

KELLER ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Maplewood, a Minnesota municipal corporation, owner of the following described property situated in the City of Maplewood, County of Ramsey, State of Minnesota:

That certain tract of land situated in the East Half of the East Half of the Southwest Quarter of Section 9, Township 29, Range 22, described as follows: Beginning at the intersection of the North line of County Road B and the East line of said Southwest Quarter of Section 9; thence North along said East line to its intersection with a line parallel with and distant 100 feet North of the North line of said County Road B; thence westerly along said parallel line to the southeasterly right-of-way line of United States Highway No. 61, as widened; said southeasterly right of way line being a line 115 feet southeasterly of, and parallel with, Line 1 described below; thence northwesterly and perpendicular towards said Line 1, a distance of 66.96 feet, more or less, to the intersection with Line 2 described below; thence southwesterly and easterly along said Line 2 to the point of beginning;

And

That part of the Southwest Quarter of Section 9, Township 29, Range 22, described as commencing at the intersection of the east line of said Southwest Quarter and a line parallel with, distant 100.00 feet north of the north right of way line of County Road B; thence North 00 degrees 09 minutes 33 seconds West, along said east line 105.40 feet to the intersection with the westerly extension of the north line of Block 2 of Heinemann's Belleview Addition to Gladstone; thence North 08 degrees 02 minutes 44 seconds West 140.11 feet more or less to the southeasterly right of way line of United States Highway No. 61, as widened, and the point of beginning of the property to be described; thence southwesterly 268 feet more or less along said southeasterly right of way line, as widened, to the intersection with a line parallel with, distant 100 feet north of the north right of way line of County Road B, said southeasterly right of way line being a line 115 feet southeasterly of, and parallel with, Line 1 described below; thence northwesterly and perpendicular towards said Line 1, a distance of 66.96 feet, more or less, to the intersection with Line 2 described below; thence on an azimuth of 24 degrees 26 minutes 32 seconds along said Line 2 for 180.8 feet, more or less, to the beginning of the curved portion of said Line 2; thence northeasterly along the arc of the curved portion of said Line 2, having a radius of 908.43 feet, for a distance of 108.1 feet, more or less, to the intersection with a line run northwesterly from the point of beginning and radial to said curved portion of Line 2; thence South 58 degrees 44 minutes 23 seconds East, along said radial line, for a distance of 66.7 feet, more or less, to the point of beginning.

Line 1 is described as beginning at a point on the south line of said Section 9, distant 630.98 feet west of the south quarter corner thereof; thence northeasterly at an angle of 65 degrees 05 minutes 13 seconds from said south section line (measured from east to north) for 1110.75 feet; thence deflect to the right on a 06 degree 00 minute curve (delta angle 36 degrees 32 minutes) for 608.89 feet and there terminating.

Line 2 is described as commencing at the south quarter corner of said Section 9; thence northerly on an azimuth of 359 degrees 50 minutes 27 seconds along the north and south quarter line thereof for 694.00 feet to the point of beginning of Line 2 to be described; thence on an azimuth of 269 degrees 30 minutes 43 seconds for 259.70 feet; thence on an azimuth of 24 degrees 26 minutes 32 seconds for 321.39 feet; thence deflect to the right on a tangential curve, having a radius of 908.43 feet and a delta angle of 16 degrees 09 minutes 18 seconds, for 256.14 feet and there terminating;

And

That part of the Southwest Quarter of Section 9, Township 29, Range 22, described as follows: Commencing at the intersection of the east line of said Southwest Quarter and a line parallel with, distant 100.00 feet north of the north right of way line of County Road B; thence North 00 degrees 09 minutes 33 seconds West, along said east line 105.40 feet to the intersection with the westerly extension of the north line of Block 2, of Heinemann's Belleview Addition to Gladstone; thence North 08 degrees 02 minutes 44 seconds West 140.11 feet more or less to the southeasterly right-of-way line of United States Highway No. 61, as widened; thence southwesterly 268 feet more or less along said southeasterly right-of-way line to the intersection with a line parallel with, distant 100 feet north of the north right of way line of County Road B; thence North 89 degrees 18 minutes 48 seconds East, along said parallel line 125 feet more or less to the point of beginning;

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

In witness whereof said City of Maplewood, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 14th day of JUNE, 2021.

Signed: City of Maplewood

Maya Fullen Mayor
Melinda Coleman City Manager

STATE OF MINNESOTA

COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 14th day of JUNE, 2021, by Maya Fullen, Mayor and by Melinda Coleman, City Manager of the City of Maplewood, a Minnesota municipal corporation, on behalf of said corporation.

