

# CARIBOU LITTLE CANADA

KNOW ALL MEN BY THESE PRESENTS: That Division 25, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of Little Canada, County of Ramsey, State of Minnesota:

Lots 8, 9, 10 and 11, Block 2, Rice Street Motor Line Addition;  
 And  
 That part of Lot 12, Block 2, Rice Street Motor Line Addition, lying Easterly of the Westerly 7 feet of said Lot 12; including that part of adjoining Eighth Street, vacated, lying between the extensions across said street of the East line of said Lot 8 and the East line of the Westerly 7 feet of said Lot 12;  
 And  
 That part of Lot A, Block 2, Rice Street Motor Line Addition, lying North of the Northerly line of North Owasso Boulevard;  
 And  
 That part of Lot 13, Block 2, Rice Street Motor Line Addition, lying Easterly of the Westerly 7 feet of said Lot 13;  
 And  
 Those parts of Lots 18, 19, 20 and 21, Block 2, Rice Street Motor Line Addition, lying Northerly of the Northerly line of North Owasso Boulevard;  
 And  
 That part of Lot 14, Block 2, Rice Street Motor Line Addition, lying Northerly of the Northerly line of North Owasso Boulevard and Easterly of the Westerly 7 feet of said Lot 14;  
 And  
 That part of Lot N, Block 2, Rice Street Motor Line Addition, lying West of the extension across it of the East lines of Lots 8 and 21, Block 2;

AND

That part of Lot 15, Block 2, Rice Street Motor Line Addition, lying Northerly of the Northerly line of North Owasso Boulevard.

And that the County of Ramsey, a political subdivision of the State of Minnesota, fee owner of the following described property situated in the City of Little Canada and the City of Vadnais Heights, County of Ramsey, State of Minnesota:

That portion of Lot H of Vadnais Lake Villas, Ramsey County, Minnesota, described as follows:

Commencing at the Southwest corner of said Lot H, said corner also being the West Quarter Corner of Section 31, Township 30 North, Range 22 West; thence North 89 degrees 33 minutes 58 seconds East, assumed bearing along the South line of Lot H, said South line also being the East-West Quarter Line of said Section 31, a distance of 384.34 feet to Right of Way Boundary Corner B2422 on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 62-24, on file in the Office of the County Recorder in and for said county said Corner also being the point of beginning; thence North 00 degrees 26 minutes 02 seconds West 65.16 feet to a line parallel with and lying 110.00 feet southwesterly of a line hereinafter described as 'Line A'; thence South 62 degrees 06 minutes 00 seconds East along said parallel line a distance of 73.75 feet to the East line of said Lot H; thence North 13 degrees 05 minutes 42 seconds East along said East line of Lot H a distance of 103.08 feet to the North line of the South 130.38 feet of said Lot H; thence South 89 degrees 33 minutes 58 seconds West along said North line of the south 130.38 feet, a distance of 472.93 feet to the West line of said Lot H, said West line also being the west line of the Northwest Quarter of said Section 31; thence South 00 degrees 14 minutes 21 seconds East along said West line of Lot H a distance of 55.19 feet; thence North 89 degrees 33 minutes 58 seconds East 40.00 feet; thence South 00 degrees 14 minutes 21 seconds East 75.19 feet to the South line of said Lot H; thence North 89 degrees 33 minutes 58 seconds East along said South line a distance of 344.34 feet to the point of beginning.

'Line A' is described as follows:

From a point on the west line of Section 31, Township 30 North, Range 22 West, distant 636.65 feet north of the West Quarter Corner thereof, run southeasterly at an angle of 50 degrees 45 minutes with said west section line for 1098.2 feet to the point of beginning of the line to be described; thence run northwesterly to a point on the west line of said Section 31, distant 396.65 feet north of the West Quarter Corner thereof and there terminating.

AND

Lots 6 and 7, Block 2, RICE STREET MOTOR LINE ADDITION, Ramsey County, Minnesota, according to the recorded plat thereof;

AND

Those parts of Lots 22 and 23, Block 2, RICE STREET MOTOR LINE ADDITION, Ramsey County, Minnesota, according to the recorded plat thereof, lying northerly of the northerly line of North Owasso Boulevard;

AND

That part of Lot N, Block 2, RICE STREET MOTOR LINE ADDITION, Ramsey County, Minnesota, according to the recorded plat thereof, lying easterly of the extensions across said Lot N of the west lines of Lots 7 and 22, said Block 2, and lying westerly of the extensions across said Lot N of the east lines of Lots 6 and 23, said Block 2;

