

# VILLAS OF RESERVOIR WOODS

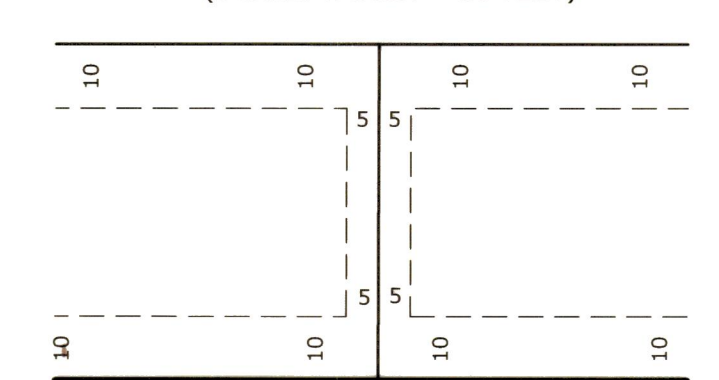
"COPY"

- ⊕ DENOTES RAMSEY COUNTY CAST IRON MONUMENT.
  - DENOTES 1/2 INCH BY 18 INCH IRON PIPE MONUMENT MARKED RLS 41578 TO BE SET PRIOR TO THE RECORDING OF THIS PLAT.
  - DENOTES FOUND IRON MONUMENT AS LABELED.
- (PLAT: XXX.XX) DENOTES DISTANCE AS SHOWN ON THE PLAT OF HOFFMANN'S GARDEN TRACTS

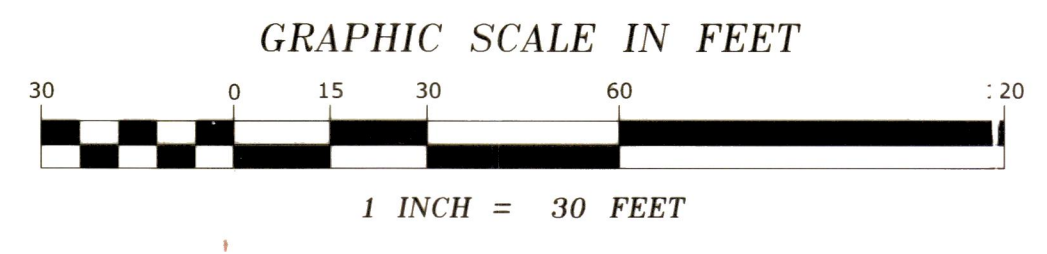
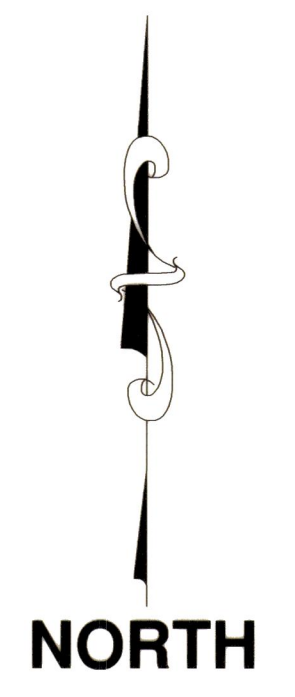
FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 29, RANGE 23 IS ASSUMED TO BEAR SOUTH 89 DEGREES 08 MINUTES 56 SECONDS EAST.

ANY REQUIRED MONUMENTATION LOCATION ON THIS PLAT WITH NO MONUMENT SYMBOL SHOWN, INDICATES WHERE A 1/2 INCH BY 18 INCH IRON PIPE WITH A CAP MARKED BY LICENSE NO. 41578 OR PK NAIL WITH METAL DISK, MARKED "RLS 41578" WILL BE SET, AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAT.

