RIVER BIRCH

KNOW ALL PERSONS BY THESE PRESENTS: That Ross G Kronholm and Greta L Larsen, husband and wife, owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 16, Township 28, Range 23 described as follows: Commencing at a point on the Southerly line of Edgcumbe Road 60 feet South of the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 16, which point of beginning is indicated by a concrete monument; thence South along the East line of the said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 175 feet to a point indicated by an iron marker; thence West 134.67 feet to a point indicated by an iron marker; thence North parallel with the East line of said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 198.50 feet to the Southerly line of Edgcumbe Road, which point is indicated by an iron marker; thence Southeasterly along the Southerly line of Edgcumbe Road a distance of 134.50 feet to the point of beginning, except the Easterly 5 feet thereof.

And That Loren G. Smith and Cynthia M. Skarolid–Smith, husband and wife, owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

The West 60 feet of the North Quarter of the West Half of the East Half of the Southwest Quarter of the Southeast Quarter of Section 16, Township 28, Range 23, Subject to the rights of the public in that part of said Tract which lies within the boundary line of Edgcumbe Road;

And

That part of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 16, Township 28, Range 23, which is the Easterly 5 feet of the following described tract:

Commencing at a point on the Southerly line of Edgcumbe Road 60 feet South of the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 16, which point of beginning is indicated by a concrete monument; thence South along the East line of the said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 175 feet to a point indicated by an iron marker; thence West 134.67 feet to a point indicated by an iron marker; thence North parallel with the East line of said Northwest quarter of the Southwest quarter of the Southeast quarter a distance of 198.50 feet to the Southerly line of Edgcumbe Road, which point is indicated by an iron marker; thence Southeasterly along the Southerly line of Edgcumbe Road a distance of 136.50 feet to the point of beginning.

Have caused the same to be surveyed and platted as RIVER BIRCH and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Ross G Kronholm and Greta L Larsen, husband and wife, have hereunto set their hands this _____day of _____, 202___.

_____ _____
Ross G Kronholm Greta L Larsen

STATE OF MINNESOTA

COUNTY OF_____

The foregoing instrument was acknowledged before me this_____day of _____, 202___, by Ross G Kronholm and Greta L Larsen, husband and wife.

_____

_____

Notary Public,_____ County, Minnesota

My Commission Expires _____

In witness whereof said Loren G. Smith and Cynthia M. Skarolid–Smith, husband and wife, have hereunto set their hands this _____ day of _____, 202___.

_____ _____
Loren G. Smith Cynthia M. Skarolid–Smith

STATE OF MINNESOTA

COUNTY OF_____

The foregoing instrument was acknowledged before me this_____ day of _____, 202___, by Loren G. Smith and Cynthia M. Skarolid–Smith, husband and wife.

_____

_____

Notary Public,_____ County, Minnesota

My Commission Expires _____

I, Ryan M. Peterson, 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.

Dated this_____day of _____, 202___.

_____
Ryan M. Peterson, Professional Land Surveyor
Minnesota License No. 60424

STATE OF MINNESOTA

COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 202___, by Ryan M. Peterson, a Licensed Land Surveyor.

_____

_____

Notary Public, _____ County, Minnesota
My Commission Expires _____

City of Saint Paul

I do hereby certify that on the _____day of _____, 202___, the City Council of the City of Saint Paul, Minnesota, approved this plat.

_____
City Clerk

Property Tax, Records and Election Services Department

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 202___ 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 _____, 202___.

_____, Ramsey County Auditor/Treasurer

By _____, Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this _____day of _____, 202___.

_____
Daniel D. Baar, LS
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of RIVER BIRCH was filed in the office of the County Recorder for pubic record on this _____ day of_____, 202___, at_____o'clock__M. and was duly filed in Book_____ of Plats, Pages_____and_____, as Document Number_____.

_____,
Deputy County Recorder

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of RIVER BIRCH was filed in the office of the Registrar of Titles for pubic record on this _____ day of_____, 202___, at_____o'clock__M. and was duly filed in Book_____ of Plats, Pages_____and_____, as Document Number_____.

_____,
Deputy Registrar of Titles