

RIDE APARTMENTS

KNOW ALL MEN BY THESE PRESENTS: That Thomas A. Duray and Jocelyn A. S. Duray, husband and wife, fee owners of the following described property situated in the City of Little Canada, County of Ramsey, State of Minnesota:

The South two-fifths (S 2/5) of Lot 9 (Nine), Block 2 (Two), North Park, except the East two hundred (200) feet thereof, Ramsey County, Minnesota;
Also Except that part of the above described property that lies westerly of a line run parallel with and distant 50 feet easterly of the west line of Section 7, Township 29 North, Range 22 West;
AND
Lot 4, Block 1, Trowbridge Addition;
AND
The East 72 feet of Lot 1, Block 1, Trowbridge Addition;
AND
Lot 3, Block 1, Trowbridge Addition;
AND
Lot 2, Block 1, Trowbridge Addition.

And that Christie Schmidt Jones, as Trustee of the R. Robert Matson and Elizabeth L. Matson Family Trust, dated September 23, 2014, fee owner of the following described property situated in the City of Little Canada, County of Ramsey, State of Minnesota:

That part of Lot 1, Block 1, Trowbridge Addition, lying West of the East 72 feet thereof.

Have caused the same to be surveyed and platted as RIDE APARTMENTS and do hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Thomas A. Duray and Jocelyn A. S. Duray, husband and wife, have hereunto set their hands this 10 day of December, 2024.

Thomas A. Duray
Thomas A. Duray
Jocelyn A. S. Duray
Jocelyn A. S. Duray

STATE OF Minnesota
COUNTY OF Ramsey

This instrument was acknowledged before me on this 10 day of December, 2024 by Thomas A. Duray and Jocelyn A. S. Duray, husband and wife.

S. Fosse
Signature
Sophia I. Fosse
Printed Name

Notary Public, Ramsey County, Minnesota
My Commission Expires Jan 31, 2027

In witness whereof said Christie Schmidt Jones, as Trustee of the R. Robert Matson and Elizabeth L. Matson Family Trust, dated September 23, 2014, has hereunto set her hand this 10 day of December, 2024.

Christie Schmidt Jones
Christie Schmidt Jones, as Trustee of the
R. Robert Matson and Elizabeth L. Matson Family
Trust, dated September 23, 2014

STATE OF Minnesota
COUNTY OF Ramsey

This instrument was acknowledged before me on this 10 day of December, 2024 by Christie Schmidt Jones, as Trustee of the R. Robert Matson and Elizabeth L. Matson Family Trust, dated September 23, 2014.

S. Fosse
Signature
Sophia I. Fosse
Printed Name

Notary Public, Ramsey County, Minnesota
My Commission Expires Jan 31 2027

SURVEYORS CERTIFICATE

I, Daniel Ekrem, 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 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 4th day of December, 2024.

[Signature]
Daniel Ekrem, Land Surveyor
Minnesota License No. 57366

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me this 4th day of December, 2024, by Daniel Ekrem, a Professional Land Surveyor.

[Signature]
Signature
Joshua Taylor
Printed Name
Notary Public, Dakota County, Minnesota
My Commission Expires January 31, 2029

CITY OF LITTLE CANADA, MINNESOTA

We do hereby certify that on the 04 day of DECEMBER 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
[Signature], Clerk
Signature

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 10th day of DECEMBER, 2024.

_____, Ramsey County Auditor/Treasurer

By: _____, Deputy
Signature

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 16th day of DECEMBER, 2024.

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

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of RIDE APARTMENTS was filed in the office of the County Recorder for public record on this 18th day of DECEMBER, 2024, at 12 o'clock P. M. and was duly filed in Book 130 of Plats, Pages 47 and 48, as Document Number 5049590.