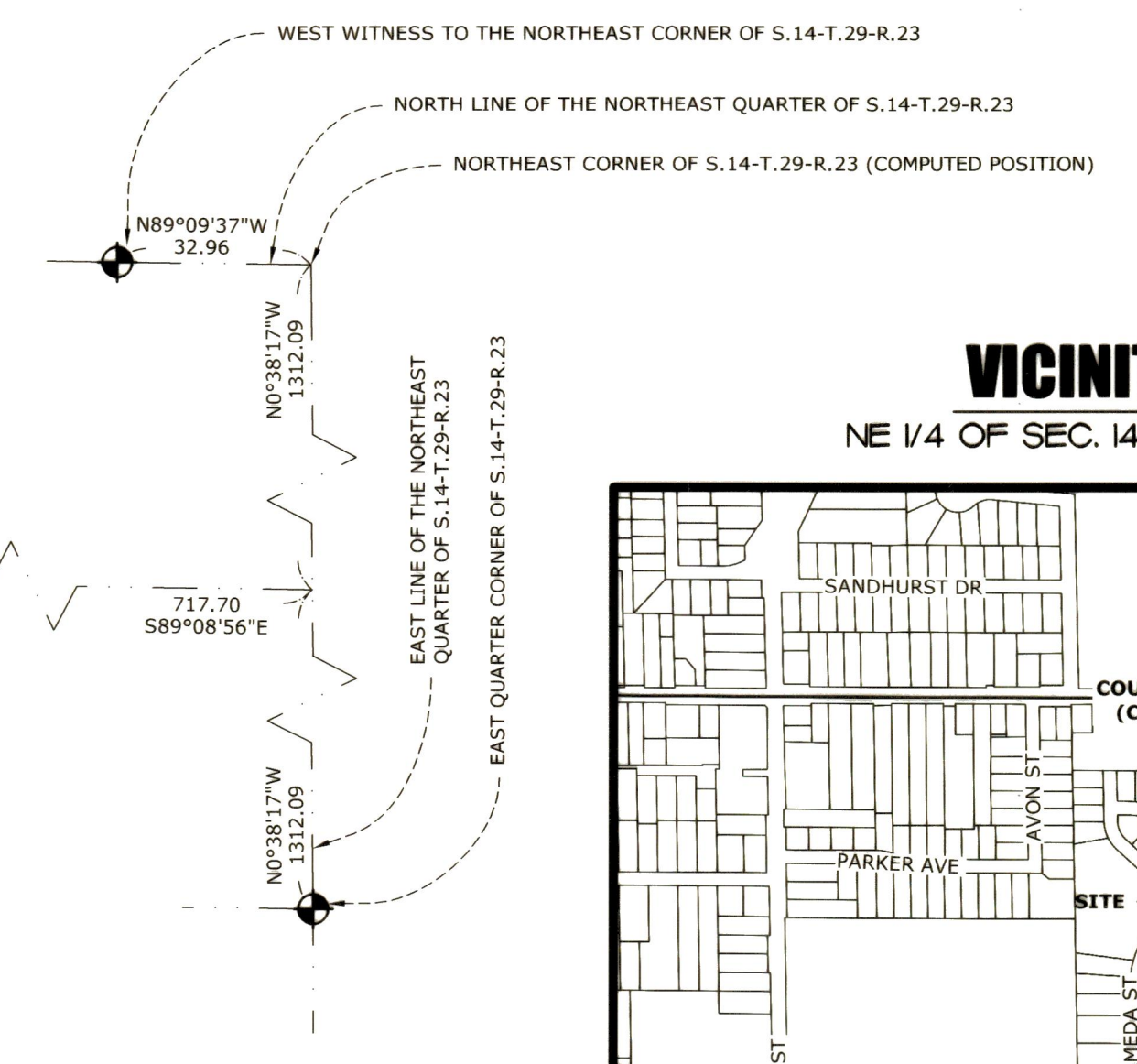
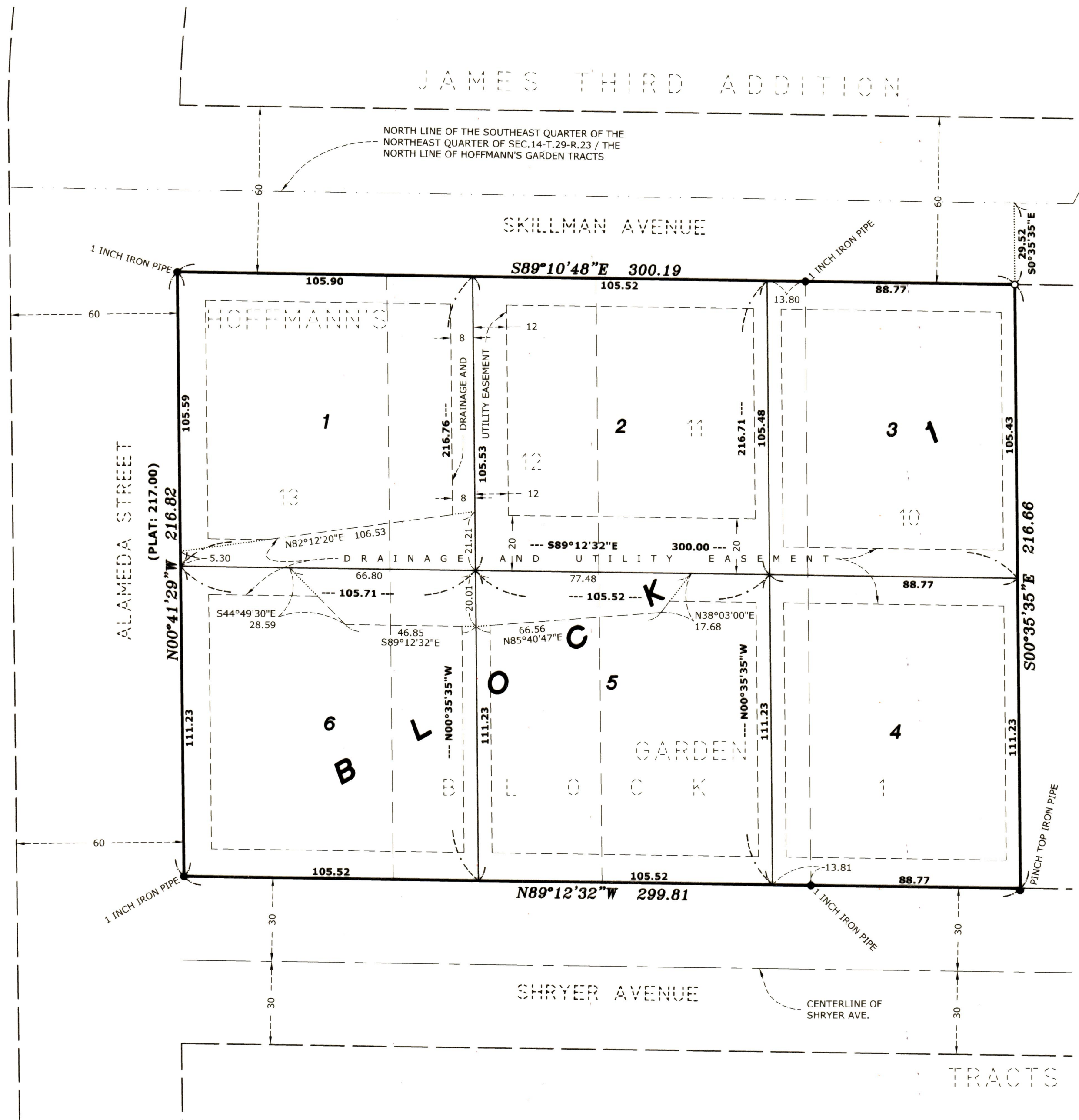
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:  
(SCALE: 1 INCH = 30 FEET)



