

KNOW ALL MEN BY THESE PRESENTS: That Harstad Hills, Inc., a Minnesota corporation, fee owner of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

The North 330 feet of the West 744.5 feet of the Southeast Quarter of Section 23, Township 30 North, Range 23 West, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as PAPANHEIMS VICTORIA VALLEY ORCHARD and does 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 Harstad Hills, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 16th day of July, 2025.

SIGNED: Harstad Hills, Inc.

Martin N. Harstad, President

STATE OF MINNESOTA COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 16th day of July, 2025, by Martin N. Harstad, as President of Harstad Hills, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public, Ramsey County, Minnesota My Commission Expires January 31, 2029

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 monuments indicated on this plat will correctly be set within one year; 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 10th day of July, 2025.

Jason E. Rud, Land Surveyor Minnesota License No. 41578

STATE OF MINNESOTA COUNTY OF Andea

The foregoing Surveyor's Certificate was acknowledged before me this 10th day of July, 2025 by Jason E. Rud, a Licensed Land Surveyor.

Notary Public, Andea County, Minnesota My Commission Expires January 31, 2027

CITY OF SHOREVIEW

Approved by the City Council of the City of Shoreview, Minnesota, on the 11th day of June, 2025.

Mayor, City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 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 9th day of January, 2026.

Ramsey County Auditor/Treasurer

Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 9th day of JANUARY, 2026.

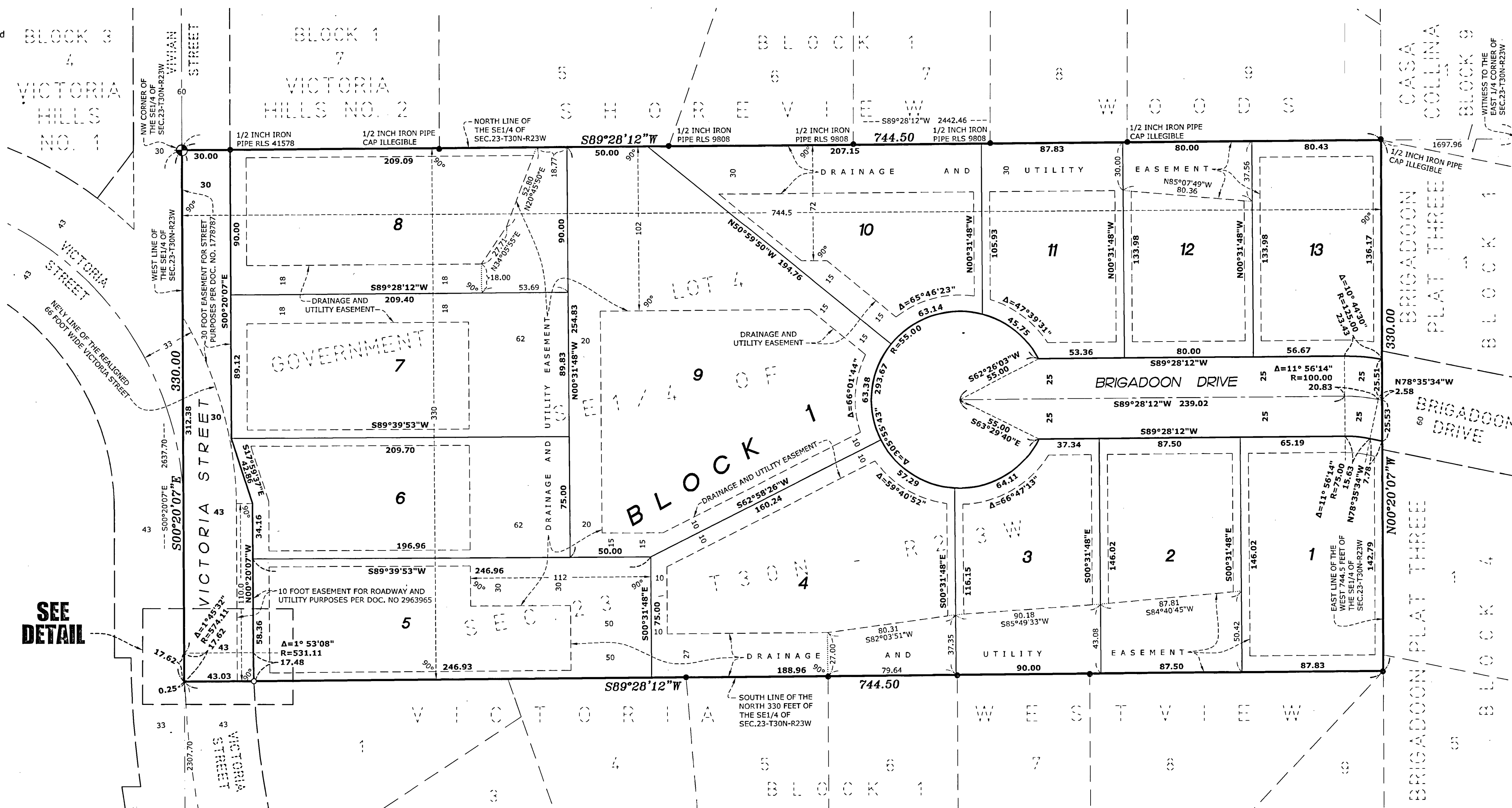
DANIEL D. BAAR, STEPHANE J. ROBERT DEPUTY COUNTY SURVEYOR

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of PAPANHEIMS VICTORIA VALLEY ORCHARD was filed in the office of the County Recorder for public record on this 9th day of JANUARY, 2026 at 1:00 o'clock P.M. and was duly filed in Book 131 of Plats, Page 27, as Document Number 6593034.

