

# PLEASANT RIDGE

KNOW ALL PERSONS BY THESE PRESENTS: That Homestead Partners, 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, to wit:

Lots 34, 35, 36, 37 and 40, Block 86, Dayton and Irvine's Addition to St. Paul, which lies northwesterly of a line described as:

Commencing at a point on the east and west quarter line of Section 1, Township 28 North, Range 23 West, distant 774.16 feet east of the center thereof; thence northeasterly at an angle of 49 degrees 38 minutes 50 seconds (bearing North 40 degrees 04 minutes 26 seconds East based on Ramsey County coordinate system, NAD83 1991 adjustment) from said east and west quarter line (measured from east to north) for 83.57 feet; thence deflect to the right on a 10 degree 00 minute curve (delta angle 15 degrees 55 minutes 19 seconds) for 159.22 feet; thence North 55 degrees 59 minutes 45 seconds East for 181.40 feet; thence deflect to the left on a 01 degree 30 minutes curve (delta angle 00 degrees 25 minutes 22 seconds) for 28.19 feet to the westerly line of said Lot 34; thence South 31 degrees 21 minutes 21 seconds East along said westerly lot line for 16.09 feet to the point of beginning of line 1 to be described; thence northeasterly for 408.35 feet on a non-tangential curve, concave to the northwest, having a radius of 4,043.21 feet, a delta angle of 05 degrees 47 minutes 12 seconds and a chord bearing North 50 degrees 05 minutes 18 seconds East, to the easterly line of said Lot 40 and there terminating, Ramsey County, Minnesota.

Abstract Property.

Together with:

Those parts of Lots 38 and 39, Block 86, Dayton & Irvine's Addition which lies northwesterly of a line described as:

Commencing at a point on the east and west quarter line of Section 1, Township 28, North, Range 23 West, distant 774.16 feet East of the center thereof; thence northeasterly at an angle of 49 degrees 38 minutes 50 seconds (bearing North 40 degrees 04 minutes 26 seconds East based on Ramsey County coordinate system, NAD83 1991 adjustment) from said east and west quarter line (measured from east to north) for 83.57 feet; thence deflect to the right on a 10 degree 00 minute curve (delta angle 15 degrees 55 minutes 19 seconds) for 159.22 feet; thence North 55 degrees 59 minutes 45 seconds East for 181.40 feet; thence deflect to the left on a 01 degree 30 minutes curve (delta angle 00 degrees 25 minutes 22 seconds) for 28.19 feet to the Westerly line of said Lot 34; thence South 31 degrees 21 minutes 21 seconds East along said westerly lot line for 16.09 feet to the point of beginning of line 1 to be described; thence northeasterly for 408.35 feet on a non-tangential curve, concave to the northwest, having a radius of 4043.21 feet, a delta angle of 05 degrees 47 minutes 12 seconds and a chord bearing North 50 degrees 05 minutes 18 seconds East, to the Easterly line of said Lot 40 and there terminating, Ramsey County, Minnesota.

Torrens Property  
Torrens Certificate No. 565553

Have caused the same to be surveyed and platted as PLEASANT RIDGE and do hereby dedicate or donate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said Homestead Partners, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

**HOMESTEAD PARTNERS, LLC**

\_\_\_\_\_, its \_\_\_\_\_  
(signature)

\_\_\_\_\_  
(printed name)

State of Minnesota  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 201\_\_ by \_\_\_\_\_, its \_\_\_\_\_, of Homestead Partners, LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(printed name)  
Notary Public \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, Richard L. Licht, 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 \_\_\_\_\_, 201\_\_.

Richard L. Licht, Professional Land Surveyor  
Minnesota License No. 26724

State of Minnesota  
County of Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 201\_\_ by Richard L. Licht, a Professional Land Surveyor.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(printed name)  
Notary Public Hennepin County, Minnesota  
My Commission Expires January 31, 2015

**CITY OF ST. PAUL**

I/We do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 201\_\_, the City Council of the City of St. Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

\_\_\_\_\_  
Clerk

**DEPARTMENT OF PROPERTY RECORDS AND REVENUE**

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year \_\_\_\_ 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 \_\_\_\_\_, 201\_\_.

\_\_\_\_\_, Director By \_\_\_\_\_, Deputy  
Property Records and Revenue

**COUNTY SURVEYOR**

I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Craig W. Hinzman, Land Surveyor  
Ramsey County Surveyor

**COUNTY RECORDER**, County of Ramsey, State of Minnesota

I hereby certify that this plat of PLEASANT RIDGE was filed in the office of the County Recorder for public record on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, at \_\_\_\_ o'clock \_\_M. and was duly filed in Book \_\_\_\_\_ of Plats, Pages \_\_\_\_\_ and \_\_\_\_\_, as Document No. \_\_\_\_\_.

\_\_\_\_\_  
Deputy County Recorder

**REGISTRAR OF TITLES**, County of Ramsey, State of Minnesota

I hereby certify that this plat of PLEASANT RIDGE was filed in the office of the Registrar of Titles for public record on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, at \_\_\_\_ o'clock \_\_M. and was duly filed in Book \_\_\_\_\_ of Plats, Pages \_\_\_\_\_ and \_\_\_\_\_, as Document No. \_\_\_\_\_.