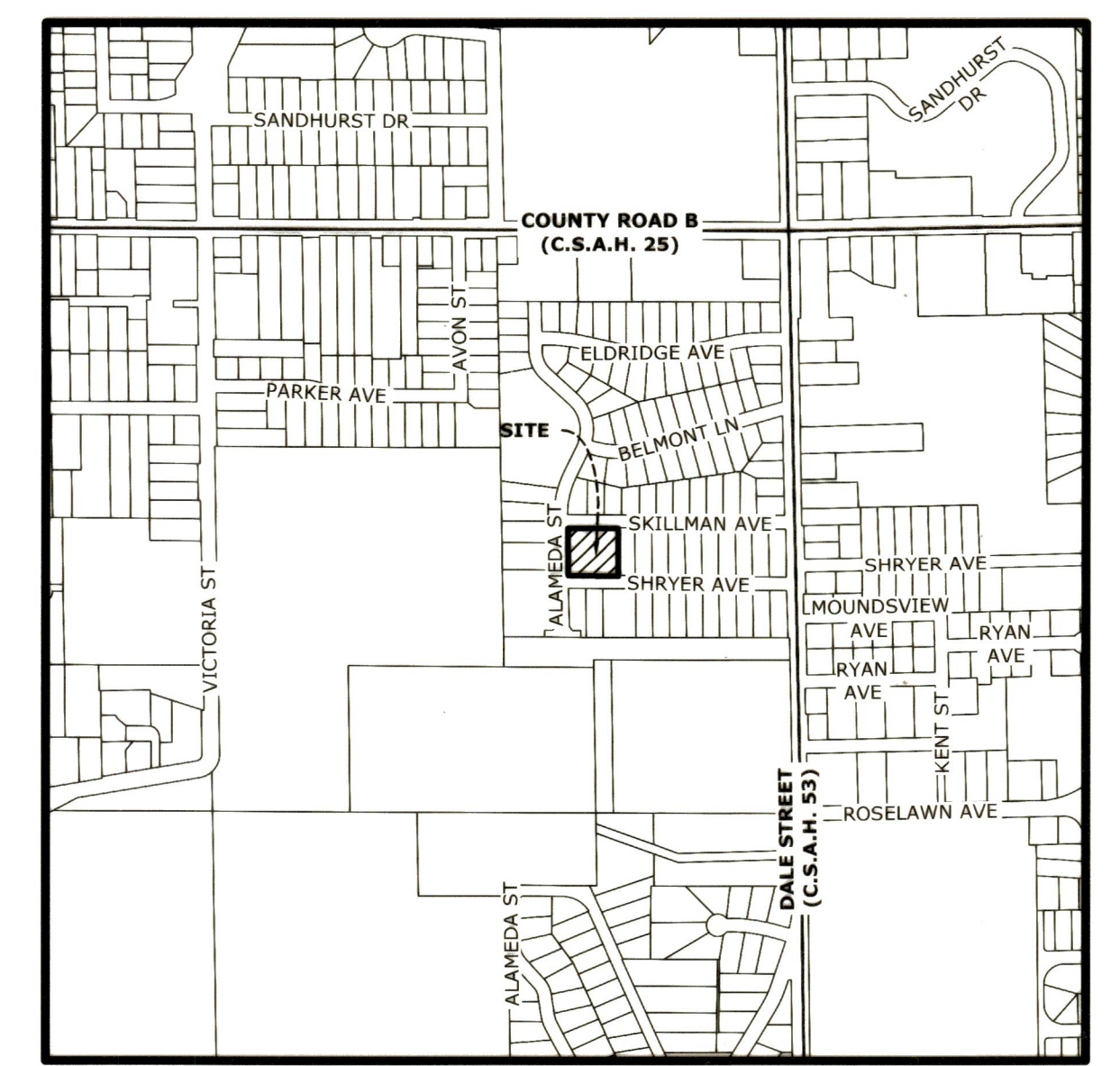
BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING REAR LOT LINES AND PUBLIC WAYS UNLESS OTHERWISE SHOWN ON THIS PLAT.



