

WILDWOOD ROWHOMES

KNOW ALL MEN BY THESE PRESENTS: That Waypoints Equity Investments, LLC, a Minnesota limited liability company, and Element Design-Build LLC, a Minnesota limited liability company, owners of the following described property situated in the City of White Bear Lake, County of Ramsey, State of Minnesota:

The West 183 feet of the North 233 feet of the Northwest Quarter of the Northeast Quarter of Section 36, Township 30, Range 22;

EXCEPT that part of the West 183 feet of the North 233 feet of the Northwest Quarter of the Northeast Quarter of Section 36, Township 30 North, Range 22 West, Ramsey, Minnesota, described as follows:

From the center of said Section 36, run Northerly along the North and South Quarter Line of said Section 36 on an azimuth of 359 degrees 23 minutes 51 seconds (azimuth oriented to Minnesota State Plane Coordinate System) for 2577.02 feet to Right of Way Boundary Corner B 809 as shown on Minnesota Department of Transportation Right of Way Plat No. 62-9 as the same is on file and of record in the office of the County Recorder in and for said county; thence on an azimuth of 89 degrees 23 minutes 51 seconds along the boundary of said plat for 33 feet to Right of Way Boundary Corner B 31, thence on an azimuth of 359 degrees 23 minutes 51 seconds along the boundary of said plat for 4.77 feet to the point of beginning of Tract A to be described; thence continue on an azimuth of 359 degrees 23 minutes 51 seconds along the boundary of said plat for 1.50 feet to Right of Way Boundary Corner B 30; thence on an azimuth of 44 degrees 09 minutes 58 seconds along the boundary of said plat for 7.10 feet to Right of Way Boundary Corner B 29; thence on an azimuth of 88 degrees 56 minutes 06 seconds along the boundary of said plat for 3 feet; thence on an azimuth of 230 degrees 01 minutes 30 seconds for 10.35 feet to the point of beginning.

ALSO EXCEPT that part of the Northwest Quarter of the Northeast Quarter of Section 36, Township 30 North, Range 22 West, shown as Parcel 73 on Minnesota Department of Transportation Right of Way Plat No. 62-9 as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

Have caused the same to be surveyed and platted as WILDWOOD ROWHOMES and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created herewithin.

In witness whereof said Waypoints Equity Investments, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 5th day of March, 2024.

Signed: Waypoints Equity Investments, LLC

Josephine K Heron
Chief Manager

STATE OF MINNESOTA Colorado

COUNTY OF Boulder

The foregoing instrument was acknowledged before me this 5th day of March, 2024.

by Josephine Heron, Chief Manager of Waypoints Equity Investments, LLC, a Minnesota limited liability company, on behalf of said company.

Darren Fleagle
Darren Fleagle
Notary Public, Boulder County, Minnesota Colorado
My Commission Expires 01/09/2027

In witness whereof said Element Design-Build LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 4th day of March, 2024.

Signed: Element Design-Build LLC

Chief Manager

STATE OF MINNESOTA

COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 4th day of March, 2024.

by Ryan McKilligan, Chief Manager of Element Design-Build LLC, a Minnesota limited liability company on behalf of said company.

Nathaniel Eric Stevens, Notary Public
Nathaniel Stevens
Notary Public, Hennepin County, Minnesota
My Commission Expires 1/31/2027

I, Ryan M. Peterson, 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 indicated on this plat will be correctly set; that all monuments depicted 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 19th day of January, 2024.

Ryan M. Peterson
Ryan M. Peterson, Professional Land Surveyor
Minnesota License No. 60424

STATE OF MINNESOTA

COUNTY OF Dakota

The foregoing Surveyor's Certificate was acknowledged before me this 19th day of January, 2024, by Ryan M. Peterson, a Licensed Land Surveyor.

Amanda Laabs
Amanda Laabs
Notary Public, Dakota County, Minnesota
My Commission Expires 1-31-2026

City of White Bear Lake

We do hereby certify that on the 26th day of January, 2024, 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.

