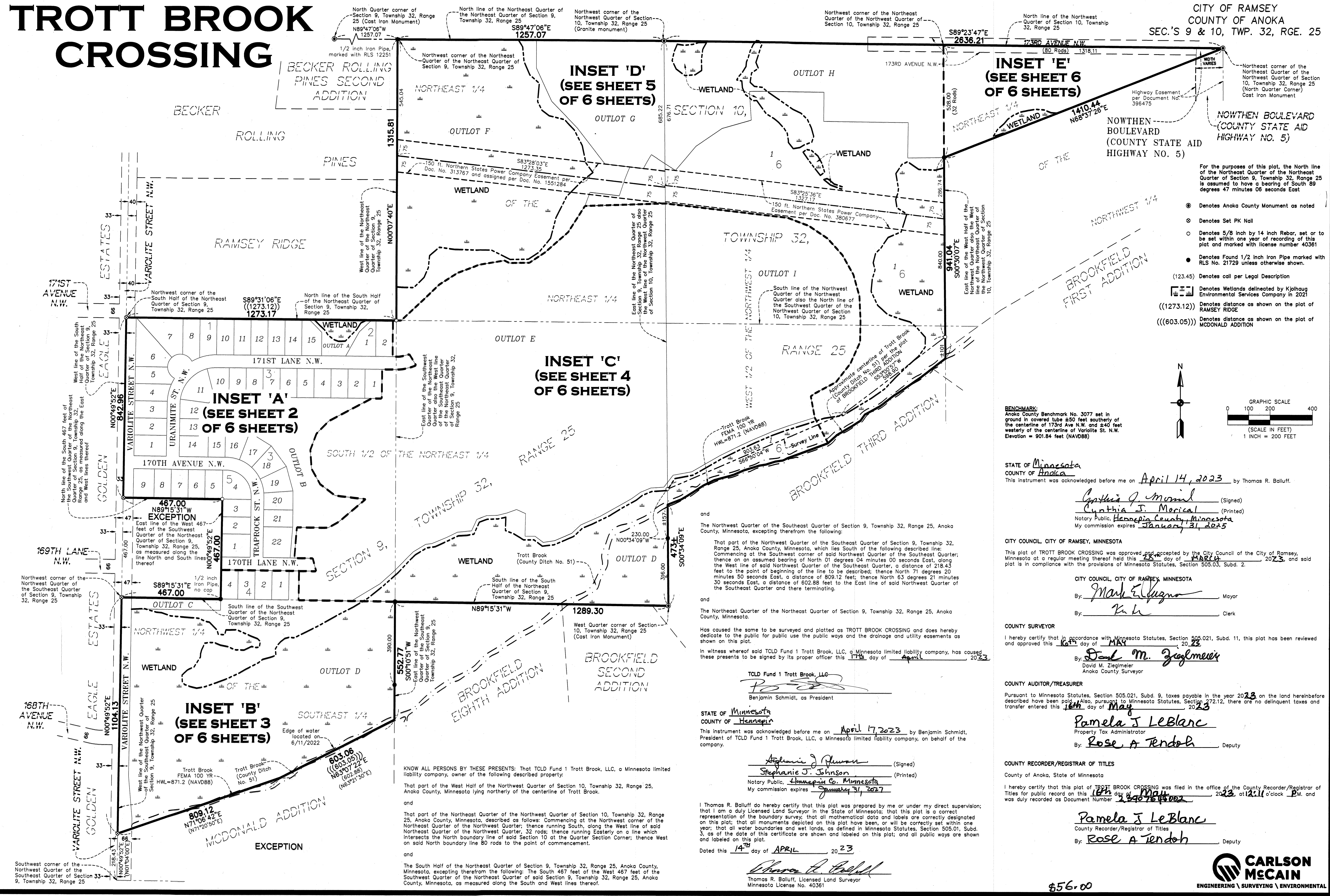
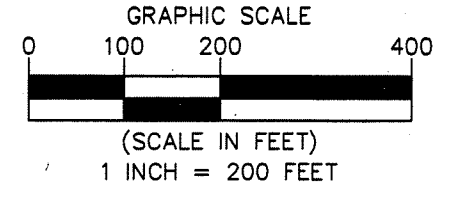


# TROTT BROOK CROSSING

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC.'S 9 & 10, TWP. 32, RGE. 25



