

HIGHLAND BRIDGE ROWHOMES SIXTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Matthew P. Nienstedt as Trustee of the North Country Trust, dated, February 6, 2020, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 8, Block 6, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, Ramsey County, Minnesota

And that Karen Kay Moen and Holly Beth Hoffman, a married couple, fee owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 9, Block 6, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, Ramsey County, Minnesota

And that Lei Zhang and Joanna Yuanyuan Guan, a married couple, fee owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 10, Block 6, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, Ramsey County, Minnesota

And that John McGraw and Andrea McGraw, a married couple, fee owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 11, Block 6, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, Ramsey County, Minnesota

And that Randy Matthew Kelly and Kathryn Lee Kelly, a married couple, fee owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 12, Block 6, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, Ramsey County, Minnesota

And that Heidi A. Schachtman and Scott C. Schachtman, a married couple, fee owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 13, Block 6, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, Ramsey County, Minnesota

And that Erik Pedersen and Katie Peters, a married couple, fee owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 14, Block 6, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, Ramsey County, Minnesota

Have caused the same to be surveyed and platted as HIGHLAND BRIDGE ROWHOMES SIXTH ADDITION.

In witness whereof said Matthew P. Nienstedt as Trustee of the North Country Trust, dated February 6, 2020, has hereunto set his hand this 23 day of DECEMBER, 2025.

Matthew P. Nienstedt
Matthew P. Nienstedt, Trustee of the North Country Trust, dated February 6, 2020

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 23 day of DECEMBER, 2025, by Matthew P. Nienstedt as Trustee of the North Country Trust, dated February 6, 2020.

Jennifer Mujwid-Herermann
Signature
JENNIFER MUJWID-HERERMANN
Printed Name
Notary Public, DAKOTA County, Minnesota
My Commission Expires JANUARY 31, 2026

In witness whereof said Karen Kay Moen and Holly Beth Hoffman, a married couple, have hereunto set their hands this 13 day of OCTOBER, 2025.

Karen Kay Moen
Karen Kay Moen

Holly Beth Hoffman
Holly Beth Hoffman

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 13 day of OCTOBER, 2025, by Karen Kay Moen, and Holly Beth Hoffman.

Jennifer Mujwid-Herermann
Signature
JENNIFER MUJWID-HERERMANN
Printed Name
Notary Public, DAKOTA County, Minnesota
My Commission Expires JANUARY 31, 2026

In witness whereof said Lei Zhang and Joanna Yuanyuan Guan, a married couple, have hereunto set their hands this 17 day of October, 2025.

Lei Zhang
Lei Zhang

Joanna Yuanyuan Guan
Joanna Yuanyuan Guan

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 17 day of October, 2025, by Lei Zhang and Joanna Yuanyuan Guan.

Jessie A. Saba-Johnson
Signature
Jessie A. Saba-Johnson
Printed Name
Notary Public, Hennepin County, Minnesota
My Commission Expires 1/01/2028

In witness whereof said John McGraw and Andrea McGraw, a married couple, have hereunto set their hands this 13 day of OCTOBER, 2025.

John McGraw
John McGraw

Andrea McGraw
Andrea McGraw

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 13 day of OCTOBER, 2025, by John McGraw and Andrea McGraw.

Jennifer Mujwid-Herermann
Signature
JENNIFER MUJWID-HERERMANN
Printed Name
Notary Public, DAKOTA County, Minnesota
My Commission Expires JANUARY 31, 2026

In witness whereof said Randy Matthew Kelly and Kathryn Lee Kelly, a married couple, have hereunto set their hands this 13 day of OCTOBER, 2025.

Randy Matthew Kelly
Randy Matthew Kelly

Kathryn Lee Kelly
Kathryn Lee Kelly

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 13 day of OCTOBER, 2025, by Randy Matthew Kelly and Kathryn Lee Kelly.

