

WHITE BEAR LAKE CIVIC CAMPUS

"COPY"

KNOW ALL MEN BY THESE PRESENTS: That the City of White Bear Lake, a Minnesota municipal corporation, fee owner of the following described property situated in the City of White Bear Lake, County of Ramsey, State of Minnesota:

Lot 1, Block 8 and that part of Lot 3, Block 8, MURRAY'S ADDITION TO WHITE BEAR, Ramsey County, Minnesota, lying northerly of the South 100.00 feet thereof;

AND
Lot 1, Block 9, MURRAY'S ADDITION TO WHITE BEAR, Ramsey County, Minnesota;

AND
Lot 8, Block 9, MURRAY'S ADDITION TO WHITE BEAR, Ramsey County, Minnesota;

AND
Together with that all that part of Miller Avenue as dedicated on the recorded plat of MURRAY'S ADDITION TO WHITE BEAR, Ramsey County, Minnesota, which lies between the Southerly right of way line of 3rd Street and the Northerly right of way line of 2nd Street accrued thereto by reason of vacation thereof as completed by Document Number T02722078 and A04929341, EXCEPT the East half of vacated Miller Avenue as dedicated in the plat of Murray's Addition, lying between the Northerly right-of-way line of 2nd Street and the Westerly extension of the North line of the South 100 feet of Lot 3, Block 8, Murray's Addition.

AND
That part of the Northwest Quarter of the Southeast Quarter, Section 14, Township 30 North, Range 22 West, commencing at the Southwest corner of Block 8, MURRAY'S ADDITION TO WHITE BEAR, according to the plat thereof on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota; thence Easterly along the South line of said Block 8 a distance of 24.75 feet to a point in the former Northwesterly line of the Northern Pacific Railway Company's St. Paul to Duluth line right of way, being the point of beginning; thence continuing along an Easterly extension of the South line of said Block 8 a distance of 125.25 feet to a point; thence Northerly along a Southerly extension of the East line of Lot 2, said Block 8, a distance of 193.7 feet to a point in said former Northwesterly right of way line; thence Southwesterly along said former Northwesterly right of way line a distance of 230.89 feet to the point of beginning;

AND
Lot 2, Block 8, Murray's Addition, Ramsey County, Minnesota;

AND
The South 100 feet of Lot 3, Block 8, Murray's Addition, Ramsey County, Minnesota,
Together with the East half of vacated Miller Avenue as dedicated in the plat of Murray's Addition, lying between the Northerly right-of-way line of 2nd Street and the Westerly extension of the North line of the South 100 feet of Lot 3, Block 8, Murray's Addition;

AND
That part of the Southeast Quarter of Section 14, Township 30, Range 22, Ramsey County, Minnesota, described as commencing at the Northwest corner of said Southeast Quarter; thence on an assumed bearing of South 89 degrees 59 minutes 35 seconds East, along the North line thereof 636.50 feet; thence on a bearing of South and parallel with the West line of said Southeast Quarter 809.00 feet to the Northwest corner of Block 8, MURRAY'S ADDITION TO WHITE BEAR, according to the recorded plat thereof; thence South 89 degrees 59 minutes 35 seconds East along the North line of said Block 8 a distance of 218.54 feet to the former Northwesterly right-of-way line of the Burlington Northern Railroad; thence North 32 degrees 57 minutes 11 seconds East along said former right-of-way line 14.14 feet to the point of beginning of the property to be described; thence South 57 degrees 02 minutes 49 seconds East 226.35 feet; thence Southwesterly 166.40 feet along a non-tangential curve concave to the Northwest having a central angle of 1 degree 40 minutes 15 seconds, a radius of 5706.25 feet, and a chord bearing South 34 degrees 45 minutes 03 seconds West; thence South 36 degrees 25 minutes 18 seconds West and tangent to the last described curve 66.39 feet to the Easterly extension of the South line of said Block 8, MURRAY'S ADDITION TO WHITE BEAR; thence North 89 degrees 59 minutes 35 seconds West along said Easterly extension of the South line of Block 8 a distance of 129.92 feet to the Southerly extension of the East line of Lot 2, said Block 8; thence on a bearing of North along said Southerly extension 194.25 feet to said former Northwesterly right-of-way line; thence North 32 degrees 57 minutes 11 seconds East along said former right-of-way line 140.15 feet to the point of beginning;

AND
Lot 6, Block 1, MAINSTREET CROSSING SECOND ADDITION, Ramsey County, Minnesota;

Has caused the same to be surveyed and platted as WHITE BEAR LAKE CIVIC CAMPUS.
In witness whereof said the City of White Bear Lake, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 17th day of September, 2023

Signed: THE CITY OF WHITE BEAR LAKE
Mayor: [Signature]
Clerk: Caley Longendyke

STATE OF MINN
COUNTY OF Ramsey
The foregoing instrument was acknowledged before me on this 17th day of September, 2023, by Dan Louismet, as Mayor, and Caley Longendyke, as City Clerk of the City of White Bear Lake, a Minnesota municipal corporation, under the laws of the State of Minnesota, on behalf of the corporation.

