

# WHEATON WOODS

## KROISS LAKEVIEW ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Wheaton Woods, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

The South 418 feet of the East 148 feet of the Southeast Quarter of Section 2, Township 29, Range 23;

AND

All of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Twenty-nine (29), Range Twenty-three (23), except the West 350 feet of the South 214 feet; and except the West 240 feet lying North of the South 445 feet; and except the North 167 feet of the East 200 feet; and except the East 148 feet of the South 418 feet; and except the west 161.75 feet of the East 309.75 feet of the South 283 feet;

AND

The West Two Hundred Forty (W. 240) feet, except the South Four Hundred Forty-five (S. 445) feet of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Twenty-nine (29), Range Twenty-three (23), according to the United States Government Survey thereof, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as WHEATON WOODS and does hereby dedicate to the public for public use forever the public ways and drainage and utility easements as shown on this plat.

In witness whereof said Wheaton Woods, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officer this 10<sup>th</sup> day of May, 2016.

SIGNED: WHEATON WOODS, LLC

*Peter J. Knooble*

Peter J. Knooble, President

STATE OF MINNESOTA

COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of May, 2016 by Peter J. Knooble, President of Wheaton Woods, LLC, a Minnesota limited liability company, on behalf of the company.

*Nicole A. Johnson*

Nicole A. Johnson

Notary Public, Anoka County, Minnesota

My Commission Expires January 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 or will be correctly set within one year of recording this plat; 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 9<sup>th</sup> day of May, 2016.

*Jason E. Rud*

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 9<sup>th</sup> day of May, 2016, by Jason E. Rud, a Licensed Land Surveyor.

*Nicole A. Johnson*

Nicole A. Johnson

Notary Public, Anoka County, Minnesota

My Commission Expires January 31, 2020

CITY OF ROSEVILLE

We do hereby certify that on the 25<sup>th</sup> day of April, 2016, the City Council of the City of Roseville, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

*Raymond*

Raymond, Mayor

DEPARTMENT OF PROPERTY RECORDS AND REVENUE  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Property Records and Revenue \_\_\_\_\_ By \_\_\_\_\_ Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 23<sup>rd</sup> day of May, 2016.

*Craig W. Hinzman*

Craig W. Hinzman, L.S.