Melinda Coleman
Signature

Melinda Coleman
Printed Name

Notary Public, Minnesota
My commission expires 1/21/22

I, Ronald P. Alwin, 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 12th day of May, 2021.

Ronald P. Alwin
Ronald P. Alwin, Land Surveyor
Minnesota License No. 17765

STATE OF MINNESOTA

COUNTY OF Ramsey

The foregoing Surveyor's Certificate was acknowledged before me this 28th day of May, 2021, by Ronald P. Alwin, a Licensed Land Surveyor.

[Signature]
Notary Public, Minnesota
My commission expires 1/21/22

City of Maplewood

We do hereby certify that on the 16th day of November, 2019, the City Council of the City of Maplewood, Minnesota, approved this plat. Also the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Andrea Lindt
Mayor
[Signature]
City Clerk

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 14th day of JUNE, 2021.

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

By: [Signature]
STEPHANE J. ROBERT
DEPUTY COUNTY SURVEYOR

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 _____, 2021.

Heather L. Bestler, Ramsey County Auditor/Treasurer

By _____, Deputy

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of KELLER ADDITION was filed in the office of the County Recorder for public record on this 18th day of JUNE, 2021, at 9:45 o'clock A.M. and was duly filed in Book 129 of Plats, Pages 41 and 42, and as Document Number 4693573.

