

# THE ENCLAVE AT MCCARRONS LAKE

KNOW ALL PERSONS BY THESE PRESENTS: That Airborne McCarrons LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

The North Half of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 13, Township 29, Range 23, except that part conveyed to City of St. Paul in Book 123 of Deeds, page 666 and except: Commencing at the northwest corner of said North Half of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 13; thence North 89 degrees 18 minutes 08 seconds East, assumed bearing along the North line of said North Half, 265.47 feet to its intersection with the North line of South McCarrons Boulevard and the point of beginning; thence South 70 degrees 03 minutes 26 seconds East along the North line of South McCarrons Boulevard, 24.51 feet; thence North 25 degrees 18 minutes 31 seconds West 9.50 feet to the north line of said North Half; thence South 89 degrees 18 minutes 08 seconds West along the north line to the point of beginning;

AND

The West 600 feet of the North 72.55 feet of the South Half of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 13, Township 29, Range 23;

AND

The South Half of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 13, Township 29, Range 23, County of Ramsey, State of Minnesota, except the West 600 feet, thereof, and except the South 256.42 feet thereof;

AND

The East 39 feet of the North 90 feet of the South 256.42 feet of the East Half of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 13, Township 29, Range 23;

AND

That part of the East Half of the Southeast Quarter of the Southeast Quarter of said Section 13, Township 29, Range 23, lying Southwesterly of the center of South McCarrons Boulevard as now located and Northeasterly of the centerline of a lane running North 79 degrees 35 minutes West from a point on the East line of said Section 13, distant 575.6 feet North of the Southeast corner thereof, lying Northwesterly of a line running Northeasterly from said centerline of lane, at right angles thereto and from a point distant 657.74 feet Northwesterly from its point of beginning on said East line of Section 13;

AND: That The Board of Water Commissioners of the City of Saint Paul, a Minnesota Municipal Corporation, owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

That part of the North Half of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 13, Township 29, Range 23, described in Ramsey County Records Book 123 of Deeds, page 666, as shown on the plat recorded in Book 1 of Water Plats, Page 7, Ramsey County Records.

Have caused the same to be surveyed and platted as THE ENCLAVE AT MCCARRONS LAKE and do 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 Airborne McCarrons LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 10<sup>th</sup> day of Sept, 2021.

Signed: Airborne McCarrons LLC, a Minnesota limited liability company.

Lisa K. Kasper its VP

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of September, 2021, by Lisa K. Kasper, of Airborne McCarrons LLC, a Minnesota limited liability company, on behalf of the company.

David Anderson  
David Anderson  
(Printed Name)

Notary Public, Ramsey County, Minnesota.  
My Commission Expires 11/11/22

In witness whereof said Board of Water Commissioners of the City of Saint Paul, a Minnesota Municipal Corporation, has caused these presents to be signed by its proper officer this 13<sup>th</sup> day of SEPTEMBER, 2021.

Signed: The Board of Water Commissioners of the City of Saint Paul, a Minnesota Municipal Corporation.

Patrick Shea its General Manager

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing instrument is acknowledged by me this 13<sup>th</sup> day of September, 2021, by Patrick Shea, General Manager of the Board of Water Commissioners of the City of Saint Paul, a Minnesota Municipal Corporation, on behalf of said corporation.

Melissa Ann Sullivan  
Melissa Ann Sullivan  
(Printed Name)

Notary Public, Ramsey County, Minnesota.  
My Commission Expires 11/11/22

I, David Anderson, 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 monuments indicated on this plat 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 10<sup>th</sup> day of September, 2021.

David Anderson  
David Anderson, Land Surveyor  
Minnesota License No. 43501

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing Surveyor's Certificate was acknowledged before me this 10<sup>th</sup> day of September, 2021, by David Anderson, a Licensed Land Surveyor.

David Anderson  
David Anderson  
(Printed Name)

Notary Public, Ramsey County, Minnesota.  
My Commission Expires 11/11/22

CITY OF ROSEVILLE, MINNESOTA

We do hereby certify that on the 20<sup>th</sup> day of March, 2021, the City Council of the City of Roseville, Minnesota, approved this plat.

Chris, Mayor

\_\_\_\_\_, City Administrator

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 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 1<sup>st</sup> day of January, 2021.

Heather L. Bestler, Ramsey County Auditor/Treasurer  
by \_\_\_\_\_, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 15<sup>th</sup> day of SEPTEMBER, 2021.