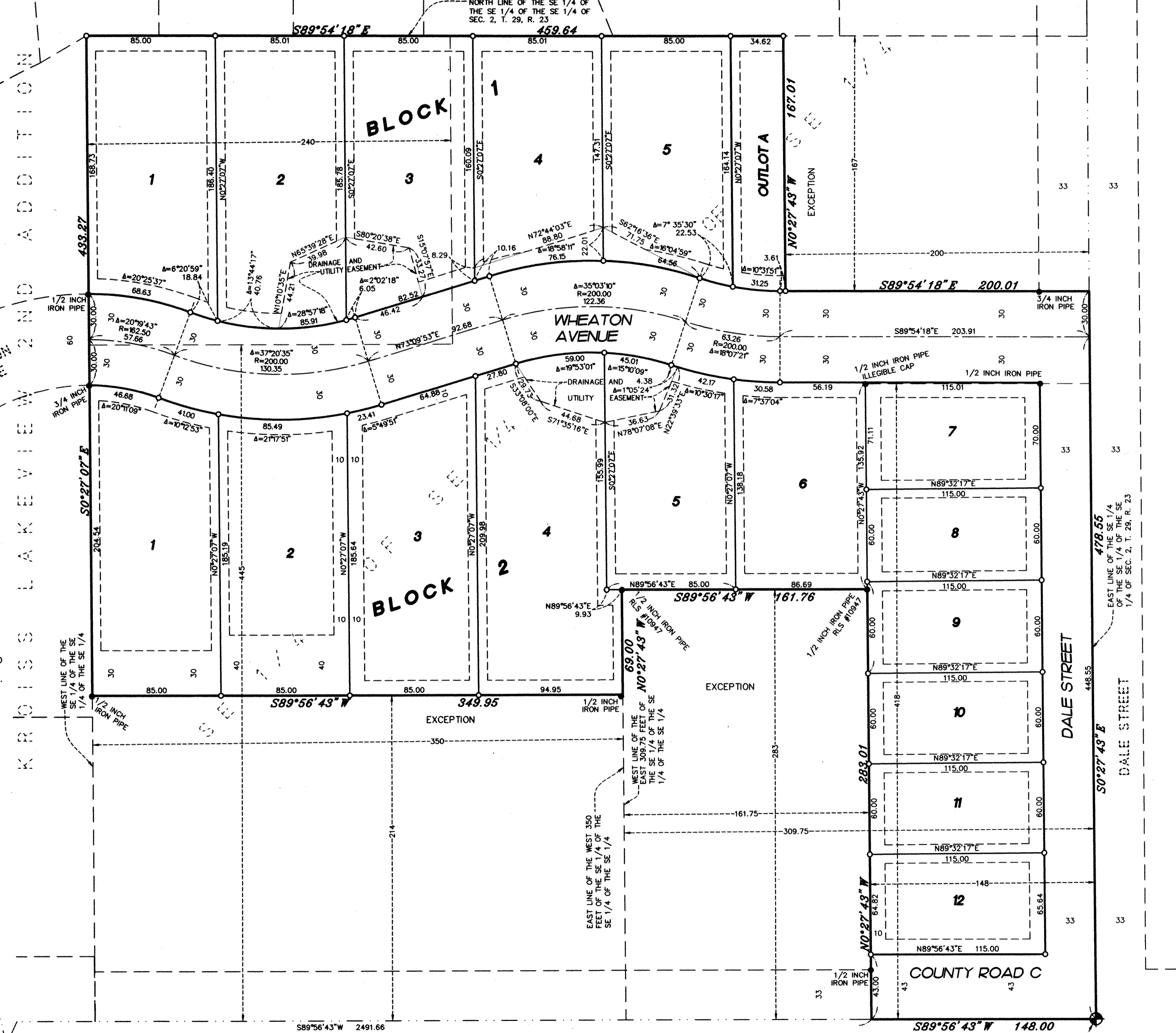
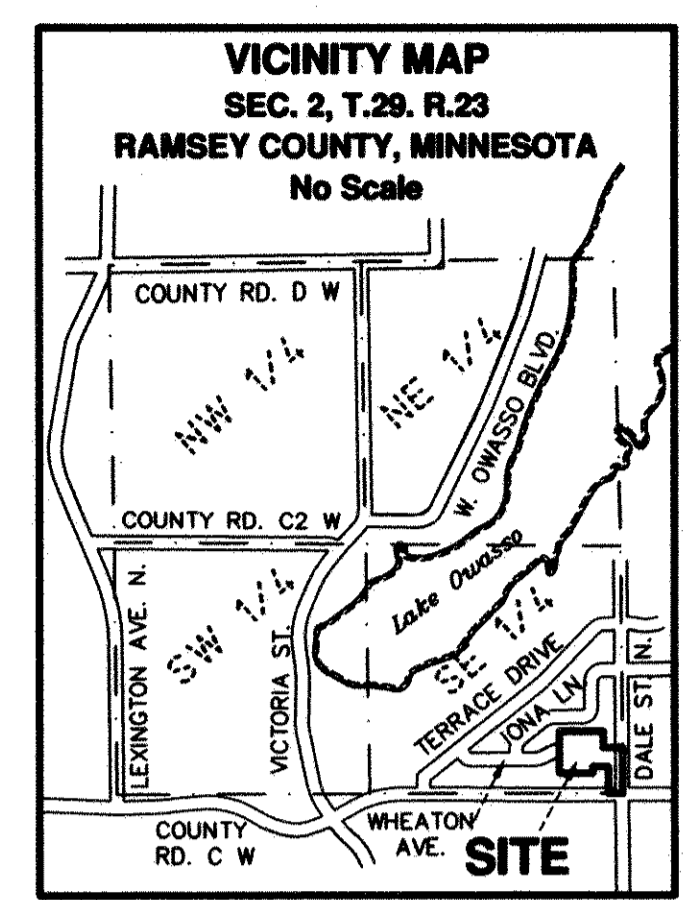
Ramsey County Surveyor

