

COPY

INNSBRUCK

5305

KNOW ALL PERSONS BY THESE PRESENTS: That Dione Holdings LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of New Brighton, County of Ramsey, State of Minnesota:

That part of the West 635.5 feet of the South Half of the Southeast Quarter of Section 30, Township 30, Range 23, Ramsey County, Minnesota, lying Northerly of a line described as follows:

Beginning at a point on the West line of said South Half of the Southeast Quarter, distant 392.6 feet South of the Northwest corner of said South Half; thence East parallel with the North line of said South Half, 72.85 feet; thence Southeasterly 563.7 feet to a point 635.5 feet East of said West line of said Southeast Quarter, and 437.2 feet South of said North line of said South Half.

EXCEPT that part thereof lying Westerly of the centerline of Silver Lake Road.

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

In witness whereof said Dione Holdings LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer

this 16th day of December, 20 24.

SIGNED: Dione Holdings LLC

By Alex Eaton Its Manager

STATE OF MINNESOTA

COUNTY OF HENNEPIN

This instrument was acknowledged before me this 16th day of December, 20 24, by Alex Eaton

the Manager of Dione Holdings LLC, a Minnesota limited liability company, on behalf of the company.

Cheryl Martinson Notary Public, Signature

Notary Public, Printed Name

Notary Public Hennepin County, Minnesota

My Commission Expires: 1/31/2025

SURVEYORS CERTIFICATE

I, Rory L. Synstallen, 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 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 6th day of December, 20 24.

Rory L. Synstallen
Rory L. Synstallen, Land Surveyor
Minnesota License No. 44565

STATE OF MINNESOTA,
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 6th day of December, 20 24
by Rory L. Synstallen, a Licensed Land Surveyor.

Cordy E. Johnson Notary Public, Signature

Notary Public, Printed Name

Notary Public Ramsey County, Minnesota

My Commission Expires: January 31, 2027

NEW BRIGHTON, MINNESOTA

We do hereby certify that on the 22nd day of OCTOBER, 20 24, the City Council of the City of New Brighton, Minnesota, approved

this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Dawn Prosser Mayor Dawn Prosser City 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 transfers entered

this 30th day of December, 20 24.

_____, Ramsey County Auditor/Treasurer.

By _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 30th day of DECEMBER, 20 24.

Daniel D. Baar BY: Stephane J. Robert
Daniel D. Baar, L.S.,
Ramsey County Surveyor
DEPUTY COUNTY SURVEYOR

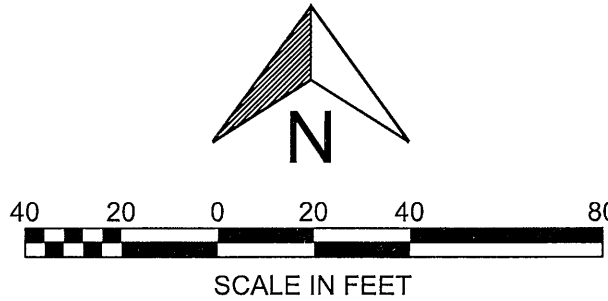
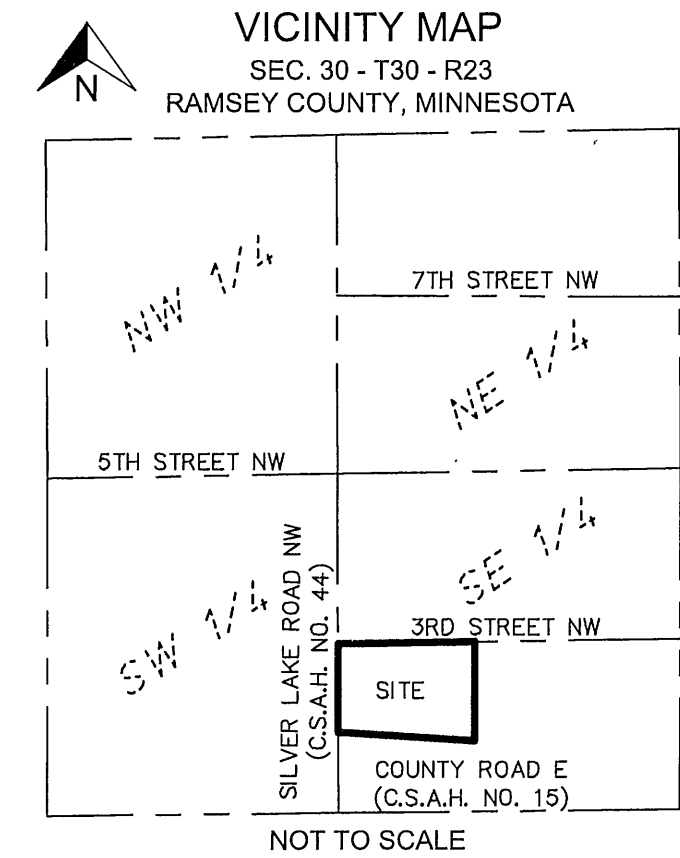
COUNTY RECORDER COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of INNSBRUCK was filed in the office of the County Recorder for public record on

this 30th day of December, 20 24, at 11:30 o'clock A.M. and was duly filed in

Book 130 of Plats, Page 49, as Document Number 5051084.

Deputy County Recorder



The orientation of this bearing system is based upon Ramsey County Coordinates, North American Datum of 1983, 1986 Adjustment.

- Denotes 1/2 Inch Open Iron Pipe Found, unless otherwise noted.
 - Denotes 1/2 Inch by 14 Inch Rebar set marked with plastic cap inscribed "RLS 44565".
 - ⊙ Denotes Cast Iron Monument, unless otherwise noted.
- Any block, lot, outlot, and survey line angle and/or curve point location on this plat, where no monument symbol is shown, indicates where 1/2 inch by 14 inch rebar with plastic cap inscribed "RLS 44565" will be set, and which shall be in place within one year after the recording of this plat.

CivilSite
GROUP