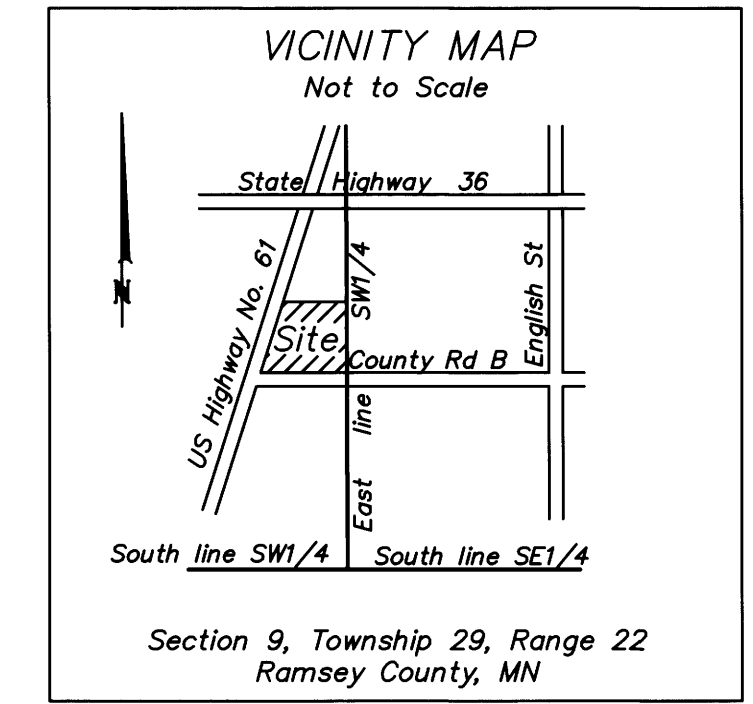
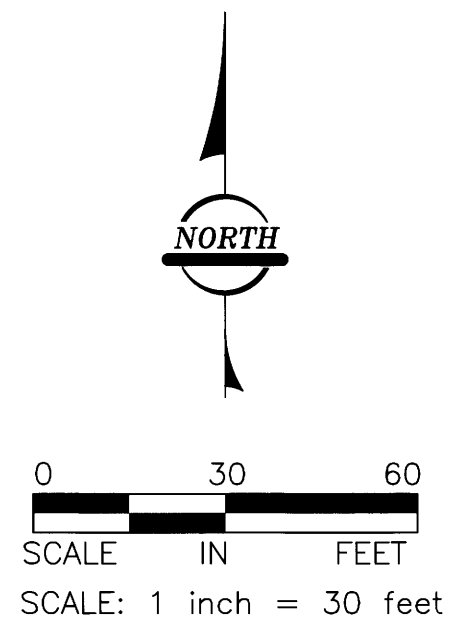
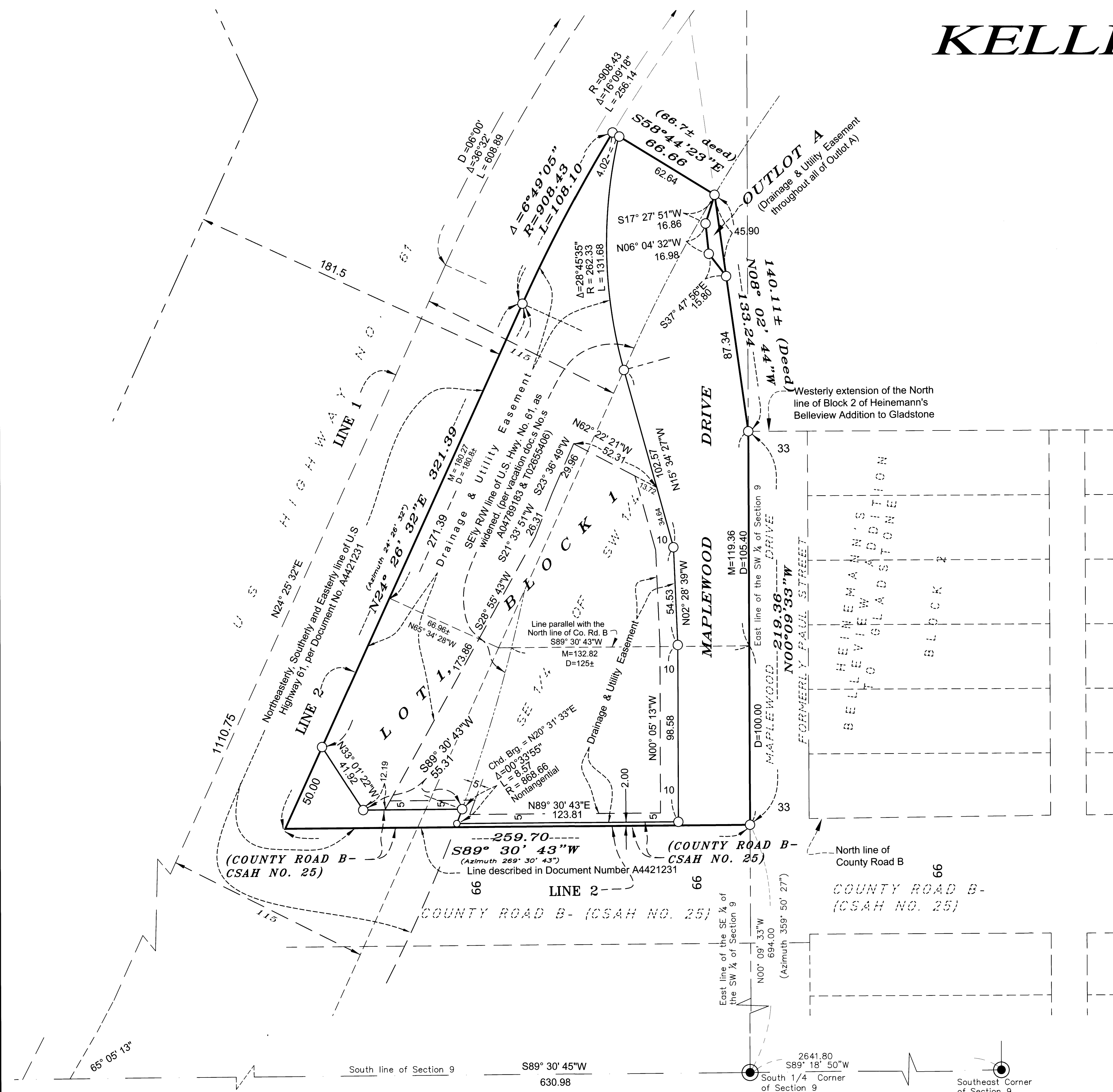
Deputy County Recorder

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of KELLER ADDITION was filed in the office of the Registrar of Titles for public record on this 18th day of JUNE, 2021, at 9:45 o'clock A.M. and was duly filed in Book 53 of Plats, Pages 3 and 4, and as Document Number 2704749.

Deputy Registrar of Titles

KELLER ADDITION



LEGEND

THE EAST LINE OF THE SW1/4 OF SEC. 9, T.29, R.22 IS ASSUMED TO HAVE A BEARING OF N00° 09' 33"W

- DENOTES RAMSEY COUNTY CAST IRON MONUMENT FOUND
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 17765

D=100.00 = DEED DISTANCE
Per Certificate of Title No. 594801

M=100.00 = FIELD MEASUREMENT

AMI
Consulting Engineers P.A.
3640 TALMAGE CIR. VADNAIS HEIGHTS
651.337.9259 - amiengineers.com
SUPERIOR - IRON RANGE