Calvin Langendyke _____ Paul _____
City Clerk _____ Mayor

Property Tax, Records and Election Services Department

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 202 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 _____, 202 .

Ramsey County Auditor/Treasurer

By _____, Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 7th day of March, 2024.

Daniel D. Baar
Daniel D. Baar, LS
Ramsey County Surveyor

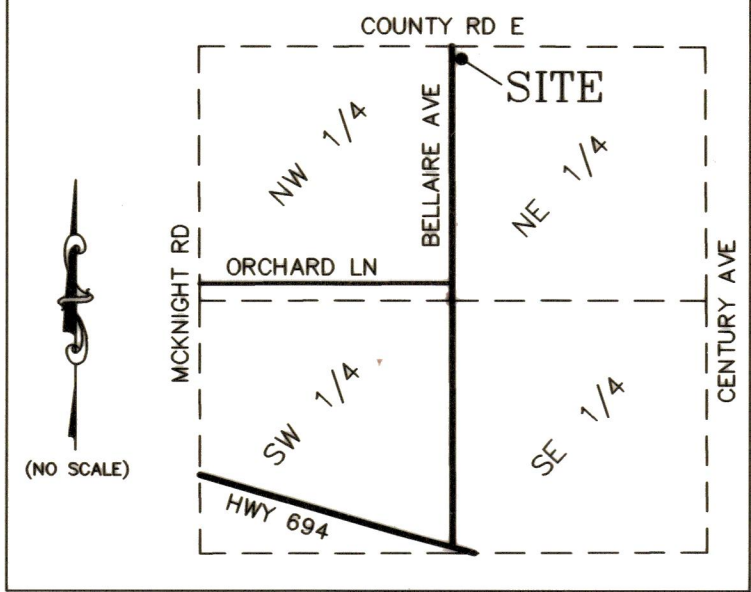
County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of WILDWOOD ROWHOMES was filed in the office of the County Recorder for public record on this 7th day of MARCH, 2024, at 10:30 o'clock AM, and was duly filed in Book 130 of Plats, Pages 29 and 29, as Document Number 2019101.

