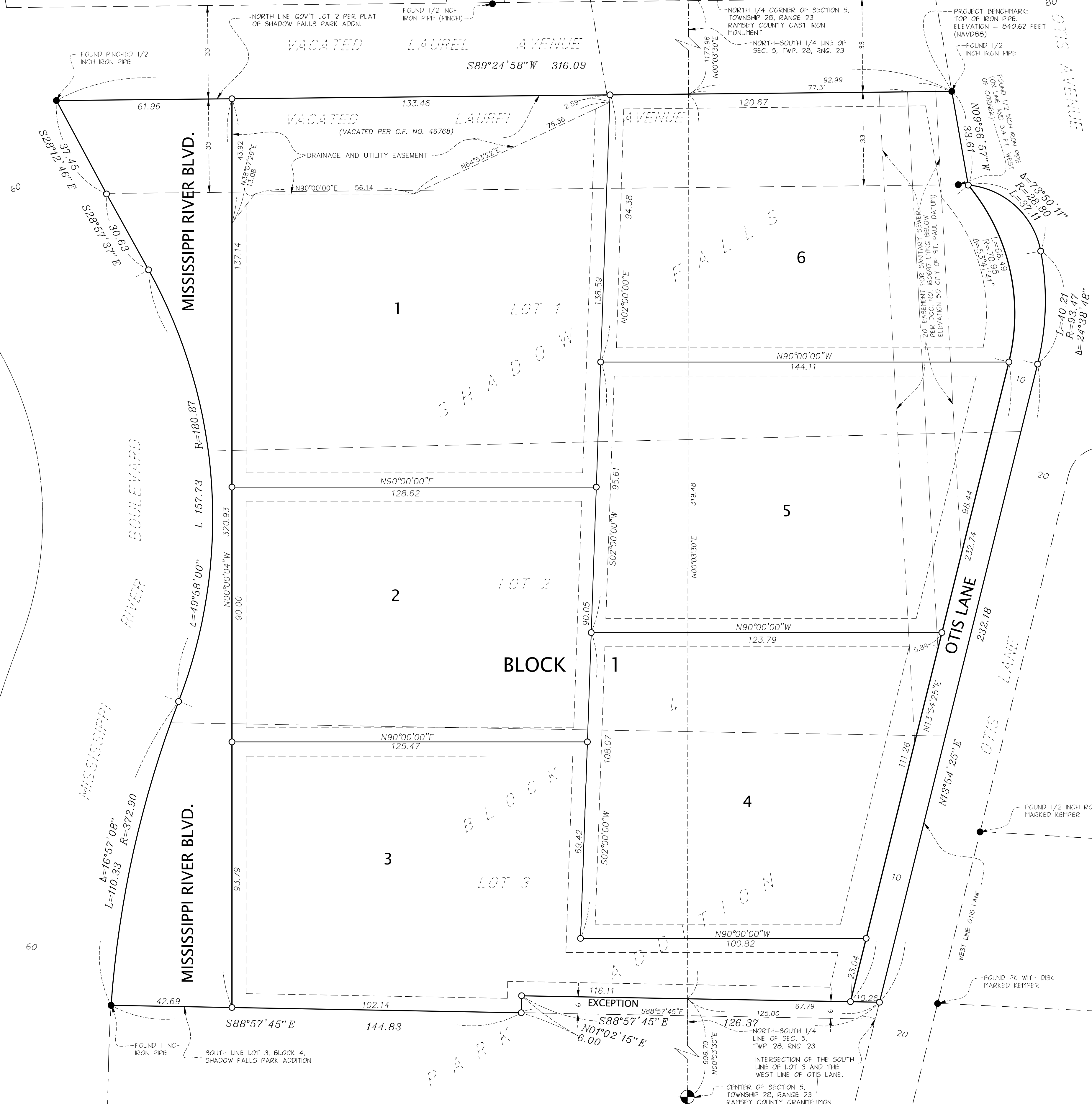


# MISSISSIPPI RIVER VISTA

DESNOYER PARK, RAMSEY COUNTY, MINNESOTA



KNOW ALL PERSONS BY THESE PRESENTS: That 104 MRB LLC, a Minnesota limited liability company, owner of the following described property situated in the City of St. Paul, County of Ramsey, State of Minnesota:

Lots 1, 2 and 3, Block 4, Shadow Falls Park Addition, together with the portion of Laurel Avenue that upon vacation accrued and became annexed to said Lot 1, except that part of Lot 3, Block 4, Shadow Falls Park Addition, described as follows:  
Beginning at the intersection of the South line of said Lot 3 with the Westerly line of Otis Lane; thence Westerly a distance of 125 feet; thence Northerly a distance of 6 feet; thence Easterly parallel to the South line of said Lot 3 to the intersection of the West line of Otis Lane; thence Southwesterly along the West line of Otis Lane to the point of beginning.