Sandra Bauer
Sandra Bauer
Notary Public, RAMSEY County, MINN
My commission expires June 23, 2025

I, Jason E. Rud, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; 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 this certification are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this 18th day of SEPTEMBER 2023
[Signature]
Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF Anoka
This instrument was acknowledged before me on this 18th day of September, 2023, by Jason E. Rud.

[Signature] (Signed)
Catalie Mack (Printed)
Notary Public, Anoka County, Minnesota
My commission expires January 31, 2027

CITY COUNCIL, CITY OF WHITE BEAR LAKE
We do hereby certify that on the 17th day of September, 2023 the City Council of the City of White Bear Lake, Minnesota, approved this plat.

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered this __ day of __, 20__.

By: _____, Ramsey County Auditor/Treasurer
By: _____, Deputy

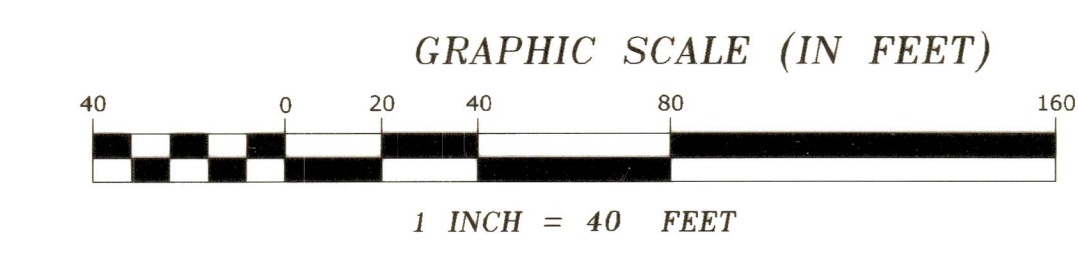
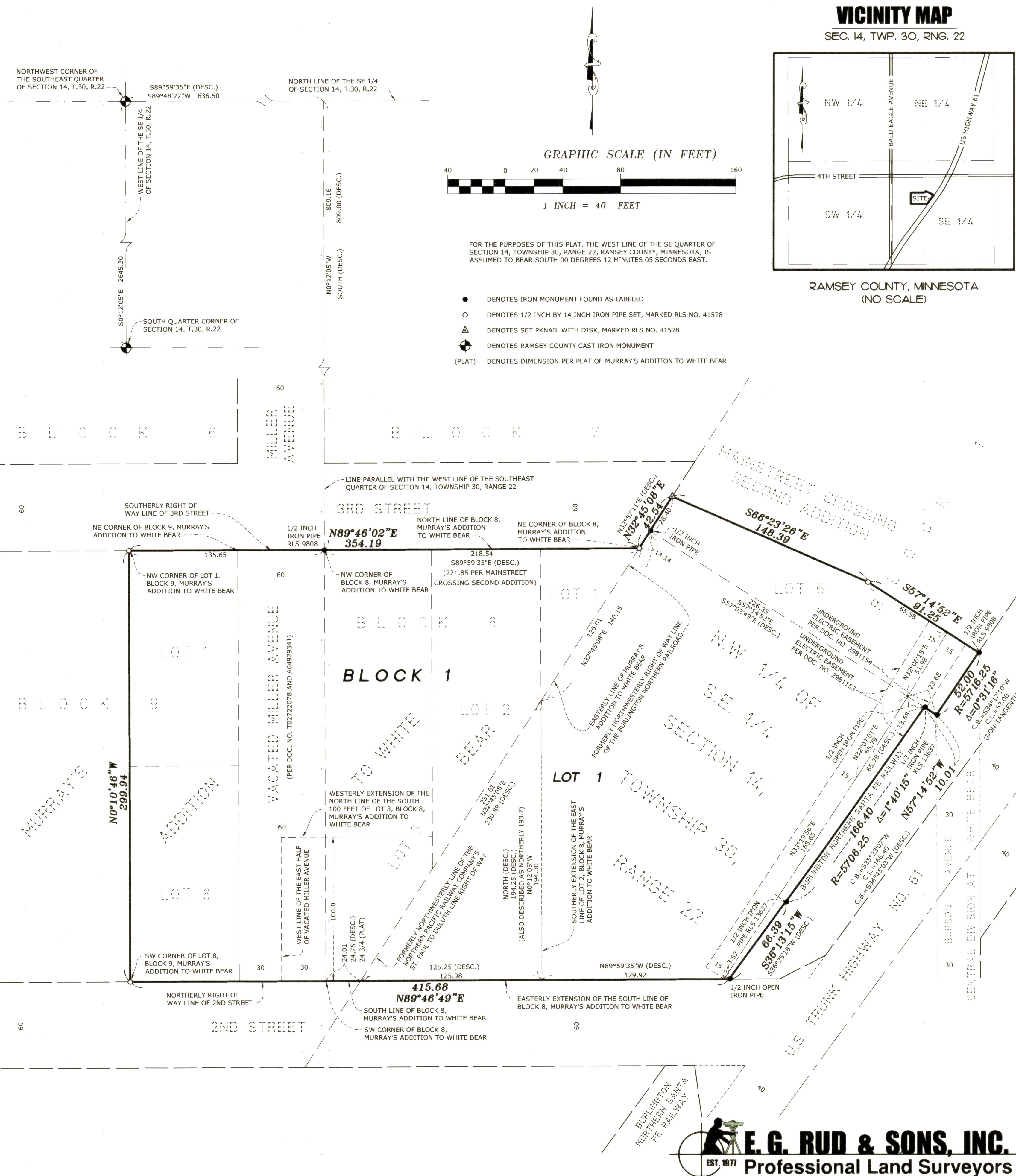
COUNTY SURVEYOR
Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 27th day of SEPTEMBER, 2023
DANIEL D. BAAR
Daniel D. Baar, L.S.
Ramsey County Surveyor

