

LOTS ON LEONA

KNOW ALL MEN BY THESE PRESENTS: That Nicholas G. Anderson and Samantha A. Anderson, husband and wife, fee owners of the following described property situated in the City of New Brighton, County of Ramsey, State of Minnesota:

The South 216.5 feet of the North 761.3 feet of the West 163.7 feet of the Southeast Quarter of the Northwest Quarter of Section 18, Township 30, Range 23, Ramsey County, Minnesota.

Have caused the same to be surveyed and platted as LOTS ON LEONA and do hereby dedicate to the public for public use forever the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Nicholas G. Anderson and Samantha A. Anderson, husband and wife, have hereunto set their hands this 17 day of April, 2024.

Nicholas G. Anderson
Nicholas G. Anderson

Samantha A. Anderson
Samantha A. Anderson

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 17 day of April, 2024, by Nicholas G. Anderson and Samantha A. Anderson, husband and wife.

[Signature]
Notary Public, Ramsey County, Minnesota
My Commission Expires 1/1/2027

I, Daniel S. Hanson, 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 or will be correctly set within one year of recording this plat; 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 17 day of April, 2024.

[Signature]
Daniel S. Hanson, Land Surveyor
Minnesota License No. 52140

STATE OF MINNESOTA
COUNTY OF Ramsey
The foregoing Surveyor's Certificate was acknowledged before me this 17 day of April, 2024, by Daniel S. Hanson, a Licensed Land Surveyor.

[Signature]
Notary Public, Ramsey County, Minnesota
My Commission Expires 1/1/2027

CITY OF NEW BRIGHTON
Approved by the City Council of the City of New Brighton, Minnesota, on the 14 day of January, 2024.
[Signature] Mayor [Signature] City Clerk

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

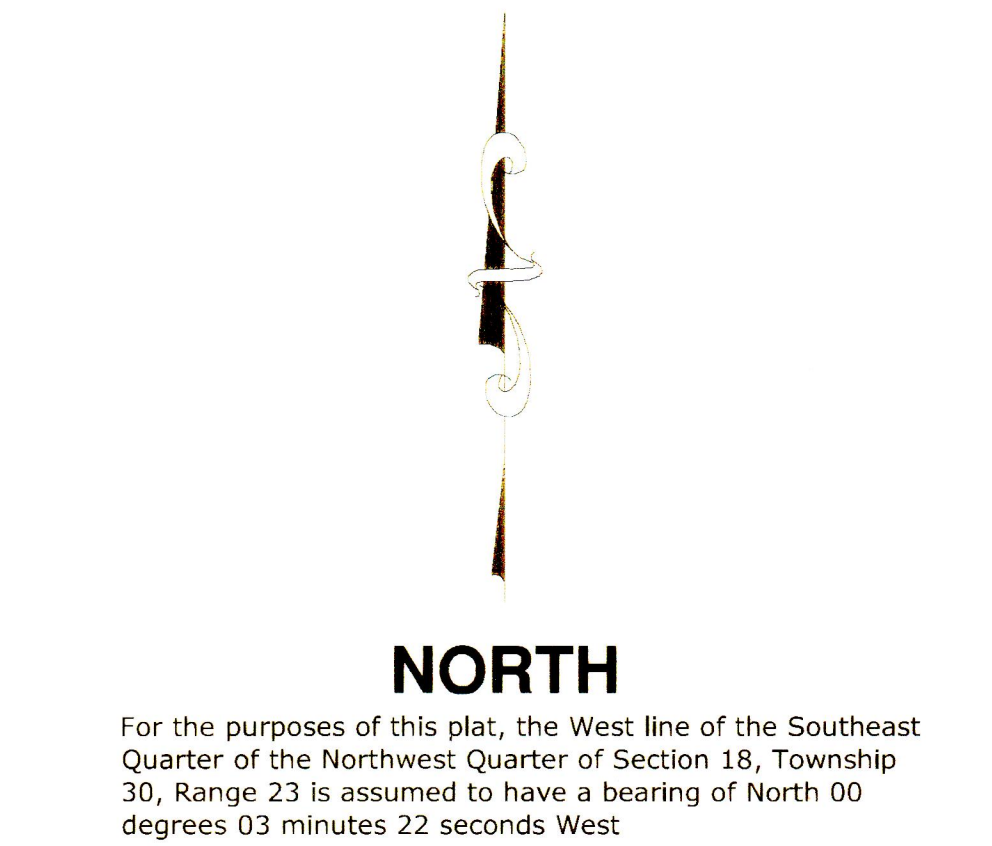
By _____, Deputy

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

DANIEL D. BAAR BY: [Signature]
Daniel D. Baar, L.S. STEPHANE J. ROBERT
Ramsey County Surveyor DEPUTY COUNTY SURVEYOR

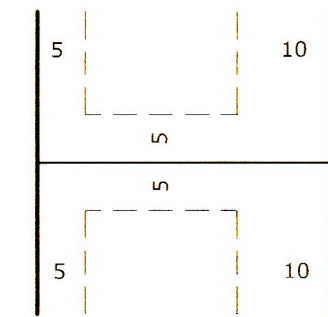
COUNTY RECORDER
COUNTY OF RAMSEY, STATE OF MINNESOTA
I hereby certify that this plat of LOTS ON LEONA was filed in the office of the County Recorder for public record on this 17 day of April, 2024, at 3 o'clock P.M., and was duly filed in Book 130 of Plats, Page 30, as Document Number 5022666.

