

BARNETT ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Barnett Companies, Inc., a Minnesota Corporation, fee owner of the following described property situated in the City of Gem Lake, County of Ramsey, State of Minnesota:

All that part of the West Half of the Southeast Quarter of Section 27, Township 30, Range 22, described as follows: Commencing at a point on the North and South quarter section line 1156.23 feet South of the center of Section 27, Township 30, Range 22; thence East parallel with the East and West quarter section line 638.22 feet to the Westerly line of the St. Paul and White Bear Lake (Scheuneman Road); thence Southerly along the Westerly line of said road 235.20 feet; thence West parallel with the East and West quarter section line 631.75 feet to the North and South quarter section line; thence North along said quarter section line 235.17 feet to the point of beginning, except all that part which lies West of the Center line of the northbound lanes U.S. Trunk Highway No. 61. Subject to U.S. Trunk Highway No. 61, also that part of Lots 13 and 14, Block 1, Summit Farm Homesites, lying East of the center line of the northbound lanes of U.S. Highway No. 61, also all that part of the West Half of the Southeast Quarter of Section 27, Township 30, Range 22, described as follows: All that part of the South 362.3 feet of the North 1853.7 feet thereof lying between the westerly right of way line of Scheuneman Road and the center line of the northbound lanes of U.S. Trunk Highway 61, subject to said Highway 61, also all that part of the South 100 feet of the North 1491.4 feet of the Southeast Quarter of Section 27, Township 30, Range 22, lying East of the center line of the northbound lanes of U.S. Trunk Highway No. 61 and West of the westerly right of way line of Scheuneman Road, according to the U.S. Government Survey thereof.

And that Barnett 3610 LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of Gem Lake, County of Ramsey, State of Minnesota:

All that part of the West one-half of the Southeast Quarter of Section Twenty-seven (27), Township Thirty (30) North, Range Twenty-two (22) West, Ramsey County, Minnesota, lying Easterly of the easterly right-of-way line of U.S. Trunk Highway No. 61, described as follows: Beginning at the Southwest corner of said Southeast Quarter of Section Twenty-seven (27), thence North along the West line thereof a distance of 789.8 feet to a point which is 1853.70 feet South of the center of Section 27, Township 30, Range 22; thence East parallel with the East and West Quarter Section line 614.10 feet to the Westerly line of the St. Paul and White Bear Road, (Scheuneman Road); thence Southwesterly along the Westerly line of said road to the intersection with the South line of the Southeast Quarter of said Section 27; thence West along said South line to the point of beginning.

EXCEPTING THEREFROM that part of the above described property taken for Trunk Highway purposes and subject to the right-of-way of County Road "E".

ALSO EXCEPTING THEREFROM the following described property:

Beginning at the intersection of the West line of Scheuneman Road and the North line of said County Road "E", being 33 feet North of the South line of said Southeast Quarter; thence West along the North line of County Road "E" a distance of 300 feet; thence North at right angles a distance of 287.87 feet; thence East at right angles a distance of 331.02 feet, more or less, to said West line of Scheuneman Road; thence Southwesterly along said West line a distance of 289.54 feet, more or less, to the point of beginning, according to the U.S. Government Survey thereof, Ramsey County, Minnesota.

Have caused the same to be surveyed and platted as BARNETT ADDITION and do hereby dedicate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Barnett Companies, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 28th day of OCT., 2025.

SIGNED: Barnett Companies, Inc.

Bruce S. Barnett (Signed)
Bruce S. Barnett (Printed)

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 28th day of OCT., 2025, by BRUCE BARNETT as PRES. of Barnett Companies, Inc., a Minnesota Corporation, on behalf of the corporation.

Jack A. Mavron (Signed)

Jack Mavron (Printed)
Notary Public, RAMSEY County, Minnesota
My Commission Expires 1-31-2020

In witness whereof said Barnett 3610 LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 28th day of OCT., 2025.

SIGNED: Barnett 3610 LLC

Bruce S. Barnett (Signed)
Bruce S. Barnett (Printed)

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 28th day of OCT., 2025, by BRUCE BARNETT as MANAGER of Barnett 3610 LLC, a Minnesota limited liability company, on behalf of the company.

Jack A. Mavron (Signed)

Jack Mavron (Printed)
Notary Public, RAMSEY County, Minnesota
My Commission Expires 1-31-2020

I, Jason E. Rud, 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 28th day of OCTOBER, 2025

Jason E. Rud (Signed)
Jason E. Rud, Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 23rd day of October, 2025 by Jason E. Rud, a Licensed Land Surveyor.

Larve Mack (Signed)

Larve Mack (Printed)
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2027

CITY OF GEM LAKE

We do hereby certify that on the 5th day of November, 2025, the City Council of the City of Gem Lake, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Jason E. Rud (Signed) Mayor Bruce S. Barnett (Signed) City Manager

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 12th day of November, 2025.