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA
I hereby certify that this plat of WHITE BEAR LAKE CIVIC CAMPUS was filed in the office of the County Recorder for public record on this 6 day of November, 2023, at 3 o'clock P.M. and was duly filed in Book 430 of Plats, Page 27, as Document Number 5007651.

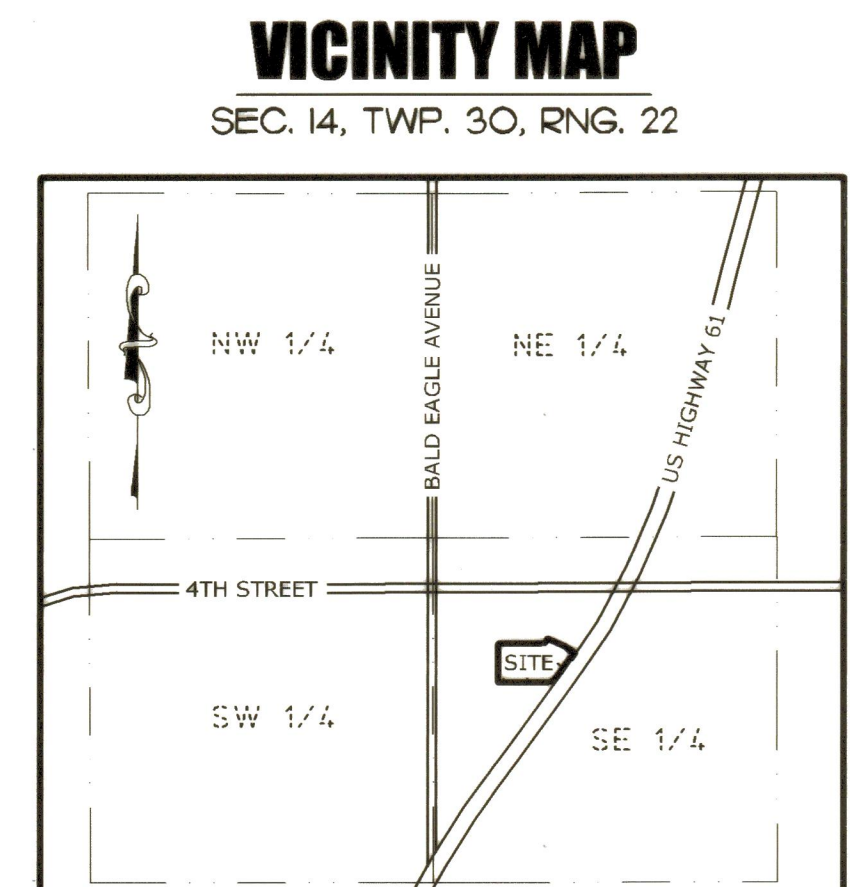
Deputy County Recorder

REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA
I hereby certify that this plat of WHITE BEAR LAKE CIVIC CAMPUS was filed in the office of the Registrar of Titles for public record on this 6 day of November, 2023, at 3 o'clock P.M. and was duly filed in Book 94 of Plats, Page 7, as Document Number 2764309.

Deputy Registrar of Titles



- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578
- △ DENOTES SET PKNAIL WITH DISK, MARKED RLS NO. 41578
- ⊕ DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- (PLAT) DENOTES DIMENSION PER PLAT OF MURRAY'S ADDITION TO WHITE BEAR



RAMSEY COUNTY, MINNESOTA (NO SCALE)