Jennifer Mujwid-Herermann
Signature
JENNIFER MUJWID-HERERMANN
Printed Name
Notary Public, DAKOTA County, Minnesota
My Commission Expires JANUARY 31, 2026

In witness whereof said Heidi A. Schachtman and Scott C. Schachtman, a married couple, have hereunto set their hands this 13 day of OCTOBER, 2025.

Heidi A. Schachtman
Heidi A. Schachtman

Scott C. Schachtman
Scott C. Schachtman

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 13 day of OCTOBER, 2025, by Heidi A. Schachtman and Scott C. Schachtman.

Jennifer Mujwid-Herermann
Signature
JENNIFER MUJWID-HERERMANN
Printed Name
Notary Public, DAKOTA County, Minnesota
My Commission Expires JANUARY 31, 2026

In witness whereof said Erik Pedersen and Katie Peters, a married couple, have hereunto set their hands this 13 day of OCTOBER, 2025.

Erik Pedersen
Erik Pedersen

Katie Peters
Katie Peters

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 13 day of OCTOBER, 2025, by Erik Pedersen and Katie Peters.

Jennifer Mujwid-Herermann
Signature
JENNIFER MUJWID-HERERMANN
Printed Name
Notary Public, DAKOTA County, Minnesota
My Commission Expires JANUARY 31, 2026

SURVEYOR'S CERTIFICATE

I, Daniel P. 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 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 13th day of June, 2025.

Daniel P. Ekrem
Daniel P. Ekrem, Licensed Land Surveyor
Minnesota License No. 57366

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 13th day of June, 2025, by Daniel P. Ekrem, Licensed Land Surveyor.

Joshua Taylor
Signature
Joshua Taylor
Notary Public, Dakota County, Minnesota
My Commission Expires January 31, 2024

CITY COUNCIL
CITY OF SAINT PAUL

I do hereby certify that on the 4th day of June, 2025, the City Council of the City of Saint Paul, Minnesota, approved this plat.

Daniel P. Ekrem
City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

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 29th day of December, 2025.

_____, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 29th day of December, 2025.

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

REGISTRAR OF TITLES

Registrar of Titles, County of Ramsey, State of Minnesota
I hereby certify that this plat of HIGHLAND BRIDGE ROWHOMES SIXTH ADDITION was filed in the office of the Registrar of Titles for public record on this 20th day of December, 2025 at 8:40 o'clock A.M. and was duly filed in Book 5A/55 of Plats, Pages 50 and 1, as Document Number 2808734.

