

WILLOW RIDGE 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That WBL Lochner, 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:

That part of Lot 22, "STRAWBERRY ACRES", according to the recorded plat thereof, lying westerly 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 on 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 and along the north right of way line of Minnesota Department of Transportation Right of Way Plat No. 62-1;

TOGETHER WITH

The following described property in Ramsey County, Minnesota:

Lot 26, except the East 330 feet thereof, "STRAWBERRY ACRES", according to the recorded plat thereof;

AND

That part of the East 330 feet of Lot 26, said "STRAWBERRY ACRES", lying westerly 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 on 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 and along the north right of way line of Minnesota Department of Transportation Right of Way Plat No. 62-1, 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

Lot 24, "STRAWBERRY ACRES", according to the recorded plat thereof;

AND

That part of Lot 25, "STRAWBERRY ACRES", according to the recorded plat thereof, lying northeasterly of the following described line:

Beginning at a point on the west line of said Lot 25, distant 50 feet north of the southwest corner thereof; thence run southeasterly to a point on the south line of said Lot 25, distant 50 feet from said southwest corner;

TOGETHER WITH

Lot 2, Block 2, WILLOW RIDGE, according to the recorded plat thereof, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as WILLOW RIDGE 2ND ADDITION and does hereby dedicate to the public for public use forever the public way as shown on this plat.

In witness whereof said WBL Lochner, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 8th day of December, 2022.

Signed: WBL Lochner, LLC

[Signature], President
Signature

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 8th day of December, 2022, by Bradley J. Schaefer, President, WBL Lochner, LLC, a Minnesota limited liability company, on behalf of the company.

[Signature]
Signature of Notary

JENNIFER A MOYA
Printed Name of Notary

Notary Public Dakota County, MINNESOTA
My commission expires 01/31/2023



I Lee J. Nord, 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 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.

[Signature] December 1, 2022
Lee J. Nord, Land Surveyor
Minnesota License No. 22033

STATE OF MINNESOTA
COUNTY OF RAMSEY

This instrument was acknowledged before me on this 15th day of DECEMBER, 2022, by Lee J. Nord.

[Signature]
Signature of Notary

NICHOLAS C. LEANUS
Printed Name of Notary

Notary Public RAMSEY County, Minnesota
My commission expires JANUARY 31, 2026

CITY OF WHITE BEAR LAKE, MINNESOTA

We do hereby certify that on the 13th day of December, 2022, 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.

[Signature]
Mayor

[Signature]
Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, 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 27th day of DECEMBER, 2022.

Heather L. Bestler, Ramsey County Auditor/Treasurer

By: _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes Section 383A.42, this plat has been approved this 27th day of DECEMBER, 2022.

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

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

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

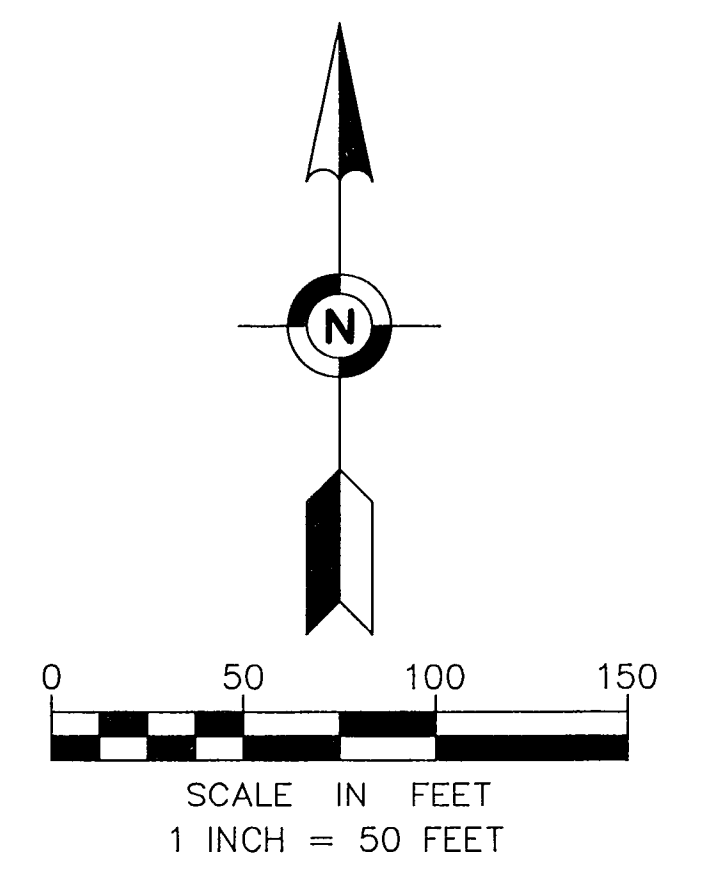
I hereby certify that this plat of WILLOW RIDGE 2ND ADDITION was filed in the office of the County Recorder for public record on this 27th day of DECEMBER, 2022, at _____ o'clock _____ M. and was duly filed in Book 130 of Plats, Pages 15 and 16, as Document Number 4975587.

