

# WATERFORD BAY

KNOW ALL MEN BY THESE PRESENTS: That SC OZ Waterford Bay, LLC, a Florida limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Tract B, Registered Land Survey No. 441 as amended by Order in Court File No. CI-99-7869, Document No. 1590264

AND

Those parts of Section 12, Township 28 North, Range 23 West of the Fourth Principal Meridian; Block 28; and the levee in the Subdivision of Blocks 28 and 29, Stinson, Brown and Ramsey's Addition, described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 12; thence South 0 degrees 06 minutes East, assumed bearing along the West line of said Northeast Quarter, a distance of 2380.50 feet; thence South 64 degrees 57 minutes 15 seconds West a distance of 13.56 feet to the point of beginning of the land to be described; thence Southwesterly along a curve concave to the North, the chord of which bears South 75 degrees 02 minutes 53 seconds West, with a central angle of 11 degrees 51 minutes 48 seconds and a radius 2282.33 feet for an arc distance of 472.57 feet; thence South 27 degrees 02 minutes 30 seconds East a distance of 378.39 feet, to the most Westerly corner of Tract B, Registered Land Survey No. 441; thence along the Northerly line of said Tract B, North 13 degrees 24 minutes East a distance of 167.2 feet; thence continuing along the Northerly line of said Tract B, North 58 degrees 02 minutes East a distance of 303.0 feet; thence continuing along the Northerly line of said Tract B, North 77 degrees 30 minutes 01 seconds East a distance of 171.31 feet, to the most Northerly corner of said Tract B; thence North 27 degrees 32 minutes 05 seconds West a distance of 70.26 feet; thence North 33 degrees 34 minutes 26 seconds East a distance of 68.22 feet; thence North 27 degrees 02 minutes 30 seconds West a distance of 60.56 feet; thence South 64 degrees 57 minutes 15 seconds West a distance of 173.84 feet to the point of beginning, according to the United States Government Survey thereof and situate in Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as WATERFORD BAY.

In witness whereof said SC OZ Waterford Bay, LLC, a Florida limited liability company, has caused these presents to be signed by its proper officer this 6<sup>th</sup> day of July, 2020

Signed: SC OZ Waterford Bay, LLC, a Florida limited liability company

*[Signature]* its **PRESIDENT**

STATE OF ILLINOIS  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of July, 2020 by Richard F. Cavenish the PRESIDENT of SC OZ WATERFORD BAY, LLC, a Florida limited liability company, on behalf of the company.

SC OZ WATERFORD BAY, LLC  
Kelley R. Lynch  
Notary Public, KElLEY R. LYNCH  
My Commission Expires SEPT. 17, 2020

I, Arlee J. Carlson, 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 30<sup>th</sup> day of June, 2020

Arlee J. Carlson  
Arlee J. Carlson, Professional Land Surveyor  
Minnesota License No. 44900

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 30<sup>th</sup> day of June, 2020 by Arlee J. Carlson, a Professional Land Surveyor.

Laura J. Swift  
Laura J. Swift  
Notary Public, Hennepin County Minnesota  
My Commission Expires January 31, 2022

CITY OF SAINT PAUL, MINNESOTA

I do hereby certify that on the 19 day of February, 2020 the City Council of the City of Saint Paul, Minnesota, approved this plat.

Shari Moore, Clerk

PROPERTY, TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2020 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 02 day of April, 2020.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By [Signature] Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 13<sup>th</sup> day of AUGUST, 2020

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

By: [Signature]  
STEPHANE J. ROBERT  
DEPUTY COUNTY SURVEYOR

REGISTRAR OF TITLES  
COUNTY OF MINNESOTA

I hereby certify that this plat of WATERFORD BAY was filed in the office of the Registrar of Titles for public record on this 13<sup>th</sup> day of August, 2020 at 8 o'clock A.M., and was duly filed in Book 52 of Plats, Page 36, as Document Number 2673266