_____, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR

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

Daniel D. Baar (Signed)
Daniel D. Baar, L.S.
Ramsey County Surveyor

COUNTY RECORDER

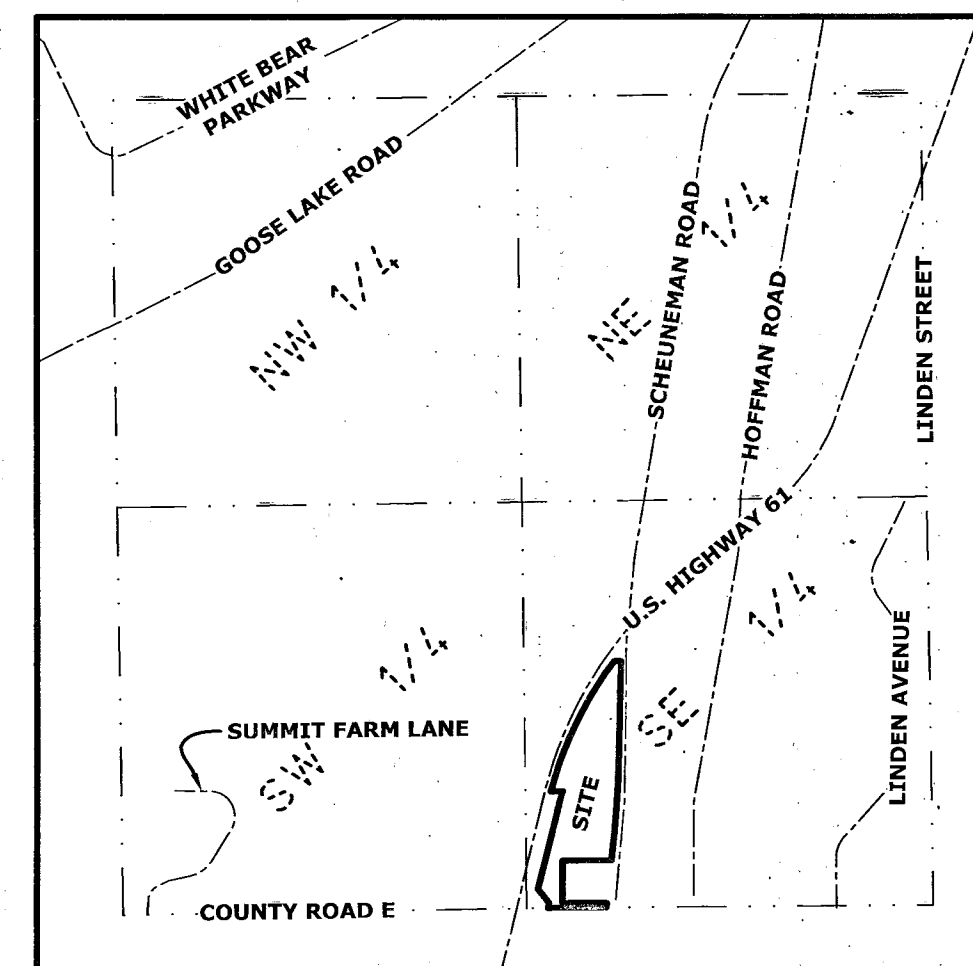
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of BARNETT ADDITION was filed in the office of the County Recorder for public record on this 19th day of November, 2025, at 1:10 o'clock P.M., and was duly filed in Book 131 of Plats, Pages 18 and 19, as Document Number 5087275.