Deputy County Recorder



Egan, Field & Nowak, Inc.
land surveyors since 1872

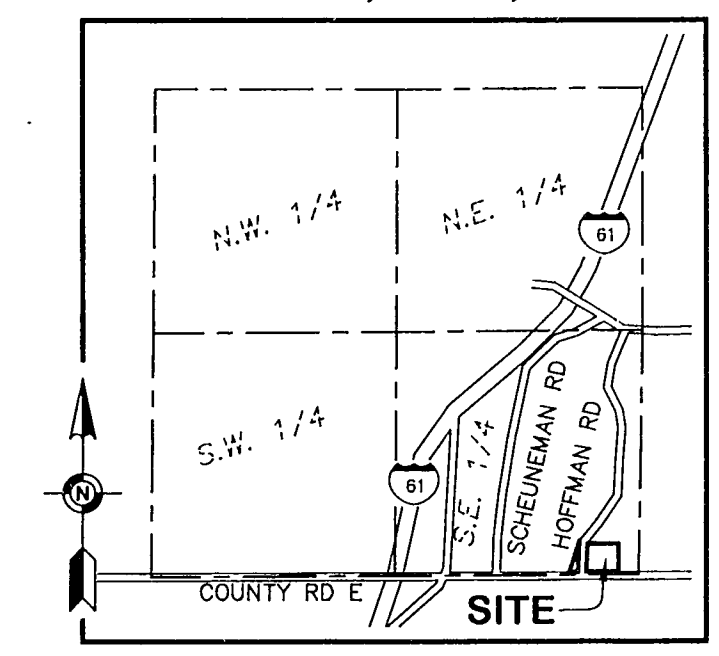
WILLOW RIDGE 2ND ADDITION



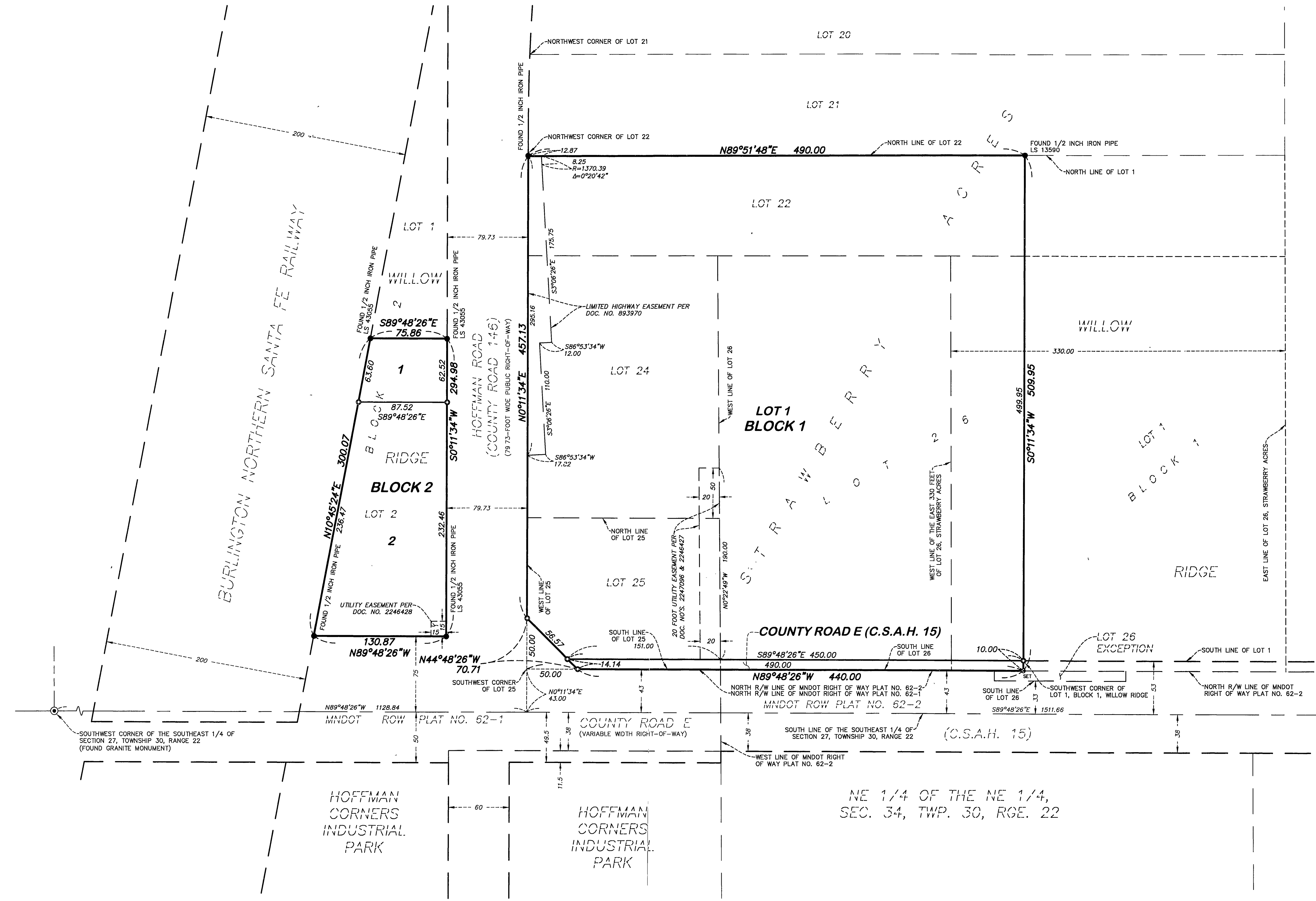
The orientation of this bearing system is based on the south line of the Southeast Quarter of Section 27, Township 30, Range 22, which is assumed to bear South 89 degrees 48 minutes 26 seconds East.

- ⊙ DENOTES FOUND RAMSEY COUNTY MONUMENT
- DENOTES FOUND IRON MONUMENT AS SHOWN
- DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 22033
- ⊙ DENOTES SET NAIL & DISC MARKED WITH LICENSE NUMBER 22033

SECTION 27, T 30 N, R 22 W



VICINITY MAP
NO SCALE



NE 1/4 OF THE NE 1/4,
SEC. 34, TWP. 30, RGE. 22