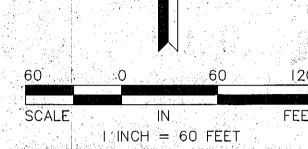
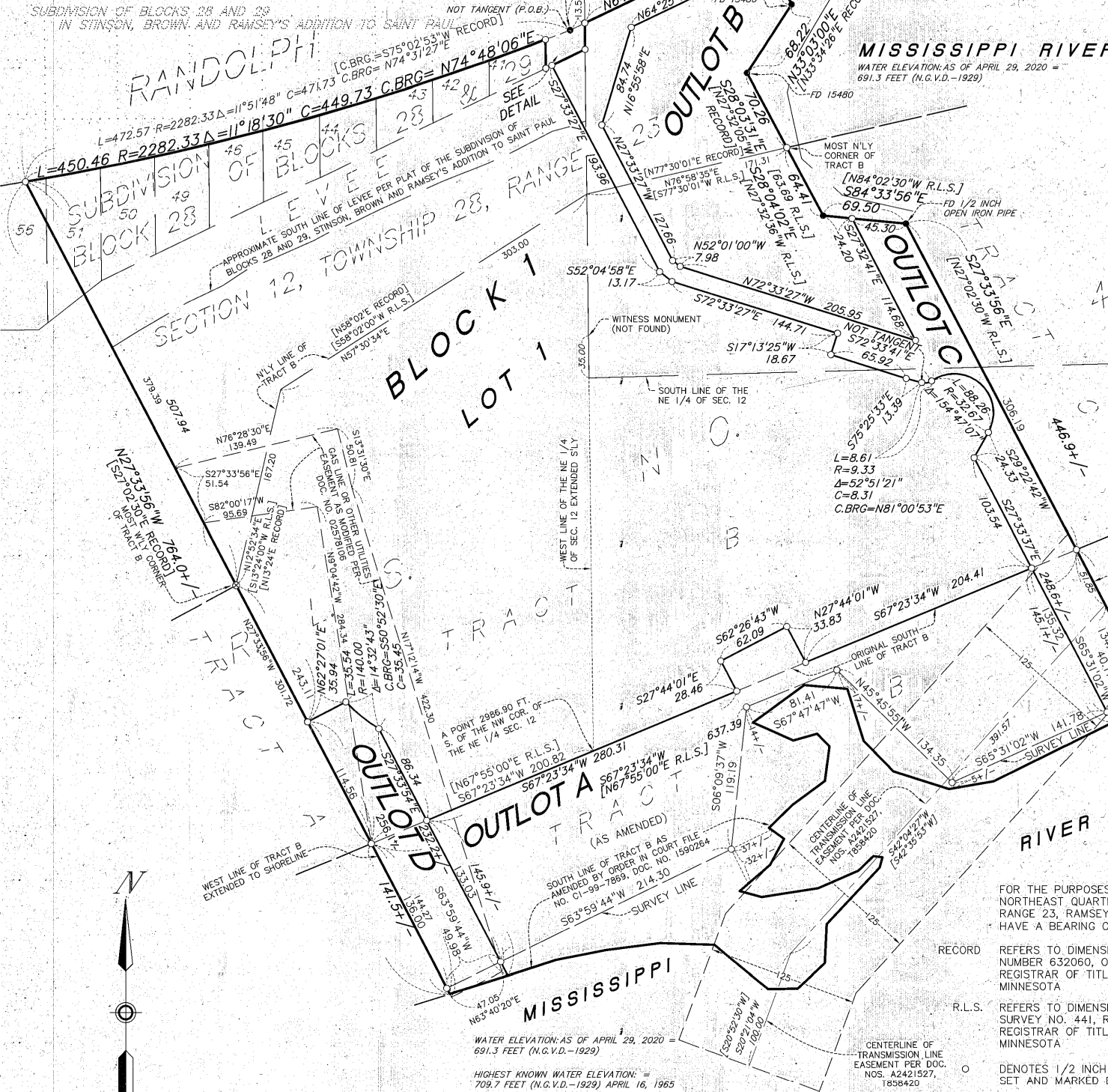
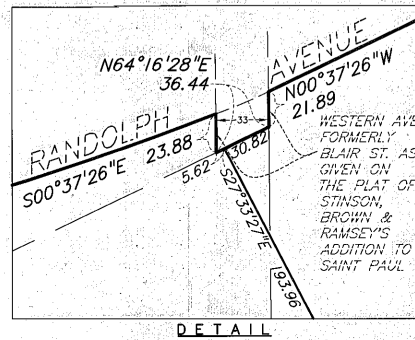
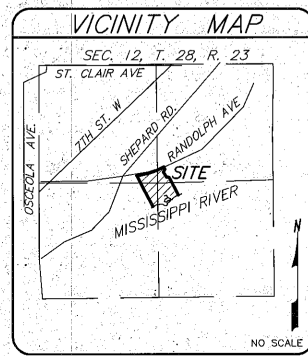
[Signature]  
Deputy Registrar of Titles

FOR THE PURPOSES OF THIS PLAT THE WEST LINE THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 28, RANGE 23, RAMSEY COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF S00°37'26"E.

RECORD REFERS TO DIMENSIONS IN CERTIFICATE OF TITLE NUMBER 632060, ON FILE WITH THE OFFICE OF THE REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA

R.L.S. REFERS TO DIMENSIONS AS SHOWN ON REGISTERED LAND SURVEY NO. 441, RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 44900
- ⊗ DENOTES FOUND 2 INCH ALUMINUM MONUMENT STAMPED LS-14887
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED BY LICENSE NO. 14887, UNLESS OTHERWISE NOTED.
- ⦿ DENOTES CAST IRON MONUMENT (CIM)



BENCHMARK  
TOP OF TOP NUT OF FIRE HYDRANT 115 FEET +/- NORTHWEST OF THE MOST NORTHERLY CORNER OF OUTLOT C  
ELEVATION = 714.12 FEET (NGVD 1929)

7626