\_\_\_\_\_  
Deputy Registrar of Titles

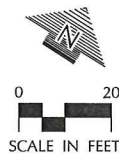
RECEIVED

AUG 1 1 2014

Per \_\_\_\_\_

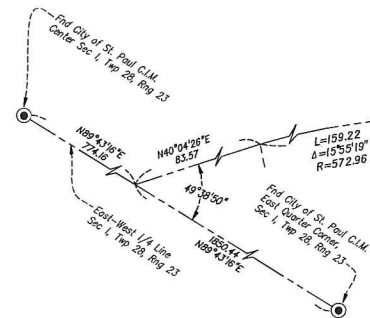
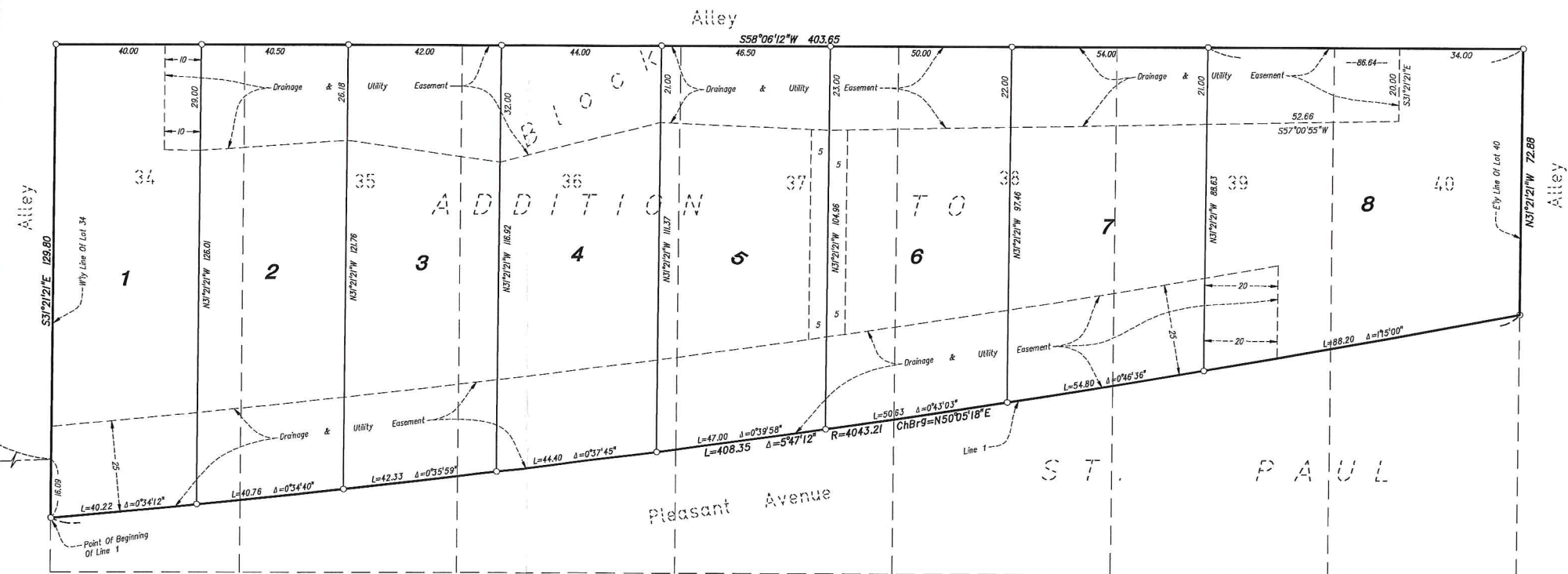
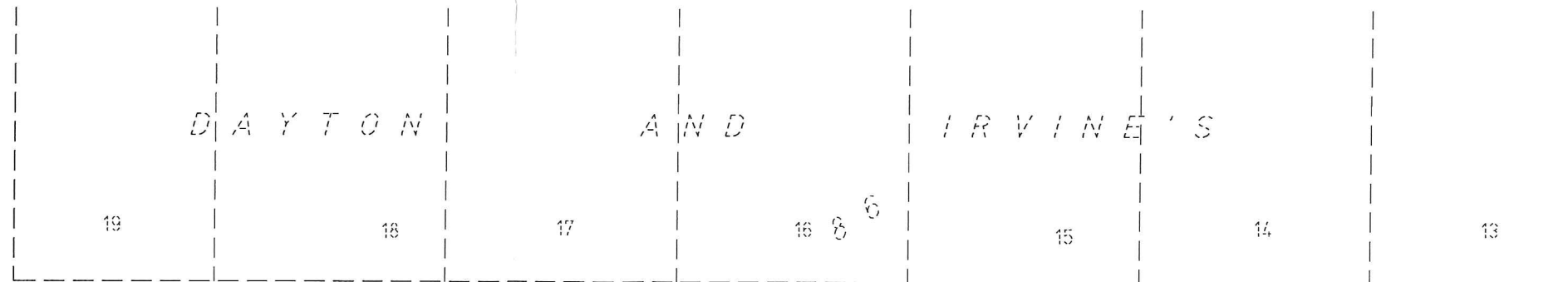
**LOUCKS  
ASSOCIATES**

# PLEASANT RIDGE



THE WESTERLY LINE OF LOT 34, BLOCK 86, DAYTON AND IRVINE'S ADDITION TO ST. PAUL IS ASSUMED TO HAVE A BEARING OF SOUTH 31°21'21" EAST

- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 26724"
- DENOTES IRON MONUMENT FOUND



Interstate Highway No. 35-E

RECEIVED  
AUG 11 2014  
Per \_\_\_\_\_

**LOUCKS ASSOCIATES**