Deputy County Recorder

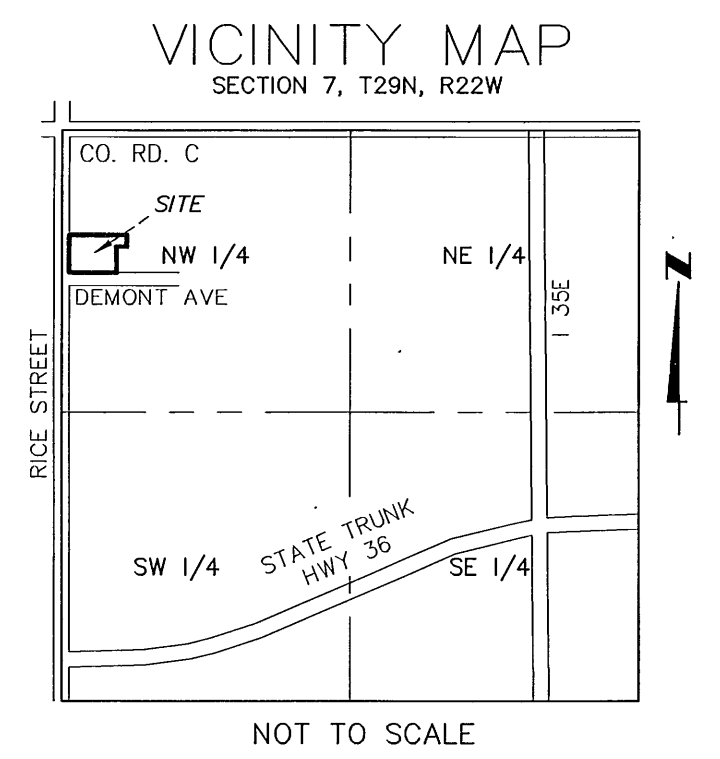
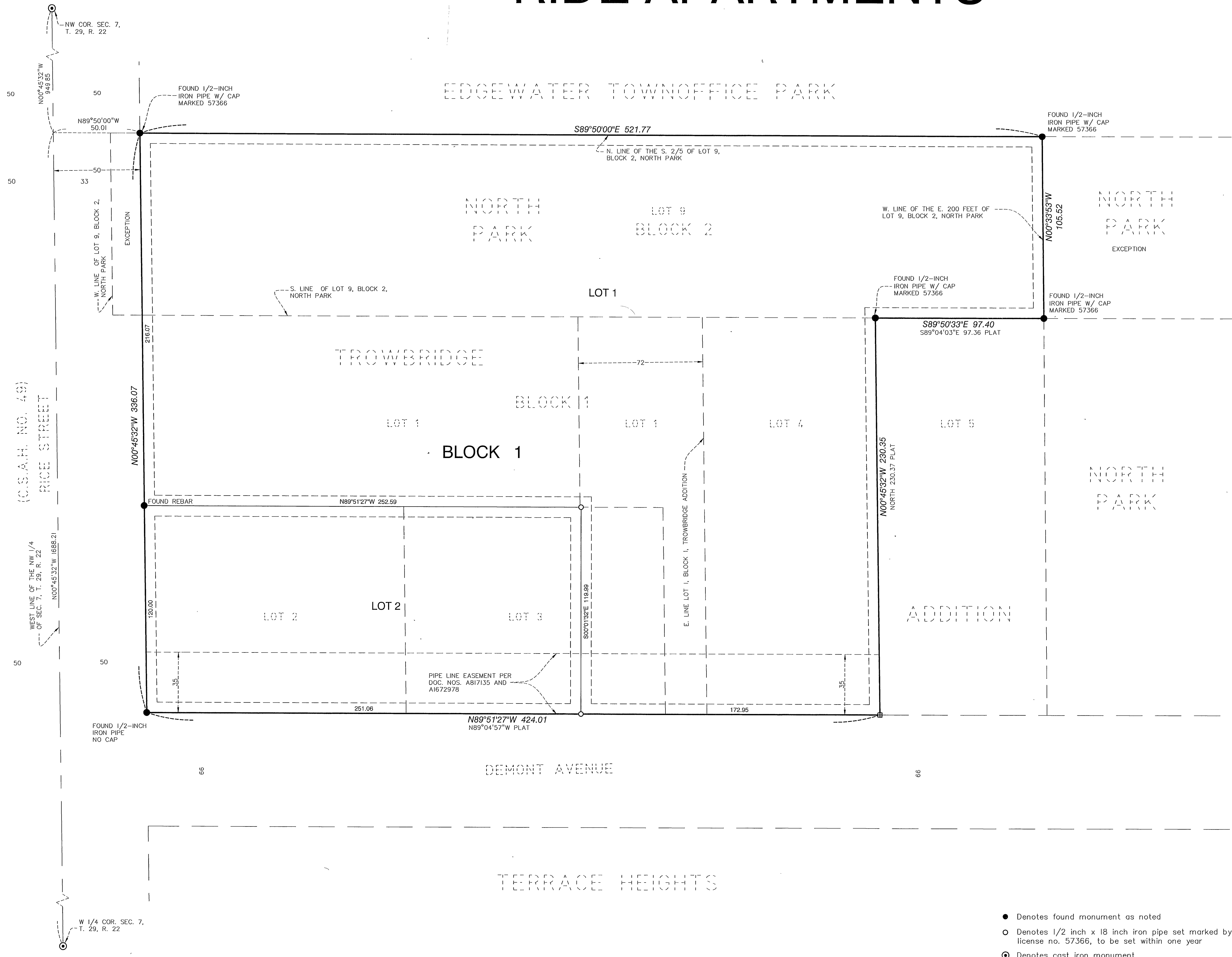
REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of RIDE APARTMENTS was filed in the office of the Registrar of Titles for public record on this 18th day of DECEMBER, 2024, at 12 o'clock P. M. and was duly filed in Book 59 of Plats, Pages 28 and 29, as Document Number 278689.

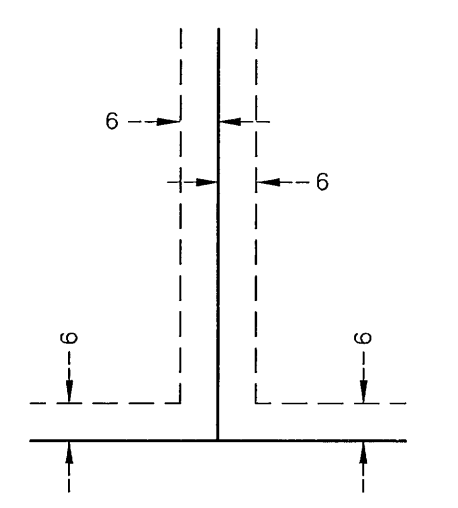
Deputy Registrar of Titles



RIDE APARTMENTS



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 6 feet in width and adjoining lot lines and public ways as shown on this plat.

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 29, RANGE 22 IS ASSUMED TO HAVE A BEARING OF N00°45'32"W

- Denotes found monument as noted
 - Denotes 1/2 inch x 18 inch iron pipe set marked by license no. 57366, to be set within one year
 - ⊙ Denotes cast iron monument
 - ⊠ Denotes found chiseled 'X'
- PLAT Refers to bearing and/or distance as shown on the plat of TROWBRIDGE ADDITION, filed in the office of the Registrar of Titles, Ramsey County, Minnesota