HOFFMANN'S GARDEN TRACTS



**VICINITY MAP**  
NE 1/4 OF SEC. 14, TWP. 29, RNG. 23



RAMSEY COUNTY, MINNESOTA  
(NO SCALE)

STATE OF MINNESOTA  
COUNTY OF Anoka  
The foregoing Surveyor's Certificate was acknowledged before me this 23<sup>rd</sup> day of October, 2023 by Jason E. Rud, a Licensed Land Surveyor.

Lalae Mack  
Lalae Mack  
Notary Public, Anoka County, Minnesota  
My Commission Expires January 31, 2027

CITY OF ROSEVILLE  
We do hereby certify that on the 24<sup>th</sup> day of July, 2023, the City Council of the City of Roseville, Minnesota, approved this plat.

[Signature] Mayor      [Signature] City Manager

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 \_\_\_\_\_, 20\_\_.

\_\_\_\_\_, Ramsey County Auditor/Treasurer  
By \_\_\_\_\_, Deputy

COUNTY SURVEYOR  
Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 3<sup>rd</sup> day of November, 2023.

[Signature]  
Daniel D. Baar, L.S.  
Ramsey County Surveyor

COUNTY RECORDER  
COUNTY OF RAMSEY, STATE OF MINNESOTA  
I hereby certify that this plat of VILLAS OF RESERVOIR WOODS was filed in the office of the County Recorder for public record on this 8 day of November, 2023 at 2 o'clock P.M., and was duly filed in Book 130 of Plats, Page 25 as Document Number 3008445

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



KNOW ALL MEN BY THESE PRESENTS: That Integritas Properties LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

Lot 10, Block 1, HOFFMANN'S GARDEN TRACTS, Ramsey County, Minnesota.

And that Cara Builders, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

Lots 11, 12, and 13, Block 1, HOFFMANN'S GARDEN TRACTS, Ramsey County, Minnesota.

Have caused the same to be surveyed and platted as VILLAS OF RESERVOIR WOODS and do hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said Integritas Properties LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 31 day of October, 2023.

SIGNED: Integritas Properties LLC  
[Signature]  
Andrew J. Rydlund, President

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of October, 2023 by Andrew J. Rydlund, as President of Integritas Properties LLC, a Minnesota limited liability company, on behalf of the limited liability company.

[Signature]  
John Patterson  
Notary Public, Hennepin County, Minnesota  
My Commission Expires January 31, 2026

In witness whereof said Cara Builders, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 31 day of OCTOBER, 2023

SIGNED: Cara Builders, LLC  
[Signature]  
Sean C. Keatts, Chief Manager

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of October, 2023 by Sean C. Keatts, as Chief Manager of Cara Builders, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

[Signature]  
John Patterson  
Notary Public, Hennepin County, Minnesota  
My Commission Expires January 31, 2026

I, Jason E. Rud, 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, or 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 23<sup>rd</sup> day of OCTOBER, 2022.

[Signature]  
Jason E. Rud, Land Surveyor  
Minnesota License No. 41578