AND

That part of vacated Eighth Street as dedicated on the plat of RICE STREET MOTOR LINE ADDITION, Ramsey County, Minnesota, according to the recorded plat thereof, lying easterly of the northerly extension across said street of the west line of Lot 7, Block 2, said plat, and lying westerly of the northerly extension across said street of the east line of Lot 6, Block 2, said plat;

AND

The Westerly 7 feet of Lots 12 and 13, Block 2, Rice Street Motor Line Addition including that part of adjoining Eighth Street, vacated, lying between the extensions across said street of the East line of said West 7 feet of Lot 12 and the West line of said Lot 12;

And

The Westerly 7 feet of that part of Lot 14, Block 2, Rice Street Motor Line Addition, lying Northerly of the Northerly line of North Owasso Boulevard.

Have caused the same to be surveyed and platted as CARIBOU LITTLE CANADA 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 Division 25, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 28 day of May, 2019.

Signed: Division 25, LLC

John J. Johannson, Chief Manager  
 Signature

STATE OF MINNESOTA

COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 28 day of May, 2019, by John J. Johannson Chief Manager of Division 25, LLC, a Minnesota limited liability company, on behalf of the company.

Janet M. Olson  
 Signature

Janet M. Olson  
 Printed Name

Notary Public, Hennepin County, Minnesota

My Commission Expires 1-31-2020

In witness whereof said County of Ramsey, a political subdivision of the State of Minnesota, has caused these presents to be signed by its proper officer this 23 day of May, 2019.

Signed: County of Ramsey

Ryan T. O'Connor, County Manager  
 Signature

STATE OF MINNESOTA

COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 23 day of May, 2019, by Ryan T. O'Connor, County Manager of the County of Ramsey, a political subdivision of the State of Minnesota, on behalf of said county.

Karen Schreck  
 Signature

Karen Schreck  
 Printed Name

Notary Public, Ramsey County, Minnesota

My Commission Expires Jan 31, 2023

### SURVEYORS CERTIFICATE

I, Dennis B. Olmstead, 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 indicated on this plat have been, or will be correctly 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 21<sup>st</sup> day of May, 2019.

Dennis B. Olmstead  
 Dennis B. Olmstead, Land Surveyor  
 Minnesota License No. 16425

STATE OF MINNESOTA

COUNTY OF Hennepin

This instrument was acknowledged before me this 21<sup>st</sup> day of May, 2019, by Dennis B. Olmstead, a Professional Land Surveyor.

Jonathan Mark  
 Signature

Susan L. Marks  
 Printed Name

Notary Public, Anoka County, Minnesota

My Commission Expires 1/31/2020

### CITY OF LITTLE CANADA, MINNESOTA

We do hereby certify that on the 23<sup>rd</sup> day of May, 2019, the City Council of the City of Little Canada, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes Section 505.03, Subd. 2, have been fulfilled.

John T. ..., Mayor  
 Signature

Christina ..., Clerk  
 Signature

### CITY OF VADNAIS HEIGHTS, MINNESOTA

We do hereby certify that on the 4<sup>th</sup> day of June, 2019, the City Council of the City of Vadnais Heights, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes Section 505.03, Subd. 2, have been fulfilled.

..., Mayor  
 Signature

..., Clerk  
 Signature

### PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

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 \_\_\_\_\_, 2019.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By: \_\_\_\_\_, Deputy  
Signature

### COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 7<sup>th</sup> day of June, 2019.

Daniel D. Baar  
 Daniel D. Baar, L.S.  
 Ramsey County Surveyor

### COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of CARIBOU LITTLE CANADA was filed in the office of the County Recorder for public record on this 18 day of June, 2019, at 12 o'clock P. M. and was duly filed in Book 128 of Plats, Pages 36 and 37, as Document Number 4761821.

