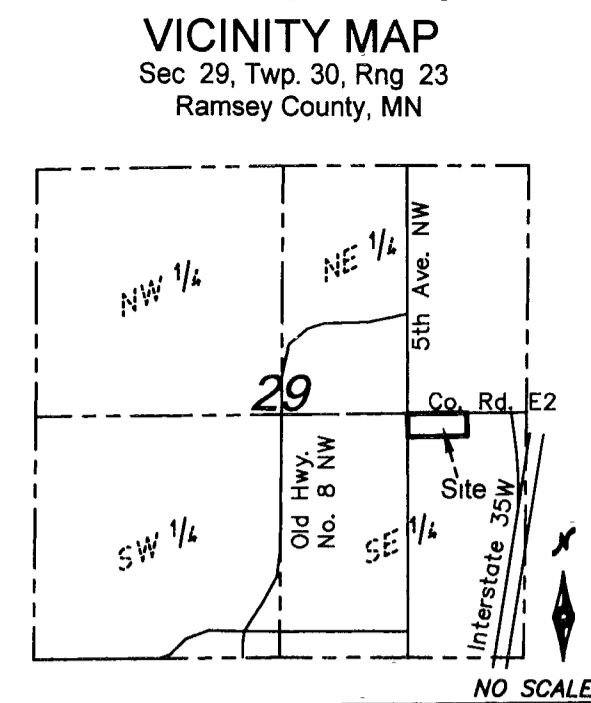
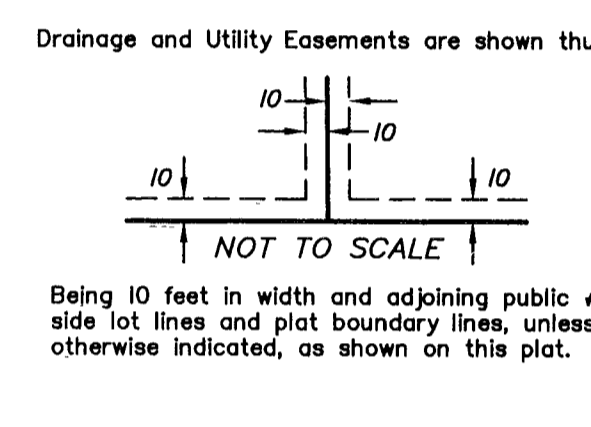