Deputy County Recorder

PAPANHEIMS VICTORIA VALLEY ORCHARD



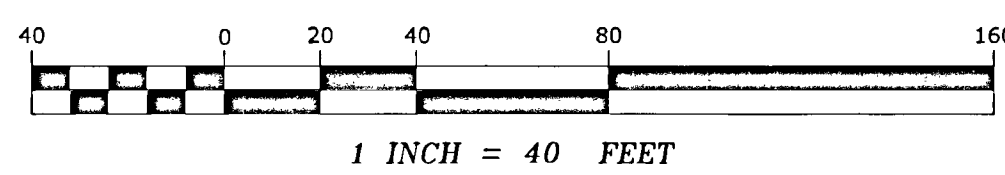
SEE DETAIL

SW CORNER OF THE SE1/4 OF SEC.23-T30N-R23W



NORTH

GRAPHIC SCALE IN FEET



FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 30, RANGE 23 IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 28 MINUTES 12 SECONDS WEST.

LEGEND

- DENOTES 1/2 INCH OPEN IRON PIPE FOUND, UNLESS OTHERWISE SHOWN
○ DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE, MARKED RLS 41578
◈ DENOTES RAMSEY COUNTY CAST IRON MONUMENT
■ DENOTES GRANITE MONUMENT

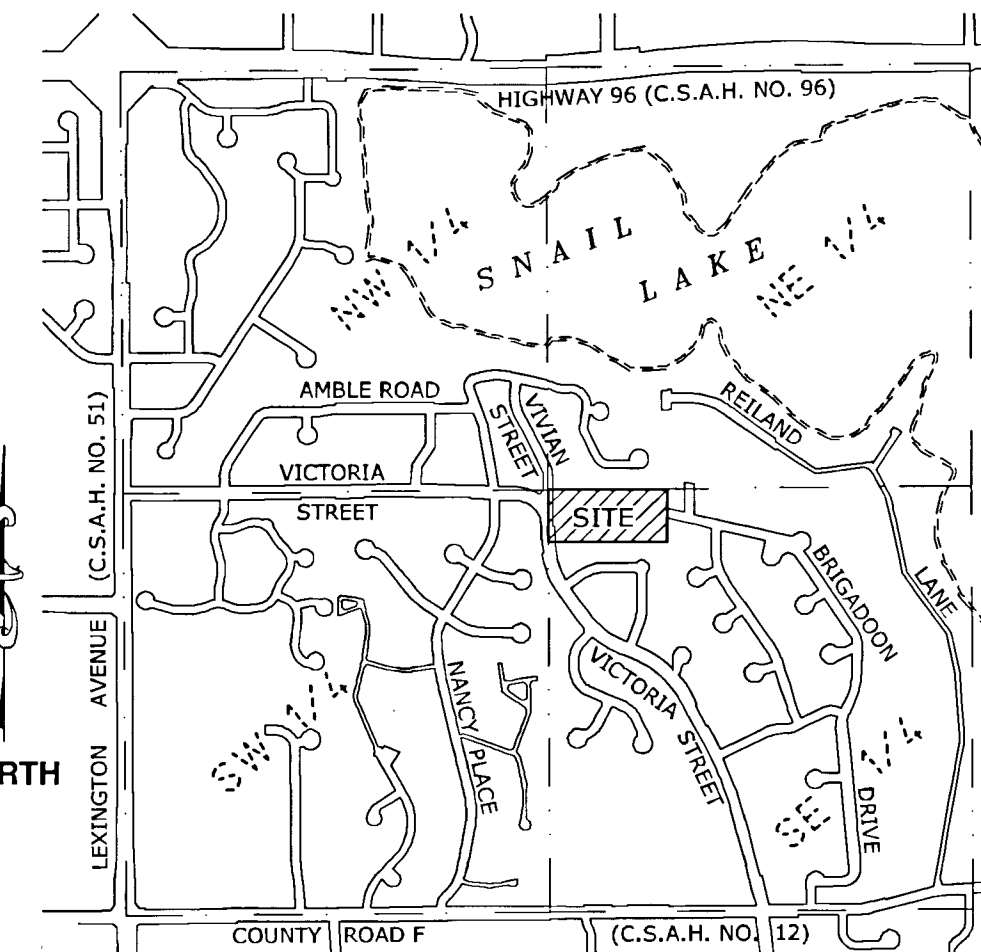
ANY REQUIRED MONUMENTATION LOCATION ON THIS PLAT WITH NO MONUMENT SYMBOL SHOWN, INDICATES WHERE A 1/2 INCH BY 14 INCH IRON PIPE WITH A CAP MARKED BY LICENSE NO. 41578 WILL BE SET, AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAT.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

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

VICINITY MAP

SEC.23-T30N-R23W RAMSEY COUNTY, MINNESOTA No Scale



DETAIL

(NOT TO SCALE)