Deputy County Recorder

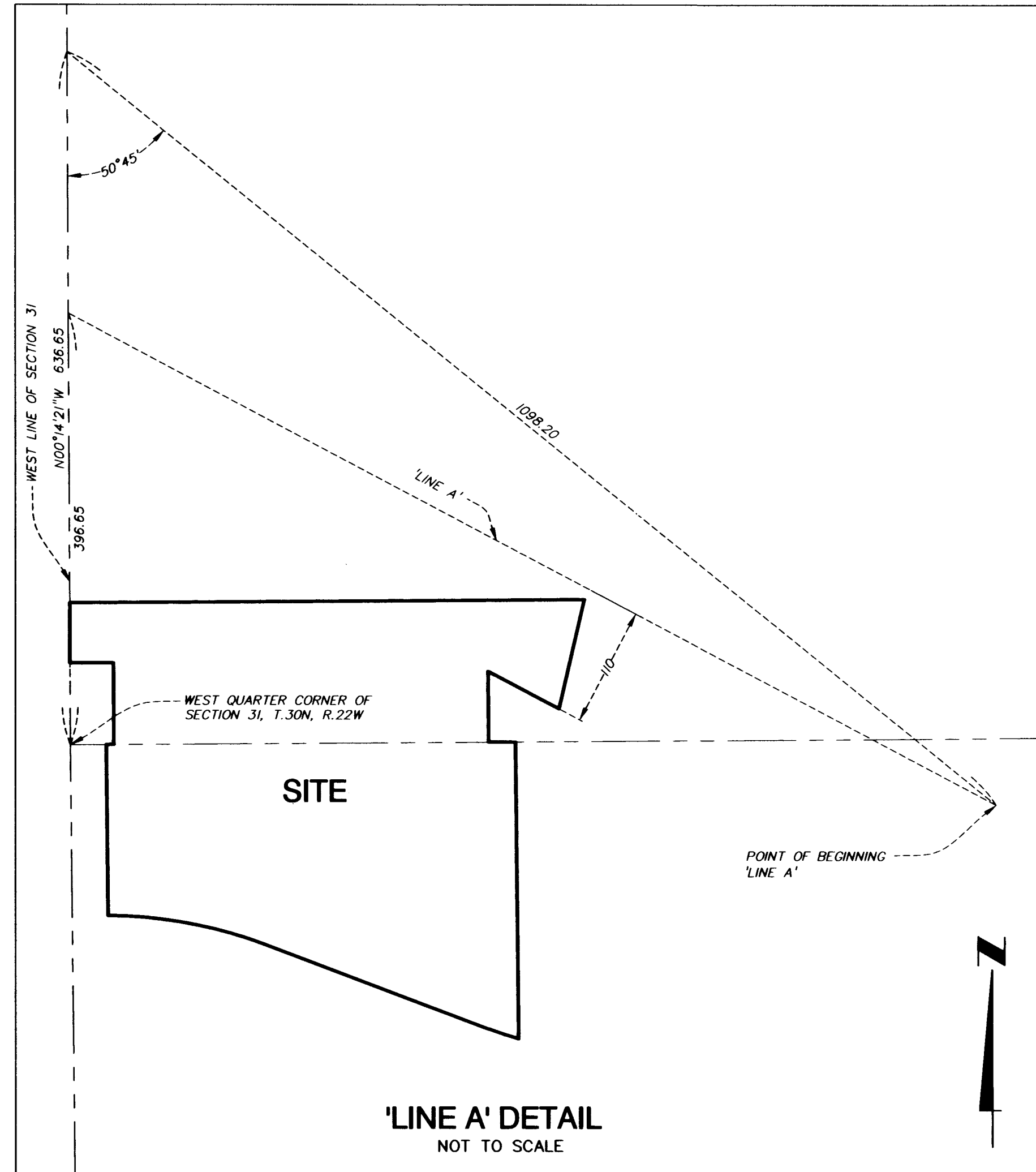
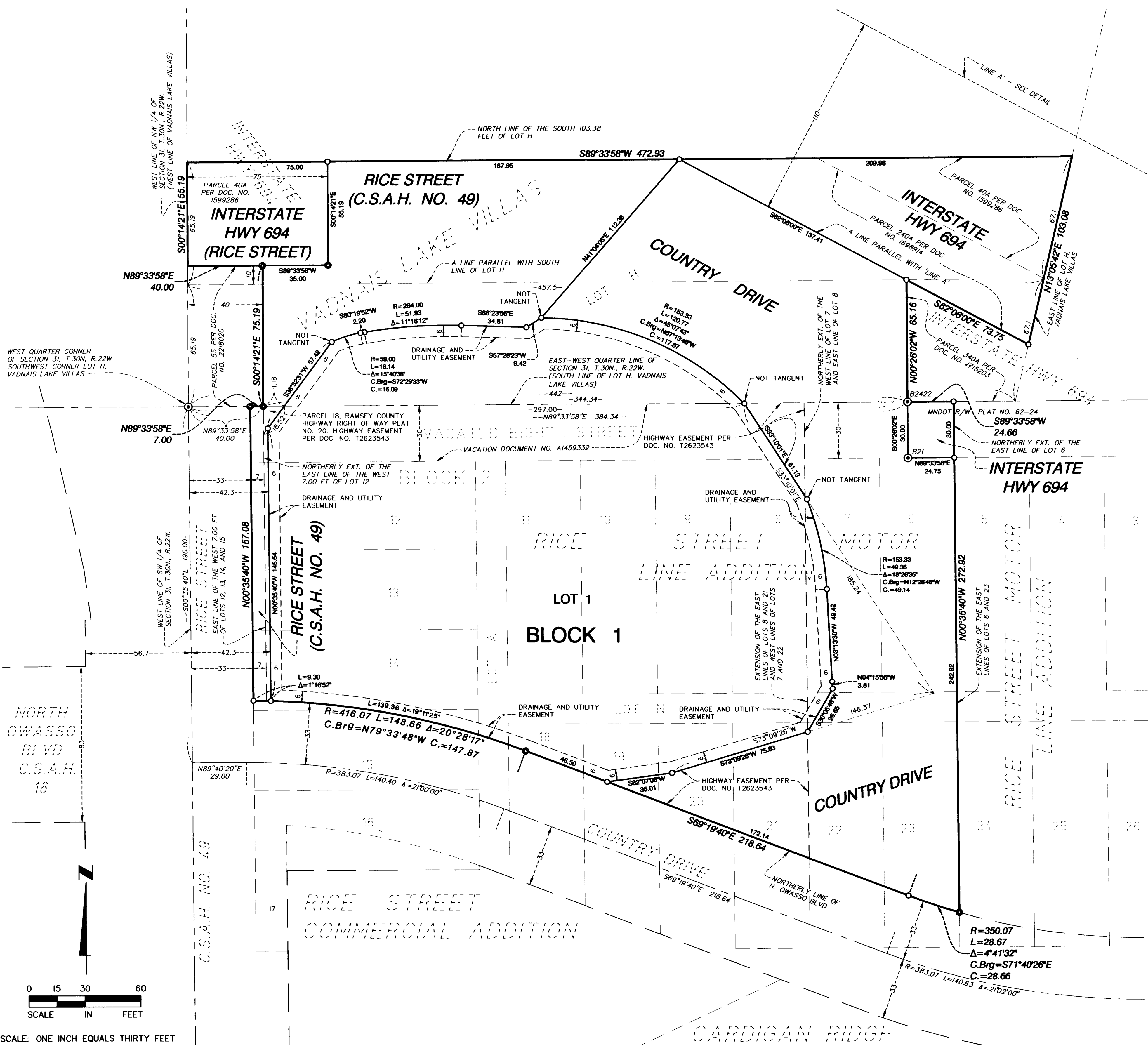
### REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of CARIBOU LITTLE CANADA was filed in the office of the Registrar of Titles for public record on this 18 day of June, 2019, at 12 o'clock P. M. and was duly filed in Book 51 of Plats, Pages 42 and 43, as Document Number 2641538.