VANDELEY ADDITION

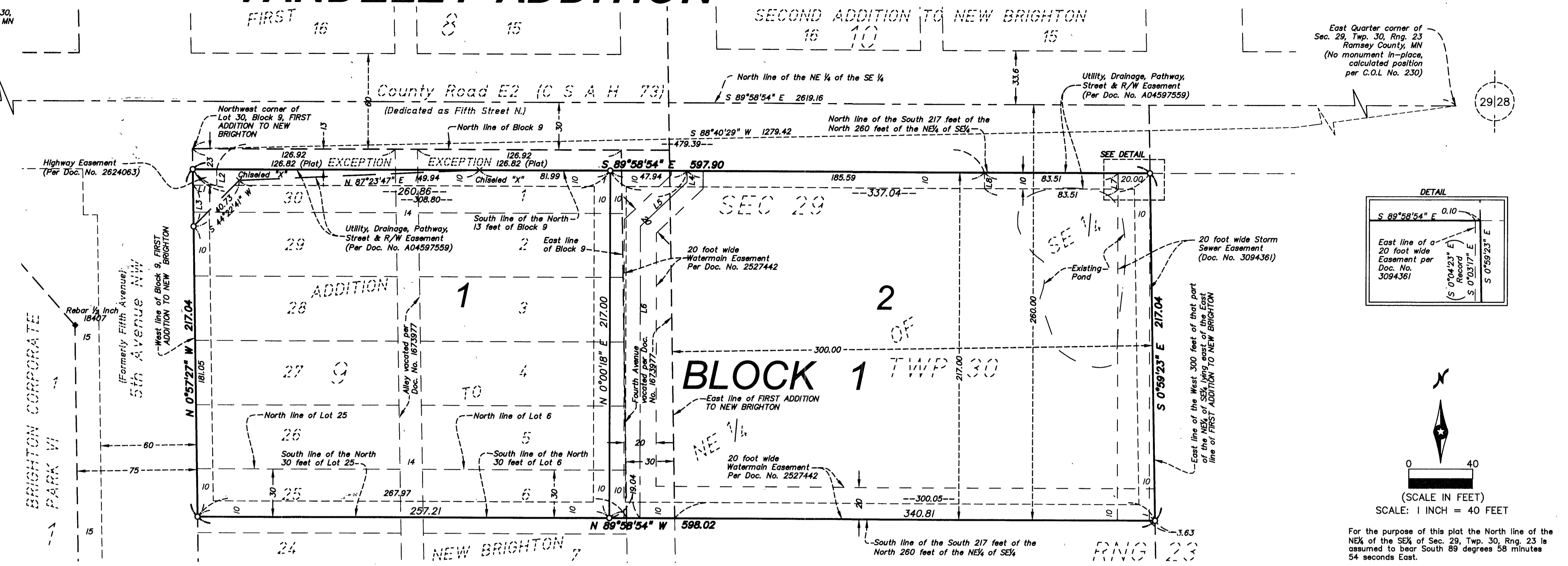


- LEGEND:**
- ◆ Denotes found rebar
 - Denotes 1/2 inch by 1/4 inch iron pipe with a plastic plug stamped R.L.S. 47466
 - ⊙ Denotes found cast iron monument (Plat)
 - LS 18407 Denotes Mark Kemper, LS
 - Denotes easement
 - - - Denotes storm or watermain easement
 - ~~~~~ Denotes waters edge



Easement Line Table

L1	S 89°58'54" E	15.00
L2	N 0°57'27" W	10.00
L3	N 0°57'27" W	25.99
L4	S 0°03'17" E	7.00
L5	S 46°04'23" W	40.40
L6	S 0°03'17" E	181.97
L7	S 0°59'23" E	10.00
L8	N 0°59'23" W	10.00



KNOW ALL PERSONS BY THESE PRESENTS: That Charles S. Donatelle Family Limited Partnership, L.L.P., a Minnesota Limited Liability Partnership, and Michael J. Donatelle Family Limited Partnership, L.L.P., a Minnesota Limited Liability Partnership, fee owners of the following described property situated in the City of New Brighton, County of Ramsey, State of Minnesota:

Lots 1 through 5 and the North 30 feet of Lot 6, Lots 26 through 30 and the North 30 feet of Lot 25, all in Block 9, First Addition to New Brighton, Ramsey County, Minnesota, except the North 13 feet of said Lots 1 and 30, together with that part of the vacated alley in said Block 9 and Fourth Avenue accruing to said parcels first described;

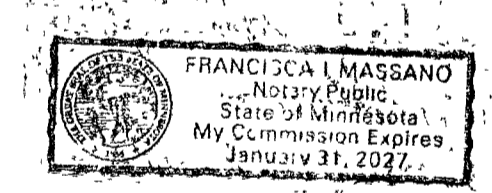
AND

The South 217 feet of the North 260 feet of the West 300 feet of that part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 30, Range 23, Ramsey County, Minnesota, lying East of the East line of the First Addition to New Brighton.

Have caused the same to be surveyed and platted as VANDELEY ADDITION and do hereby dedicate to the public for the public use the drainage and utility easements as shown on this plat.

In witness whereof said Charles S. Donatelle Family Limited Partnership, L.L.P., has caused these presents to be signed by its proper partner this 27 day of July, 2022.

Charles S. Donatelle
Charles S. Donatelle



STATE OF MINNESOTA
COUNTY OF WASHINGTON

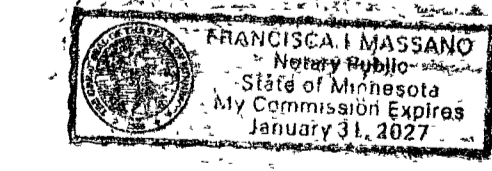
This instrument was acknowledged before me this 27 day of JULY, 2022, by Charles S. Donatelle Partner of the Charles S. Donatelle Family Limited Partnership, L.L.P., a Minnesota Limited Liability Partnership, on behalf of the Partnership.

Francisca I. Massano
Francisca I. Massano
(Printed Name)

Notary Public, WASHINGTON County, Minnesota
My Commission Expires JANUARY 31, 2027

In witness whereof said Michael J. Donatelle Family Limited Partnership, L.L.P., has caused these presents to be signed by its proper partner this 27 day of July, 2022.

Michael J. Donatelle
Michael J. Donatelle



STATE OF MINNESOTA
COUNTY OF WASHINGTON

This instrument was acknowledged before me this 27 day of JULY, 2022, by Michael J. Donatelle Partner of the Michael J. Donatelle Family Limited Partnership, L.L.P., a Minnesota Limited Liability Partnership, on behalf of the partnership.

Francisca I. Massano
Francisca I. Massano
(Printed Name)

Notary Public, WASHINGTON County, Minnesota
My Commission Expires JANUARY 31, 2027

I, Craig A. Wenzmann, 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 506.01, 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 25 day of July, 2022

Craig A. Wenzmann
Craig A. Wenzmann, Licensed Land Surveyor
Minnesota License No. 47466

STATE OF MINNESOTA
COUNTY OF Sherburne

This instrument was acknowledged before me this 25 day of July, 2022, by Craig A. Wenzmann.

Missie Torberg
Missie Torberg
(Printed Name)

Notary Public, Sherburne County, Minnesota
My Commission Expires Jan 31, 2023

CITY OF NEW BRIGHTON, MINNESOTA

We do hereby certify that on the 29 day of JULY, 2022, the City Council of the City of New Brighton, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 506.03, Subd. 2, have been fulfilled.

Mayor
City Manager

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 8th day of August, 2022.

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

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT
Pursuant to Minnesota Statutes, Section 506.021, Subd. 9, taxes payable in the year 2022 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 8th day of AUGUST, 2022.

Heather L. Bestler, Ramsey County Auditor/Treasurer

By _____ Deputy

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA
I hereby certify that this plat of VANDELEY ADDITION was filed in the office of the County Recorder for public record on this 8th day of AUGUST, 2022, at 1:30 o'clock P.M. and was duly filed in Book 130 of Plats, Page 11 as Document No. 4959540

Deputy County Recorder