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

In witness whereof said 104 MRB LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: 104 MRB LLC, a Minnesota limited liability company,

\_\_\_\_\_, Chief Manager

Nate Wissink

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Nate Wissink, Chief Manager of 104 MRB LLC, a Minnesota limited liability company, on behalf of the company.

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

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

I, Daniel L. Thurmes, 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 have been set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this 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\_\_\_\_.

Daniel L. Thurmes, Land Surveyor  
Minnesota License No. 25718

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Daniel L. Thurmes, Licensed Land Surveyor.

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

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

CITY OF SAINT PAUL

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.

\_\_\_\_\_, 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

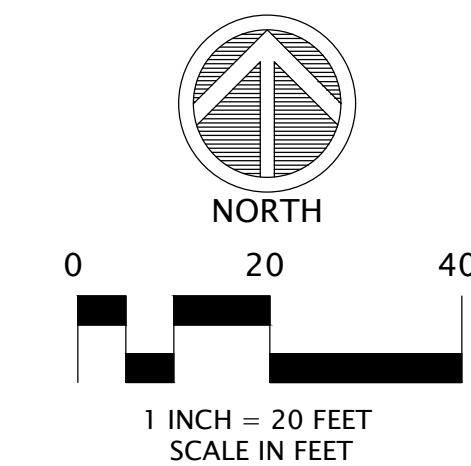
Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

REGISTRAR OF TITLES County of Ramsey, State of Minnesota

I hereby certify that this plat of MISSISSIPPI RIVER VISTA 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, Page \_\_\_\_\_, as Document Number \_\_\_\_\_.

Deputy Registrar of Ramsey County

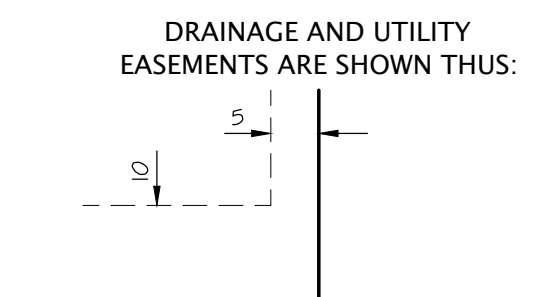


FOR THE PURPOSES OF THIS SURVEY THE NORTH - SOUTH QUARTER LINE OF SEC. 5, T28, R23 IS ASSUMED TO BEAR N00°03'30"E.

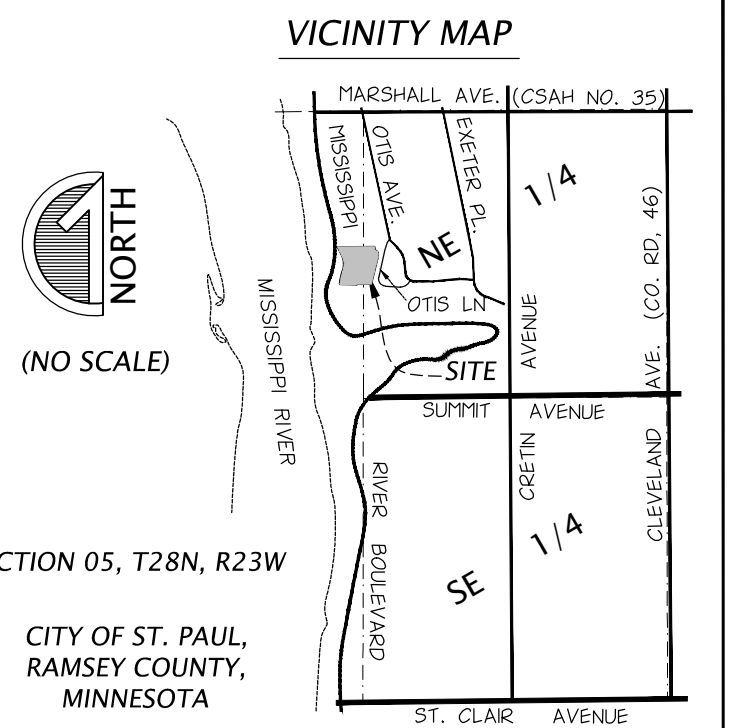
PROJECT BENCHMARK IS TOP OF IRON PIPE AT NE CORNER OF PLAT (SHOWN GRAPHICALLY). ELEVATION = 840.62 FEET (NAVD88) = 146.36 FEET (ST. PAUL DATUM)

### LEGEND

- Denotes monument found (as noted)
  - Denotes 1/2 inch x 14 inch iron pipe set and marked with Minnesota License No. 25718
- Denotes distance as shown on the plat of SHADOW FALLS PARK.



Being 10.00 feet in width and adjoining public ways and 5.00 feet in width and adjoining lot lines, unless otherwise shown on this plat.



SECTION 05, T28N, R23W

CITY OF ST. PAUL,  
RAMSEY COUNTY,  
MINNESOTA

CORNERSTONE  
LAND SURVEYING, INC.