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 28<sup>th</sup> day of October, 2025.

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

STATE OF MINNESOTA

COUNTY OF Dakota

The foregoing Surveyor's Certificate was acknowledged before me this 28<sup>th</sup> day of October, 2025, by Ryan M. Peterson, a Licensed Land Surveyor.

Michael A. Donofri  
Michael A. Donofri  
Notary Public, Dakota County, Minnesota  
My Commission Expires 11/21/2028

City of Saint Paul

I do hereby certify that on the 16<sup>th</sup> day of August, 2025, the City Council of the City of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Joel H. Baar  
Joel H. Baar  
City Clerk

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 5<sup>th</sup> day of November, 2025.

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

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 10<sup>th</sup> day of November, 2025.

\_\_\_\_\_  
Ramsey County Auditor/Treasurer

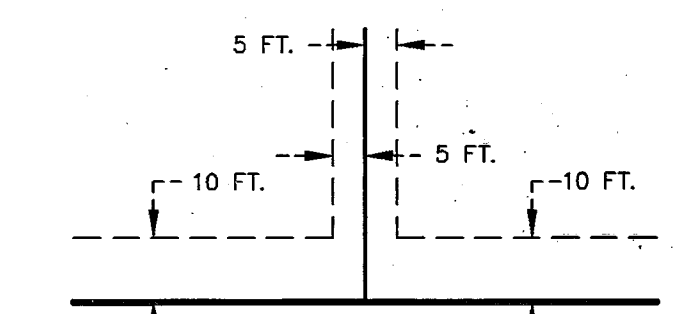
By \_\_\_\_\_, Deputy

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of SUNSET OUTLOOK was filed in the office of the County Recorder for public record on this 10<sup>th</sup> day of November, 2025, at 4:15 o'clock P.M. and was duly filed in Book 131 of Plats, Page 17, as Document Number 5085416.

Deputy County Recorder

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH ADJOINING SIDE AND REAR LOT LINES, AND BEING 10 FEET IN WIDTH ADJOINING PUBLIC WAYS UNLESS OTHERWISE INDICATED ON THIS PLAT