

WILLOW RIDGE

KNOW ALL PERSONS BY THESE PRESENTS: That WBL Land, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of White Bear Lake, County of Ramsey, State of Minnesota:

All of Lot 23, and those parts of Lots 22 and 26, STRAWBERRY ACRES, according to the recorded plat thereof, lying easterly of a line drawn from a point on the north line of said Lot 22, distant 490 feet easterly of the northwest corner thereof to a point of the north right of way line of Minnesota Department of Transportation Right of Way Plat No. 62-2, distant 490 feet easterly of the southwest corner of Lot 25 of said STRAWBERRY ACRES, as measured along said north right of way line. EXCEPT, that portion of said Lot 26 lying southerly of the northerly right of way line of Minnesota Department of Transportation Right of Way Plat No. 62-2.

AND

That part of the Southwest Quarter of the Southeast Quarter of Section 27, Township 30, Range 22, Ramsey County, Minnesota, described as follows:

Commencing at the Southeast corner of said Section 27; thence West along the south line of said Southeast Quarter for 1591.4 feet to the point of beginning; thence North at right angles to said south line to the east right of way line of Burlington Northern Railway; thence southwesterly along said right of way to said south line; thence East along said south line to the point of beginning and there terminating, EXCEPT the South 75 feet thereof.

Has caused the same to be surveyed and platted as WILLOW RIDGE and does hereby dedicate to the public for public use forever the public way as shown on this plat.

In witness whereof said WBL Land, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 30th day of September, 2019.

Signed: WBL Land, LLC

Bradley J. Schuler President
Signature

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 30th day of September, 2019, by Bradley J. Schuler President, WBL Land, LLC, a Minnesota limited liability company, on behalf of the company.

Shanna Lynn Straubridge
(Signature)
Shanna Lynn Straubridge
(Name Printed)
Notary Public, Minnesota Hennepin County, Minnesota
My Commission Expires January 31, 2022

SURVEYORS CERTIFICATION

I, Chris Ambourn, 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 19th day of September, 2019.

Chris Ambourn
Chris Ambourn, Land Surveyor
Minnesota License No. 43055

STATE OF MINNESOTA
COUNTY OF Washington

This instrument was acknowledged before me on this 19th day of September, 2019, by Chris Ambourn.

Angela T. McCarver
(Signature)
Angela T. McCarver
(Name Printed)
Notary Public, Washington County, Minnesota
My Commission Expires Jan. 31, 2023

CITY OF WHITE BEAR LAKE, MINNESOTA

We do hereby certify that on the 1st day of October, 2019, the City Council of the City of White Bear Lake, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes Section 505.03, Subd. 2, have been fulfilled.

J. Emerson Mayor
Kara E. Causting Clerk

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 _____, 20____.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42 this plat is approved this 2nd day of October, 2019.

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

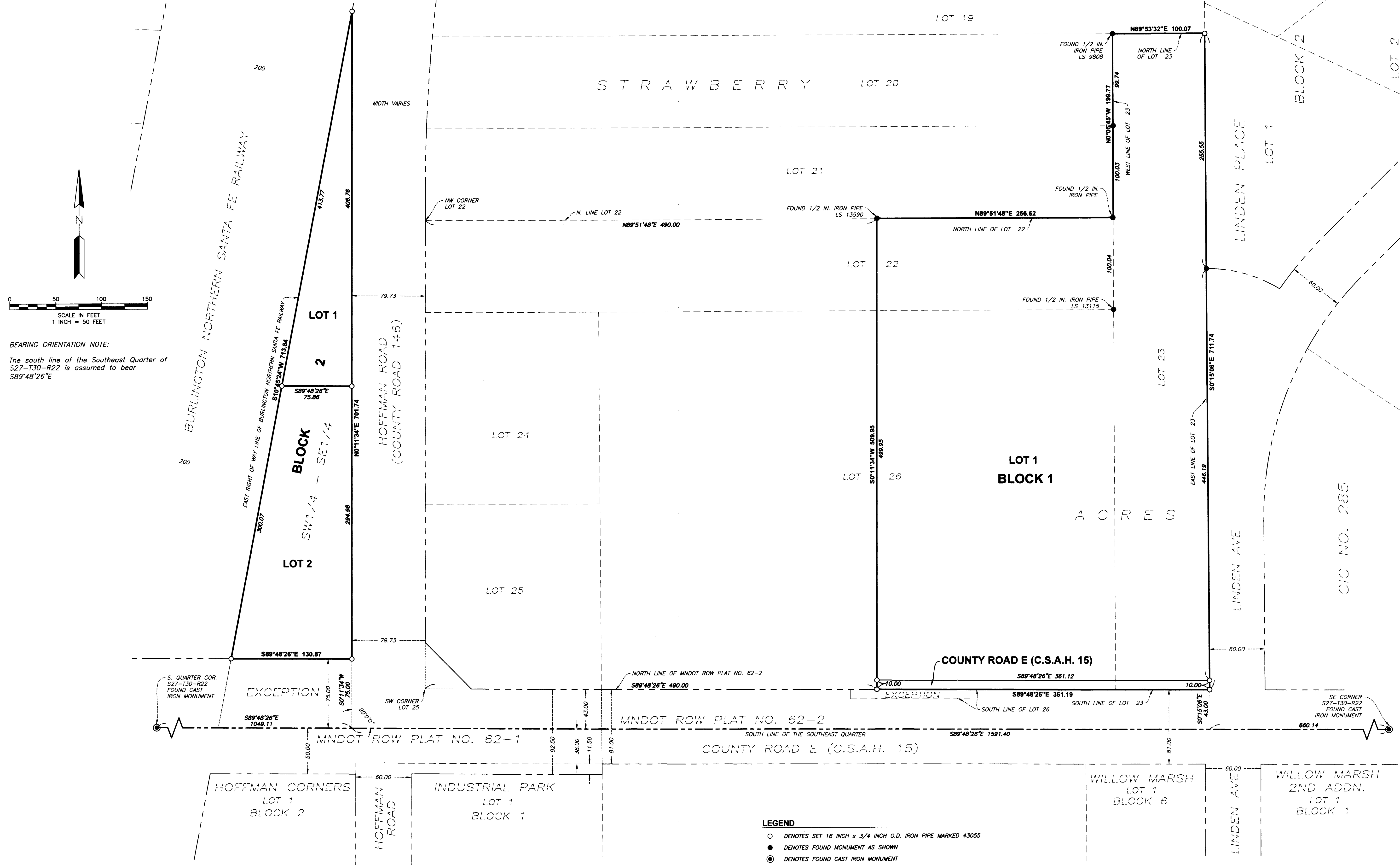
COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of WILLOW RIDGE was filed in the office of the County Recorder for public record on this 2nd day of October, 2019 at 11:46 clock A.M. and was duly filed in Book 128 of Plats, Pages 39 and 40, as Document Number 476792.

Deputy County Recorder

WILLOW RIDGE

Copy



BEARING ORIENTATION NOTE:
 The south line of the Southeast Quarter of S27-T30-R22 is assumed to bear S89°48'26"E

- LEGEND**
- DENOTES SET 16 INCH x 3/4 INCH O.D. IRON PIPE MARKED 43055
 - DENOTES FOUND MONUMENT AS SHOWN
 - ⊙ DENOTES FOUND CAST IRON MONUMENT