REGISTRAR OF TITLES

COUNTY OF RAMSEY, STATE OF MINNESOTA

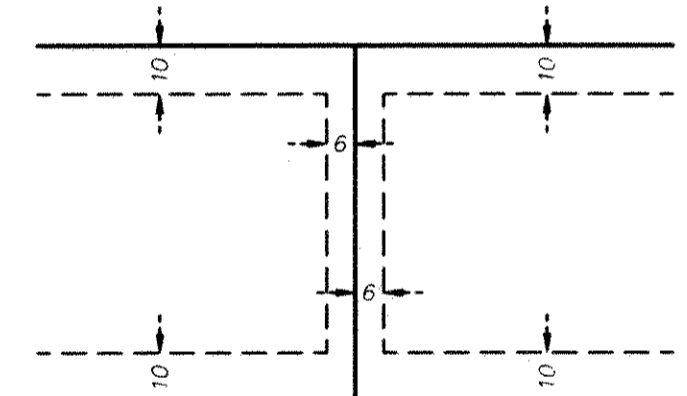
I hereby certify that this plat of WHEATON WOODS was filed in the office of the Registrar of Titles for public record on this 26<sup>th</sup> day of May, 2016, at 11:29 AM, and was duly filed in Book 49 of Plats, Page 40, as Document Number 112949.

Deputy Registrar of Titles

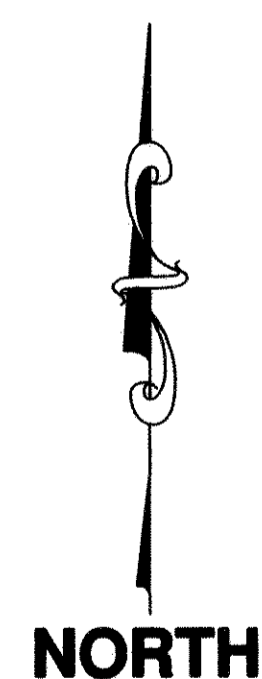


### EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

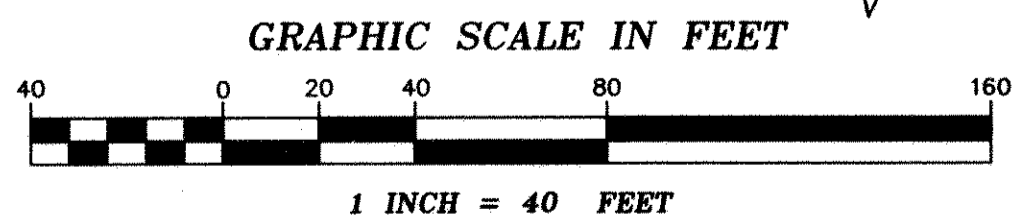


BEING 10 FEET IN WIDTH ADJOINING PUBLIC WAYS AND ADJOINING REAR LOT LINES AND 6 FEET IN WIDTH ADJOINING SIDE LOT LINES UNLESS OTHERWISE SHOWN.



NORTH

SW CORNER OF THE SE 1/4 OF SEC. 2, T. 29, R. 23, RAMSEY COUNTY, MN



1 INCH = 40 FEET

For the purposes of this plat, the East line of the Southeast Quarter of Section 2, Township 29, Range 23, Ramsey County, Minnesota is assumed to bear South 0 degrees 27 minutes 43 seconds East.

- ◆ Denotes Ramsey County cast iron monument
- Denotes set 1/2 inch by 18 inch iron pipe monument marked RLS 41578.
- Denotes found iron monument as labeled.

### BOUNDARY NOTE

For the purposes of this survey, the boundary was established by utilizing a survey completed by R. C. Wolfgram dated November 16, 1951. Said survey was an exhibit utilized for the registration of this parcel. Said boundary also matches the adjoining plats of KROISS LAKEVIEW ADDITION and KROISS LAKEVIEW 2ND ADDITION. The boundary also matches existing survey monumentation and existing occupation as shown.

