

# SUNRISE OVER GERVAIS

KNOW ALL MEN BY THESE PRESENTS: That Lee Homes Corp., a Minnesota corporation, fee owner of the following described property situated in the City of Little Canada, County of Ramsey, State of Minnesota:

The north 185 feet of the east 483 feet of the Southwest Quarter of Section 8, Township 29, Range 22, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as SUNRISE OVER GERVAIS and does hereby dedicate to the public for public use forever the public ways and drainage and utility easements as shown on this plat.

In witness whereof said Lee Homes Corp., a Minnesota corporation, has caused these presents to be signed by Jerry J. Carlson as President, on behalf of the corporation this 3 day of July, 2024

SIGNED: LEE HOMES CORP.  
*[Signature]*  
Jerry J. Carlson, President

STATE OF MINNESOTA  
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of July, 2024, by Jerry J. Carlson, President of Lee Homes Corp., a Minnesota corporation, on behalf of the corporation.

*[Signature]* (Signature)  
Lalae Mack (Printed Name)

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

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 correctly set; 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 28<sup>th</sup> day of JUNE, 2024

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

STATE OF MINNESOTA  
COUNTY OF Anoka  
The foregoing Surveyor's Certificate was acknowledged before me this 28<sup>th</sup> day of June, 2024 by Jason E. Rud, a Licensed Land Surveyor.

*[Signature]* (Signature)  
Lalae Mack (Printed Name)

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

CITY OF LITTLE CANADA

We do hereby certify that on the 24<sup>th</sup> day of June, 2024, the City Council of the City of Little Canada, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

*[Signature]*, Mayor *[Signature]*, Clerk

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 31 day of July, 2024.

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

By \_\_\_\_\_, Deputy

COUNTY SURVEYOR  
Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 31<sup>st</sup> day of July, 2024.

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

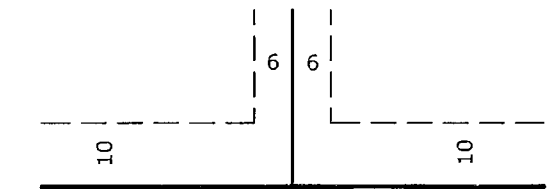
COUNTY RECORDER  
COUNTY OF RAMSEY, STATE OF MINNESOTA  
I hereby certify that this plat of SUNRISE OVER GERVAIS was filed in the office of the County Recorder for public record on this 31 day of July, 2024, at 3 o'clock P.M., and was duly filed in Book 190 of Plats, Page 37, as Document Number 5034010.

Deputy County Recorder

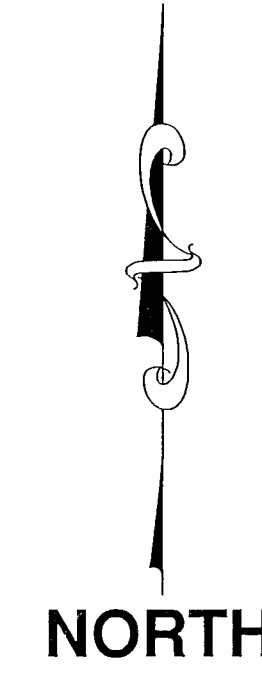
FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 29, RANGE 22 IS ASSUMED TO BEAR SOUTH 00 DEGREES 30 MINUTES 18 SECONDS EAST.

- DENOTES RAMSEY COUNTY GRANITE MONUMENT
- DENOTES 1/2 INCH IRON PIPE FOUND AS LABELED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET, MARKED RLS 41578.
- WET — DENOTES EDGE OF WET LAND AS DELINEATED BY JACOBSON ENVIRONMENTAL, PLLC IN APRIL OF 2024.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 6 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.



NORTH

VICINITY MAP  
SEC. 8, TOWNSHIP 29, RANGE 22  
RAMSEY COUNTY, MINNESOTA  
(NOT TO SCALE)

