

SEVEN LAKES 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Scannell Properties #452, LLC, an Indiana limited liability company, owner of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

OUTLOT A, SEVEN LAKES, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as SEVEN LAKES 2ND ADDITION and does hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said Scannell Properties #452, LLC, an Indiana limited liability company, has caused these presents to be signed by its proper officer this 7th day of March, 2024.

Signed, Scannell Properties #452, LLC

[Signature]
Manager, Marc Pflieger

STATE OF INDIANA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 7th day of March, 2024, by Marc Pflieger, Manager, Scannell Properties #452, LLC, an Indiana limited liability company, on behalf of the limited liability company.

[Signature]
(Signature)

Chy R. Jackson
(Name Printed)

Notary Public, Hamilton County, Indiana
My Commission Expires 11/29/24

SURVEYORS CERTIFICATION

I, Gary Bjorklund, 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 monuments indicated 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 4 day of MARCH, 2024.

[Signature]
Gary Bjorklund, Land Surveyor
Minnesota License No. 46563

STATE OF FLORIDA
COUNTY OF SARASOTA

This instrument was acknowledged before me on this 4th day of MARCH, 2024, by Gary Bjorklund.

[Signature]
(Signature)

JORGE VEGA
(Name Printed)

Notary Public, SARASOTA County, Florida
My Commission Expires 01/26/2027

CITY OF SHOREVIEW, MINNESOTA

We do hereby certify that on the 1st day of April, 2024, the City Council of the City of Shoreview, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes Section 505.03, Subd. 2, have been fulfilled.

[Signature]
Mayor

[Signature]
Manager

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2024 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 2 day of MAY, 2024.

_____, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42 this plat is approved this 2ND day of MAY, 2024.

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

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

REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of SEVEN LAKES 2ND ADDITION was filed in the office of the Registrar of Titles for public record on this 2 day of MAY, 2024, at 9 o'clock A.M. and was duly filed in Book 54 of Plats, Pages 13 and 14, as Document Number 2773240.

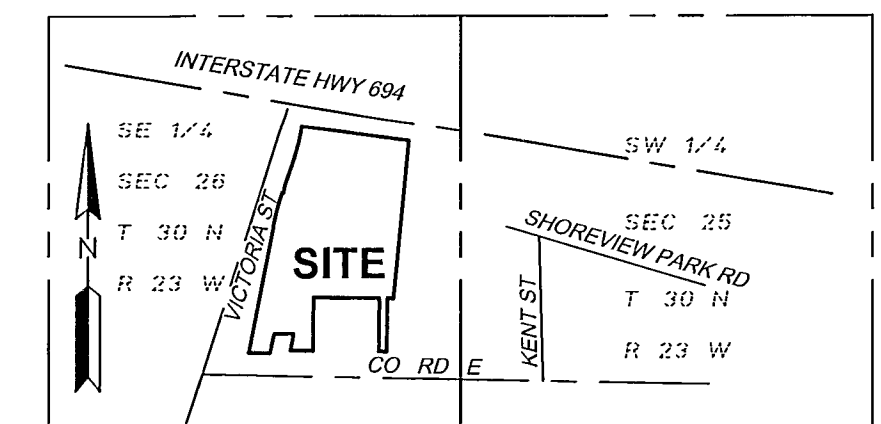
Deputy Registrar of Titles



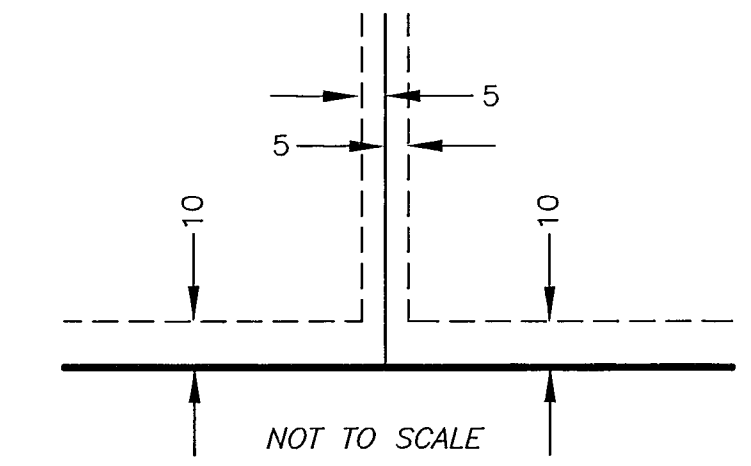
SEVEN LAKES 2ND ADDITION

S. T. HIGHWAY 10-62
INTERSTATE HIGHWAY NO. 694

VICINITY MAP
NOT TO SCALE



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

LEGEND

- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED WITH "LS 46563", UNLESS OTHERWISE NOTED.

ANY BLOCK, LOT, OUTLOT, CORNER AND/OR CURVE POINT LOCATION ON THIS PLAT WHERE NO MONUMENT SYMBOL IS SHOWN, INDICATES WHERE A 1/2 INCH BY 14 INCH IRON PIPE WITH A CAP MARKED BY LICENSE NO. 46563 WILL BE SET, AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAT.

BEARING ORIENTATION NOTE:
THE EAST LINE OF OUTLOT A, SEVEN LAKES IS ASSUMED TO BEAR S00°32'34"E.