BY: Stephane J. Robert  
STEPHANE J. ROBERT  
DEPUTY COUNTY SURVEYOR

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

\* NOTE: RECORDED "OFFICIAL PLAT" WAS SIGNED SEPARATELY ON SEPTEMBER 9<sup>th</sup>, 2021.

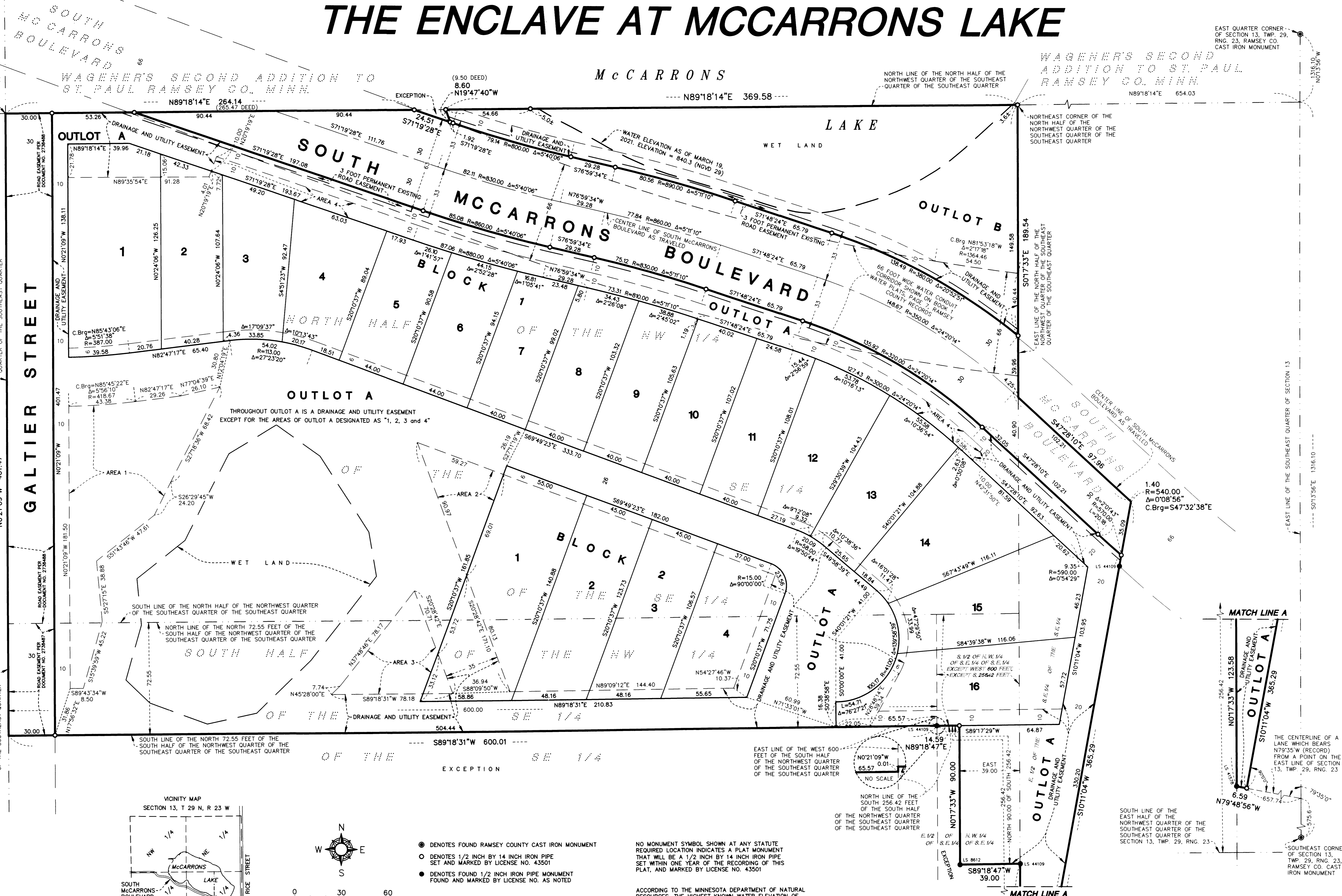
COUNTY RECORDER, County of Ramsey, State of Minnesota.

I hereby certify that this plat of THE ENCLAVE AT MCCARRONS LAKE was filed in the office of the County Recorder for public record on this 16<sup>th</sup> day of September, 2021, at 11:00 o'clock P. M., and was duly filed in Book 129 of Plats, Pages 44 and 45 as Document Number 4908882.

\_\_\_\_\_  
Deputy County Recorder

# THE ENCLAVE AT MCCARRONS LAKE

MCCARRONS



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