Deputy County Recorder

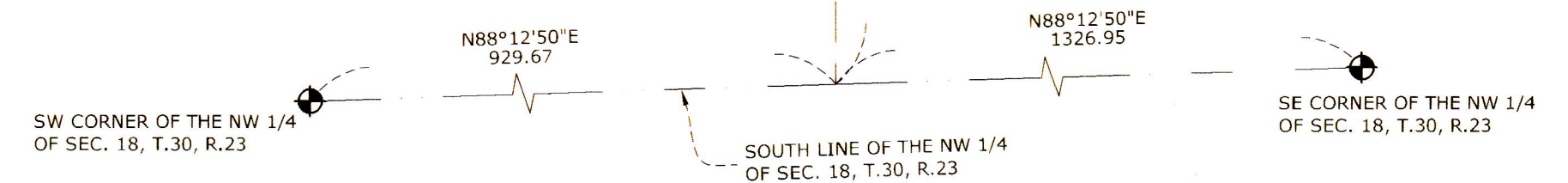
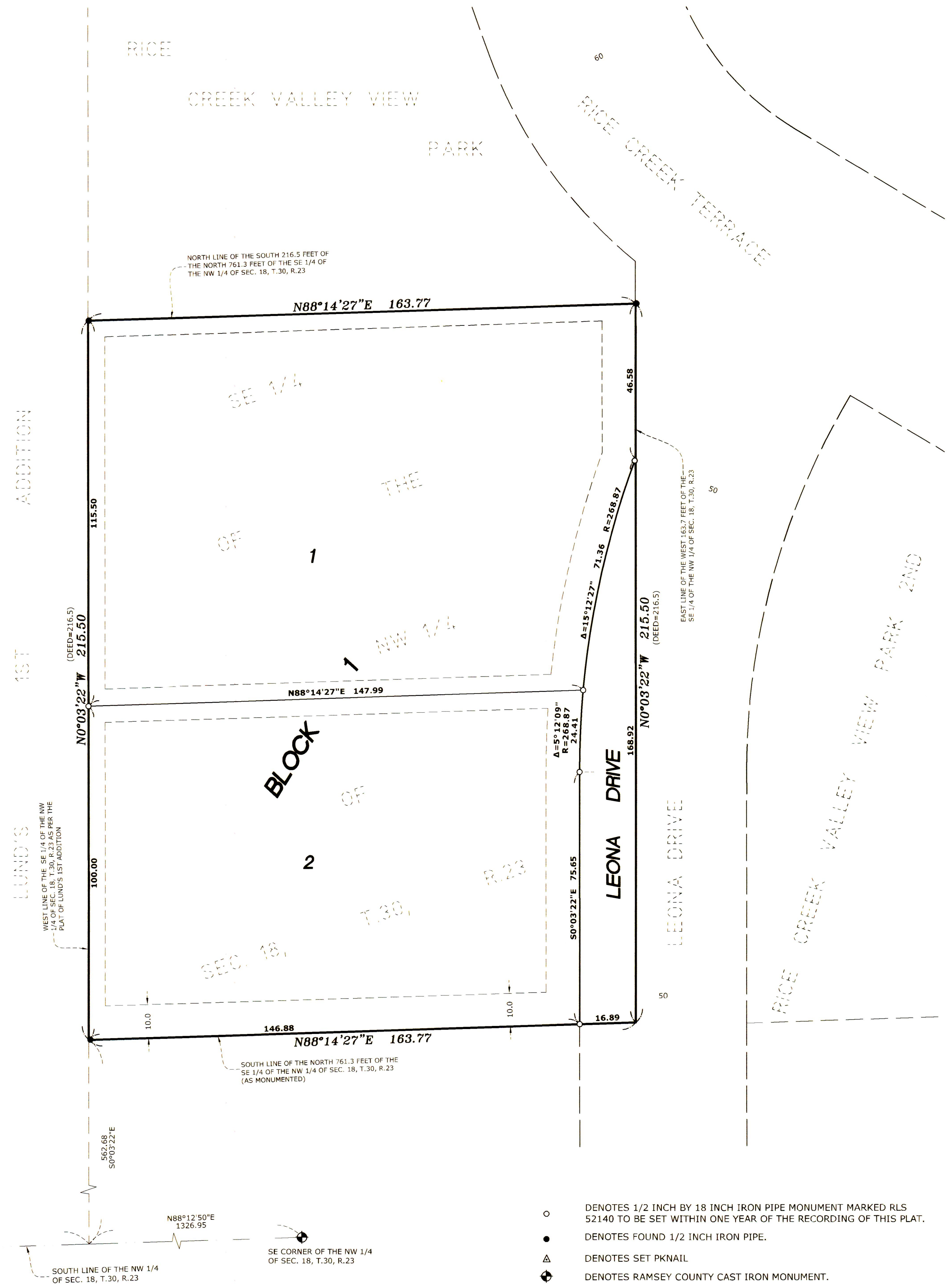


DRAINAGE AND UTILITY EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



- DENOTES 1/2 INCH BY 18 INCH IRON PIPE MONUMENT MARKED RLS 52140 TO BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.
- DENOTES FOUND 1/2 INCH IRON PIPE.
- ▲ DENOTES SET PKNAIL
- ◆ DENOTES RAMSEY COUNTY CAST IRON MONUMENT.