COPY

KNOW ALL PERSONS BY THESE PRESENTS: That Exceptional Properties, Inc., a Minnesota Corporation, owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:	SWEENEY ESTATES				
Lots 1 and 2, Block 3, Montgomery's Lake View Addition to St. Paul, Ramsey County, Minnesota, lying West of the East 52.00 feet of said Lot 1, Together with the South one—half of vacated Carlisle Avenue lying between the Northerly extensions of the West line of said Lot 2 and the West line of the East 52 feet of said Lot 1.		FOUND HALF INCH IP	f !		
Has caused the same to be surveyed and platted as SWEENEY ESTATES and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.		RLS NO. 6469			
In witness whereof said Exceptional Properties, Inc., a Minnesota Corporation, has caused these presents to be signed by its Proper Officer this	20	VACA ⁻	TED CARLISLE AVENUE	Op.	
Edward M. Sweeney, President	,,		176.00	CENTERLINE OF VACATED CARLISLE AVE.	
STATE OF MINNESOTA		S89°18'14"W FOUND HALF INCH REBAR 88.00 RLS NO. 44655	88.00 FOUND HALF INCH REBA	FOUND HALF INCH REE TRLS NO. 446	AR 55
The foregoing instrument was acknowledged before me this tag day of April 2025 by Edward M. Sweeney, President of Exceptional Properties, Inc., a Minnesota Corporation, on behalf of the Corporation.	20	\[\begin{align*} \begin{align*} \cdot \cd	CARLISLE AVENUE	WEST LINE THE EAST 52.00 FEET OF LOT 1, BLOCK 3	
NC WE	ORTHERLY EXTENSION OF THE	(VACATED PER' (REMNANT UTILITY EASEMENT)	DOC. NO. A05013540) VACATED PER DOC. NO. A5035390)	FOUND HALF INCH REBAR RLS NO. 44655	
(Signature of person taking acknowledgement) Karen Murie Riser (Print Notary's name)				m	FOUND HALF INCH IP RLS NO. 3960
Notary Public, County, Minnesota				3 3	
My Commission expires $0.31-3.02+$				\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
I, Joshua P. Schneider, 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 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.				EET OF L	
Dated this Z.oth day of March 20 25.		BLOCK	1	22.00 F 0 NO.00	
Joshua P. Schneider, Licensed Land Surveyor Minnesota License Number 44655	0.079	704.01		OF EAST BLOCK 3 PER DOC	
STATE OF MINNESOTA COUNTY OF			263.9	OT 1, F	
The foregoing Surveyor's Certificate was acknowledged before me this 20 ⁺⁷ day of March 20 ²⁵ , by Joshua P. Schneider, a Professional Land Surveyor.				WEST WEST OF L	
Gignature of person taking acknowledgement) Oan C. Mizer (Print Notary's name)		LOT		>>	
Notary Public, County, Minnesota	LOT 3	LOT 1	LOT 2	63.95 °33'3,	
My Commission expires Jan. 31, 2026		BFOCK		N00	
We do hereby certify that on the 4pril . 20 25, the City Council of the City of Roseville, Minnesota, approved this plat. Property Tax, Records and Election Services Department	-	WEST LINE OF LOT 2	LOT	1 	
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2025 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 17th day of ASSIVE. 2025.			\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		
, Ramsey County Auditor/Treasurer	<u>[</u>			← 52.0	İ
By	E	37.3			
Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 15th day of April 2025.				3	
(SCALE IN FEET) 1 inch = 20 feet					
Daniel D. Baar, L.S. Ramsey County Surveyor					
County Recorder, County of Ramsey, State of Minnesota					
I hereby certify that this plat of SWEENEY ESTATES was filed in the office of the County Recorder for public record on this 17th day of 4011,2025, at 8730 o'clock A.M. and was duly filed in Book 131 of Plats, Page 2, as Document Number 5.862877				33	
Deputy County Recorder	Л	87.85	FOUND HALF INCH REE 87.85 RLS NO. 446	FOUND HALF INCH REBAR RLS NO. 44655	FOUND HALF INCH IP RLS NO. 41578
Deputy County Recorder VICINITY MAP Denotes 1/2 inch by 14 inch iron rebar set and	790.96 FOUND HALF INC RLS NO. 1045		175.70 So	uth line of Block 3, ntgomery's Lake View Addition St. Paul	
Denotes 1/2 inch by 14 inch iron rebar set and marked by License No. 44655 Denotes found monument as specified Detail No Scale Detail No Scale			to	o. ruui	
Denotes Ramsey County Cast Iron Monument COUNTY ROAD B The orientation of this bearing system is based on the south line of			ROSELAWN AVENUE	φ	
Block 3, MONTGOMERY'S LAKE VIEW ADDITION TO ST. PAUL, Ramsey County, Minnesota, which is assumed to bear South 89 degrees 17 minutes 04 seconds West. W 1/4 CORNER SEC. 13, TWP 29, (FOUND CIM)	RNG 23 %	{	formerly LAKE AVENUE)	U	
DRAINAGE AND UTILITY EASEMENTS SHOWN THUS: Control of the contr					
2 5 + 2 SW CORNER (FOUND CIM)	RNG 23				
NO SCALE					
BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING LARPENTEUR AVENUE PUBLIC WAYS AND REAR LOT LINES.				ACR	E LAND SURVEYING BLAINE, MN
RAMSEY COUNTY, MINNESOTA	•			and the same of th	,

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