Deputy County Recorder

VICINITY MAP

SECTION 36, T. 30N, R. 22W



C.S.A.H. NO. 70

WILDWOOD ROWHOMES

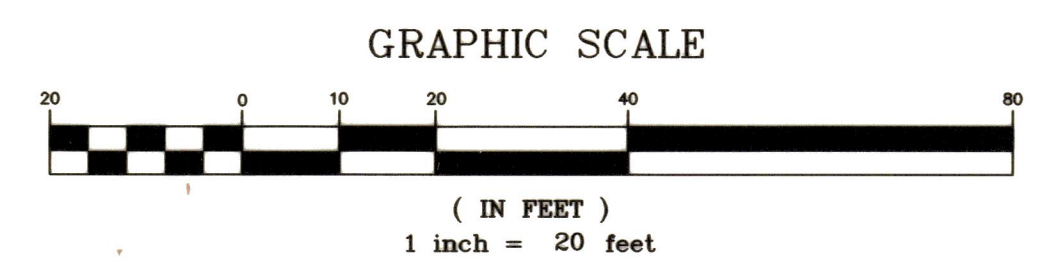
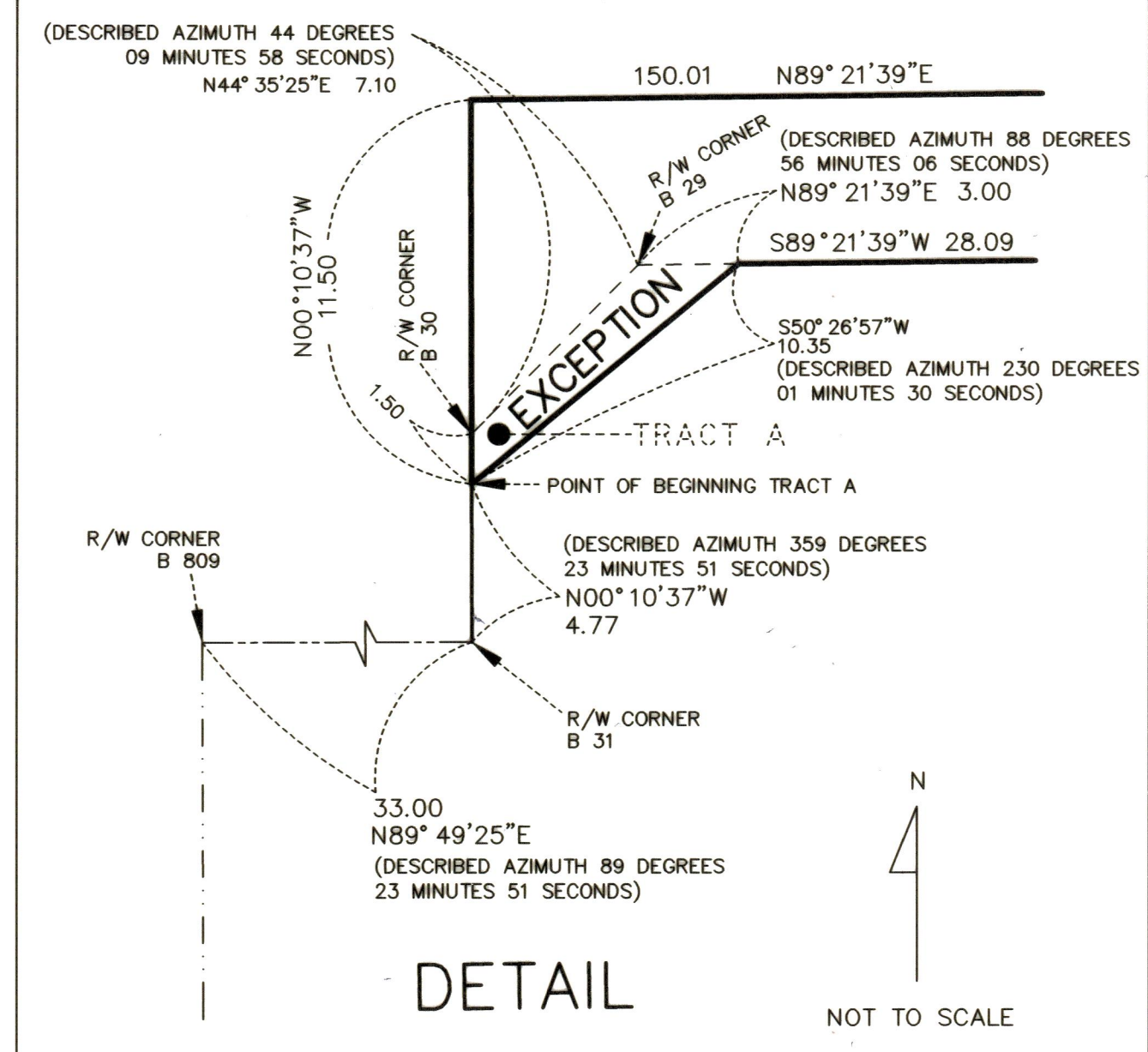
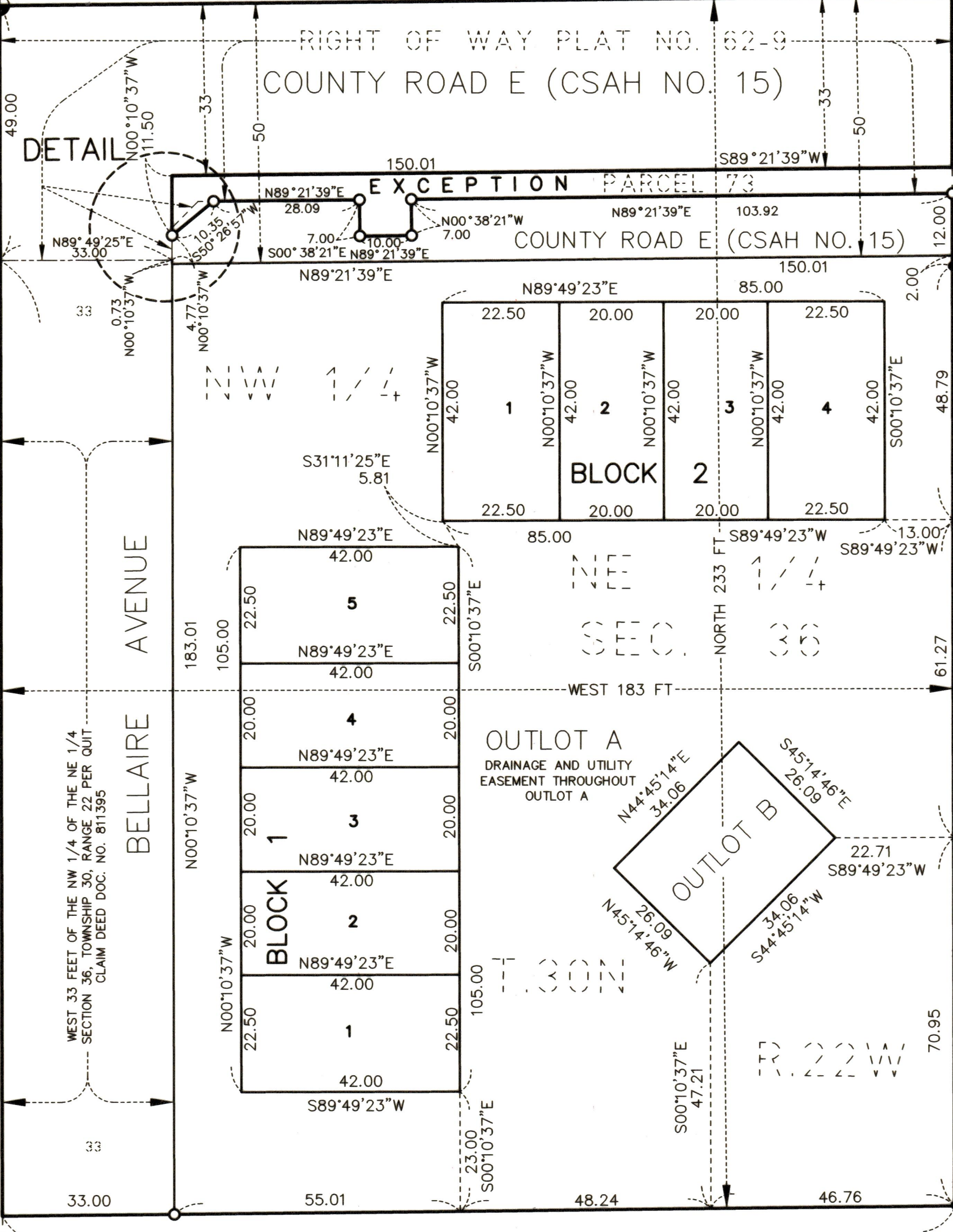
COUNTY ROAD E (CSAH NO. 15)
FORMERLY TRUNK HWY NO. 244

MINNESOTA DEPARTMENT OF TRANSPORTATION

N89°21'39"E 183.01

RIGHT OF WAY PLAT NO. 62-9
COUNTY ROAD E (CSAH NO. 15)

NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 22 WEST



LEGEND

- ◆ DENOTES RAMSEY COUNTY SECTION MONUMENT FOUND, TYPE AS NOTED
- DENOTES 14 INCH X 5/8 INCH REBAR MONUMENT SET AND CAPPED RLS 60424
- DENOTES IRON MONUMENT FOUND, SIZE, TYPE, AND RLS AS NOTED

BASIS OF BEARING: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 22 WEST IS ASSUMED TO BEAR N89°21'39"E

CENTER OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 22 WEST, RAMSEY COUNTY, CAST IRON MONUMENT

ALL LOT CORNERS DEPICTED ON THIS PLAT WILL BE CORRECTLY MONUMENTED WITHIN ONE YEAR WITH 14 INCH X 5/8 INCH REBAR CAPPED 60424