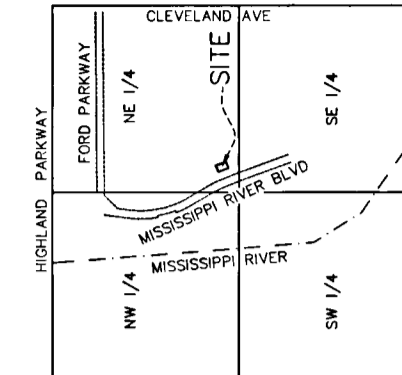
Deputy Registrar of Titles



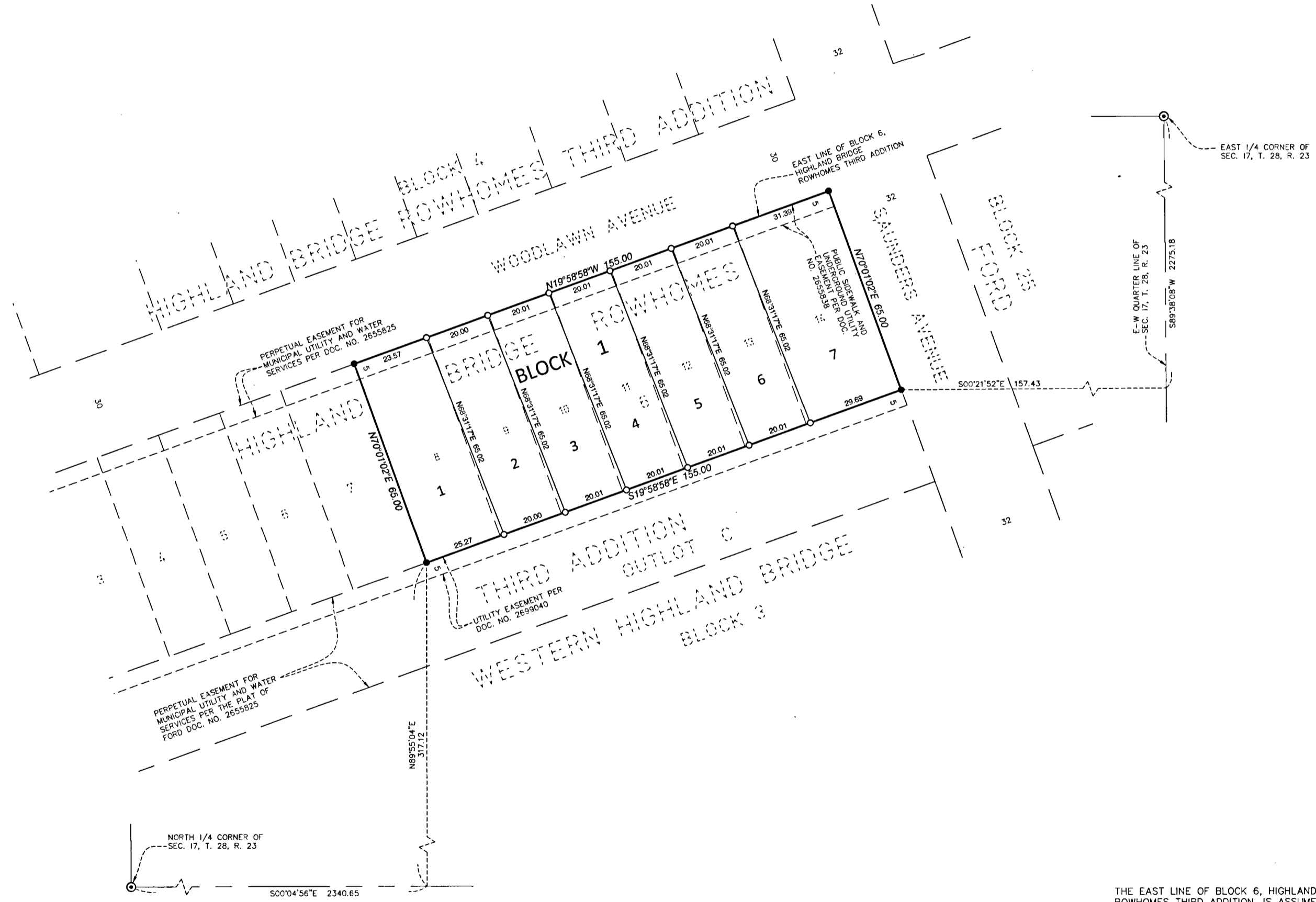
HIGHLAND BRIDGE ROWHOMES SIXTH ADDITION

VICINITY MAP

SECTION 17, T. 28, R. 23

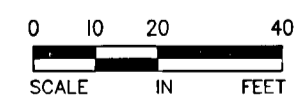
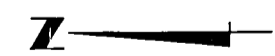


NOT TO SCALE



THE EAST LINE OF BLOCK 6, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, IS ASSUMED TO HAVE A BEARING OF N19°58'58\"/>

- Denotes 1/2 inch x 18 inch iron pipe set marked by license no. 57366
- ⊙ Denotes found Cast Iron Monument
- Denotes 1/2 inch x 18 inch iron pipe found marked by license no. 44110



SCALE: ONE INCH EQUALS TWENTY FEET



ALLIANT
ENGINEERING