

# WATERFORD BAY

KNOW ALL MEN BY THESE PRESENTS: That St. Paul River Walk, LLC, an Arizona 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. C1-99-7869, DOC. 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 OF 2282.33 FEET FOR AN ARC DISTANCE OF 472.57 FEET; THENCE SOUTH 27 DEGREES 02 MINUTES 30 SECONDS EAST A DISTANCE OF 379.39 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.

TORRENS PROPERTY - CERTIFICATE OF TITLE NO. 603983.

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

In witness whereof said St. Paul River Walk, LLC, an Arizona limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: St. Paul River Walk, LLC, an Arizona limited liability company

\_\_\_\_\_ its \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ the \_\_\_\_\_ of St. Paul River Walk, LLC, an Arizona limited liability company, on behalf of the company.

Notary Public, Minnesota

My Commission Expires \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Arlee J. Carlson, a Professional Land Surveyor.

Notary Public, \_\_\_\_\_ County Minnesota

My Commission Expires \_\_\_\_\_

CITY OF SAINT PAUL, MINNESOTA

I do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the City Council of the City of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Signed: \_\_\_\_\_ Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By \_\_\_\_\_ Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

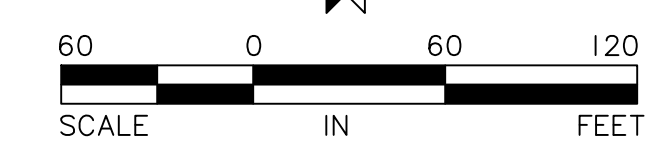
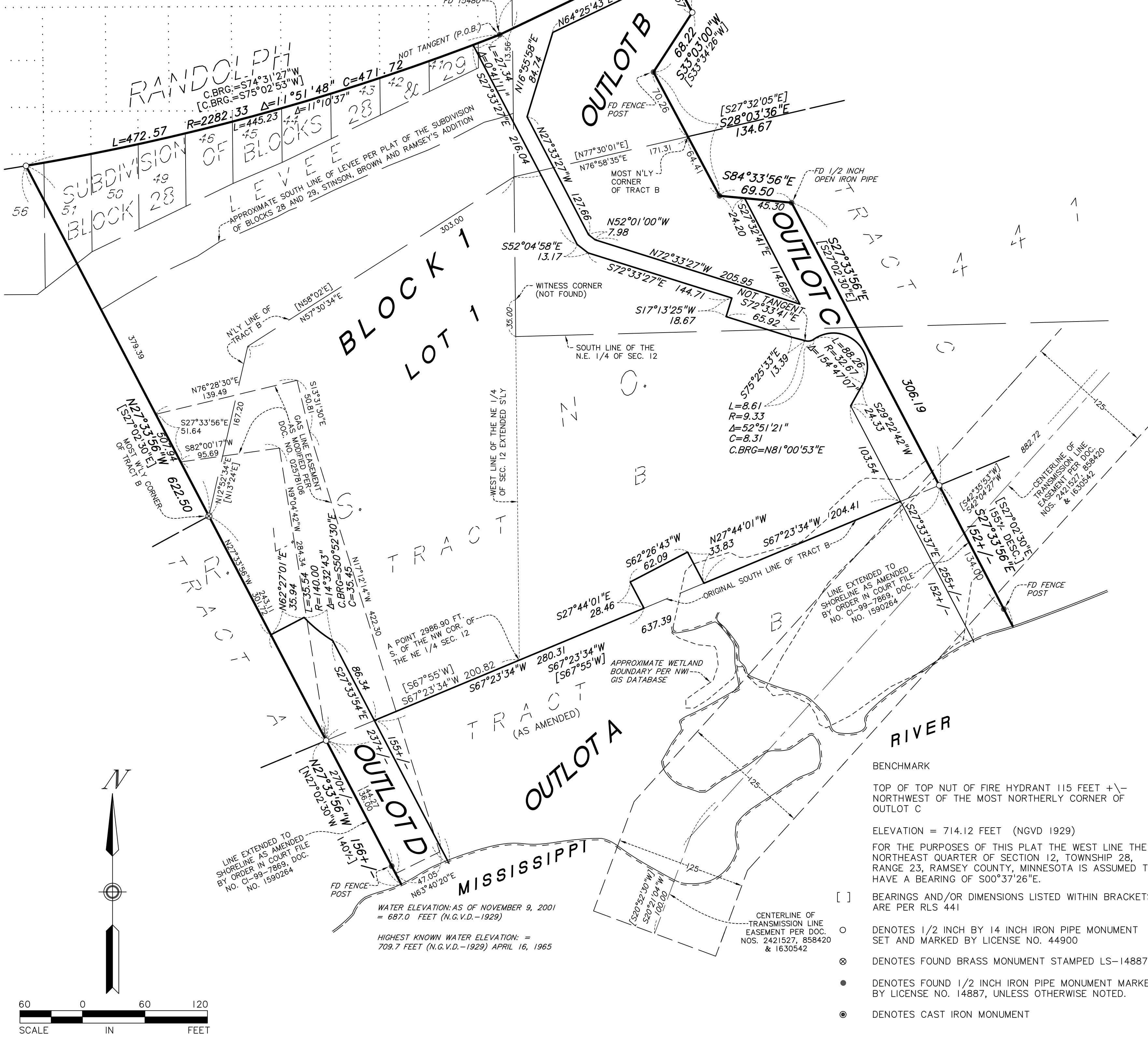
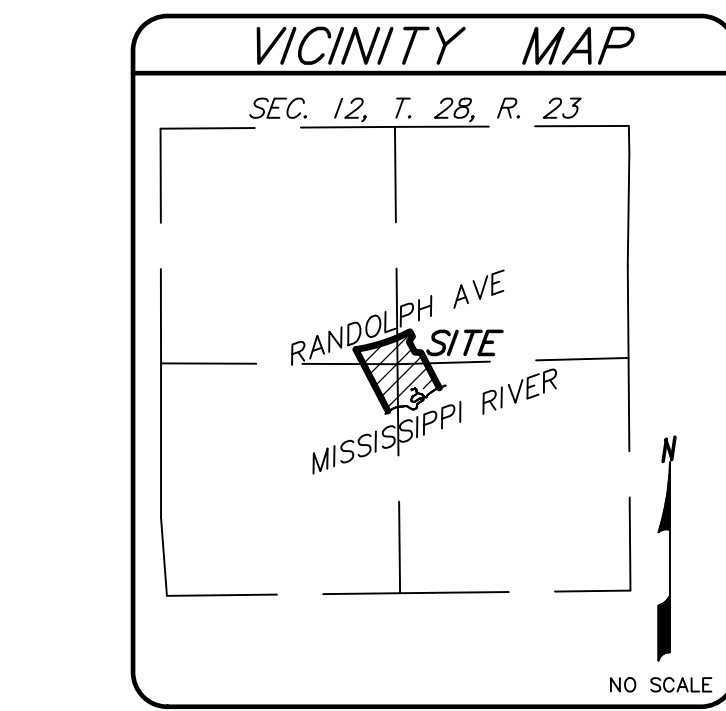
Daniel D. Baor, L.S. Ramsey County Surveyor

REGISTRAR OF TITLES  
COUNTY OF RAMSEY, STATE 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly filed in Book \_\_\_\_\_ of Plats, Pages \_\_\_\_\_ and \_\_\_\_\_, as Document Number \_\_\_\_\_.

Deputy Registrar of Titles

**PRELIMINARY  
SUBJECT TO REVISION**



- [ ] BEARINGS AND/OR DIMENSIONS LISTED WITHIN BRACKETS ARE PER RLS 441
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 44900
- ⊗ DENOTES FOUND BRASS MONUMENT STAMPED LS-14887
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED BY LICENSE NO. 14887, UNLESS OTHERWISE NOTED.
- ⊙ DENOTES CAST IRON MONUMENT