Deputy County Recorder

VICINITY MAP

SEC. 27, TWP. 30, RNG. 22



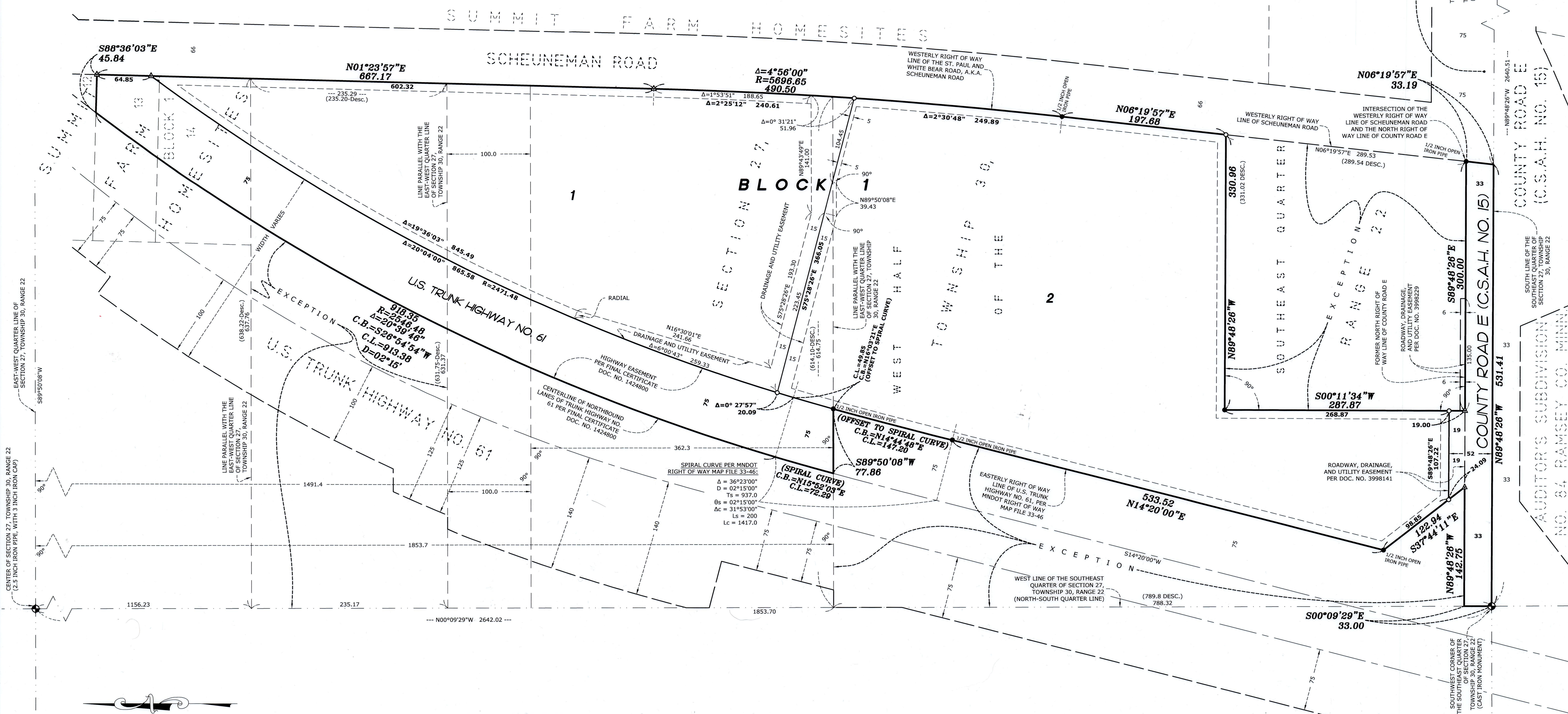
RAMSEY COUNTY, MINNESOTA
(NO SCALE)



"COPY"

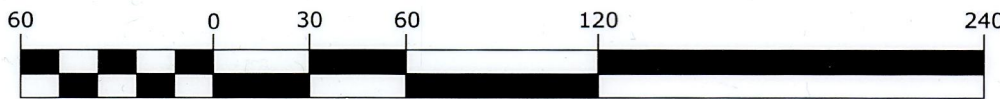
BARNETT ADDITION

MINNESOTA DEPARTMENT
OF TRANSPORTATION RIGHT
OF WAY PLAT NO. 62-1



NORTH

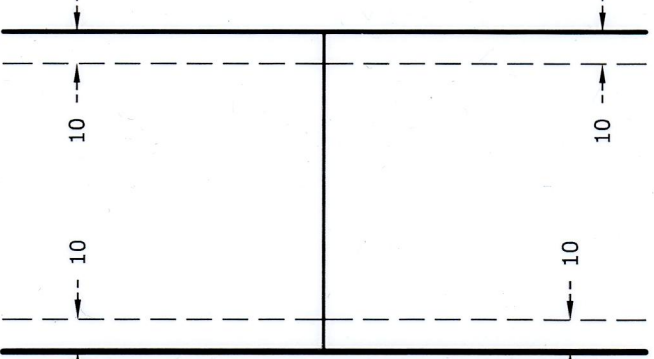
GRAPHIC SCALE IN FEET



1 INCH = 60 FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

(SCALE: 1 INCH = 60 FEET)



BEING 10 FEET IN WIDTH AND ADJOINING
REAR LOT LINES, AND PUBLIC WAYS UNLESS
OTHERWISE SHOWN ON THIS PLAT.

- ◆ DENOTES RAMSEY COUNTY MONUMENT AS LABELED
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT MARKED RLS 41578
- ▲ DENOTES SET PK NAIL WITH METAL DISK MARKED RLS 41578
- DENOTES FOUND IRON MONUMENT AS LABELED.
- (XXX.XX DESC.) DENOTES DESCRIBED DISTANCE
- C.B.= DENOTES CHORD BEARING
- C.L.= DENOTES CHORD LENGTH

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE
SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 30,
RANGE 22 (NORTH-SOUTH QUARTER LINE) IS ASSUMED TO
BEAR NORTH 00 DEGREES 09 MINUTES 29 SECONDS WEST.