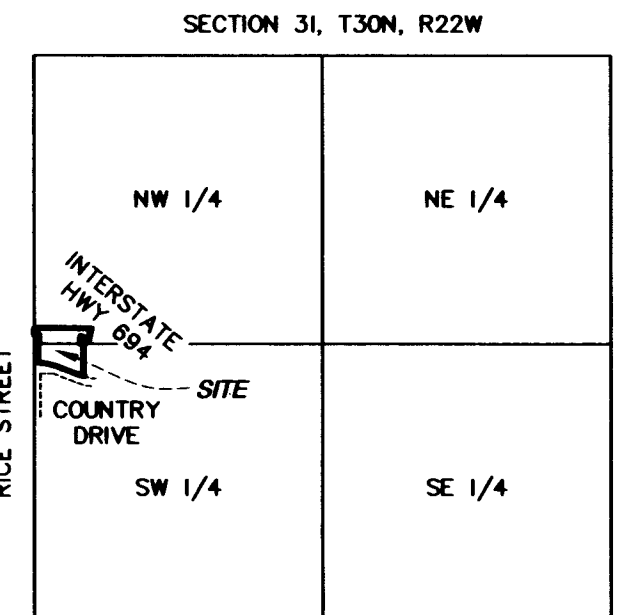
Deputy Registrar of Titles



# CARIBOU LITTLE CANADA



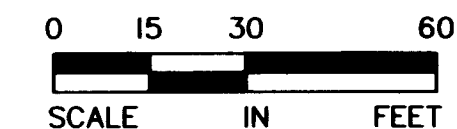
VICINITY MAP



NOT TO SCALE

Orientation of this bearing system is based upon Ramsey County Coordinates, North American Datum of 1983, 2011 Adjustment.

- ⊙ Denotes Cast Iron Monument found
- B2422 ⊙ Denotes MnDOT monument found
- Denotes 1/2 inch x 18 inch iron pipe set marked by license no. 18425
- Denotes mag nail with brass disk set marked by license no. 18425



SCALE: ONE INCH EQUALS THIRTY FEET