- For the purposes of this plat, the North line of the Northeast Quarter of the Northeast Quarter of Section 9, Township 32, Range 25 is assumed to have a bearing of South 89 degrees 47 minutes 06 seconds East
- ⊙ Denotes Anoka County Monument as noted
  - ⊙ Denotes Set PK Nail
  - Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
  - Denotes Found 1/2 inch Iron Pipe marked with RLS No. 21729 unless otherwise shown.
  - (123.45) Denotes call per Legal Description
  - ⊞ Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2021
  - ((1273.12)) Denotes distance as shown on the plat of RAMSEY RIDGE
  - ((603.05)) Denotes distance as shown on the plat of McDONALD ADDITION



**BENCHMARK:**  
Anoka County Benchmark No. 3077 set in ground in covered tube ±50 feet southerly of the centerline of 173rd Ave N.W. and ±40 feet westerly of the centerline of Variolite St. N.W. Elevation = 901.84 feet (NAVD88)

STATE of Minnesota  
COUNTY of Anoka  
This instrument was acknowledged before me on April 14, 2023 by Thomas R. Balluff.

Cynthia J. Morical (Signed)  
Cynthia J. Morical (Printed)  
Notary Public, Hennepin County, Minnesota  
My commission expires January 31, 2025

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA  
This plat of TROTT BROOK CROSSING was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 14th day of April, 2023, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA  
By: Mark E. Luzano Mayor  
By: K.L.H. Clerk

COUNTY SURVEYOR  
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 16th day of MAY, 2023.  
By: David M. Ziegler  
David M. Ziegler  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2023 on the land hereinbefore described have been paid in full. Also, pursuant to Minnesota Statutes, Section 505.021, Subd. 12, there are no delinquent taxes and transfer entered this 16th day of May, 2023.  
Pamela J. LeBlanc  
Property Tax Administrator  
By: Rose A. Tendoh Deputy

COUNTY RECORDER/REGISTRAR OF TITLES  
County of Anoka, State of Minnesota  
I hereby certify that this plat of TROTT BROOK CROSSING was filed in the office of the County Recorder/Registrar of Titles for public record on this 16th day of May, 2023 at 12:11 o'clock P.M. and was duly recorded as Document Number 230764002.  
Pamela J. LeBlanc  
County Recorder/Registrar of Titles  
By: Rose A. Tendoh Deputy

and  
The Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following:

That part of the Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, which lies South of the following described line: Commencing at the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 01 degrees 04 minutes 00 seconds East, along the West line of said Northwest Quarter of the Southeast Quarter, a distance of 218.43 feet to the point of beginning of the line to be described; thence North 71 degrees 20 minutes 50 seconds East, a distance of 809.12 feet; thence North 63 degrees 21 minutes 30 seconds East, a distance of 802.88 feet to the East line of said Northwest Quarter of the Southeast Quarter and there terminating.

and  
The Northeast Quarter of the Northeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as TROTT BROOK CROSSING and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said TOLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 17th day of April, 2023.

TOLD Fund 1 Trott Brook, LLC  
Benjamin Schmidt, as President

STATE of Minnesota  
COUNTY of Hennepin  
This instrument was acknowledged before me on April 17, 2023 by Benjamin Schmidt, President of TOLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company, on behalf of the company.

Stephanie J. Johnson (Signed)  
Stephanie J. Johnson (Printed)  
Notary Public, Hennepin Co. Minnesota  
My commission expires January 31, 2027

I, Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; 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, or will be correctly set within one year; that all water boundaries and wetlands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

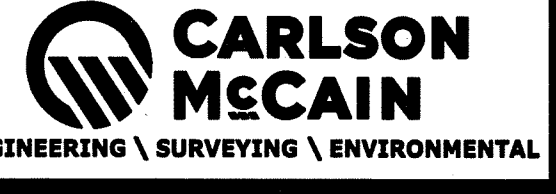
Dated this 14th day of APRIL, 2023.  
Thomas R. Balluff  
Thomas R. Balluff, Licensed Land Surveyor  
Minnesota License No. 40361

KNOW ALL PERSONS BY THESE PRESENTS: That TOLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company, owner of the following described property:  
That part of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota lying northerly of the centerline of Trott Brook.

and  
That part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota, described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter; thence running South, along the West line of said Northeast Quarter of the Northwest Quarter, 32 rods; thence running Easterly on a line which intersects the North boundary line of said Section 10 at the Quarter Section Corner; thence West on said North boundary line 80 rods to the point of commencement.

and  
The South Half of the Northeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: The South 467 feet of the West 467 feet of the Southwest Quarter of the Northeast Quarter of said Section 9, Township 32, Range 25, Anoka County, Minnesota, as measured along the South and West lines thereof.

\$56.00







# INSET B

# TROTT BROOK CROSSING

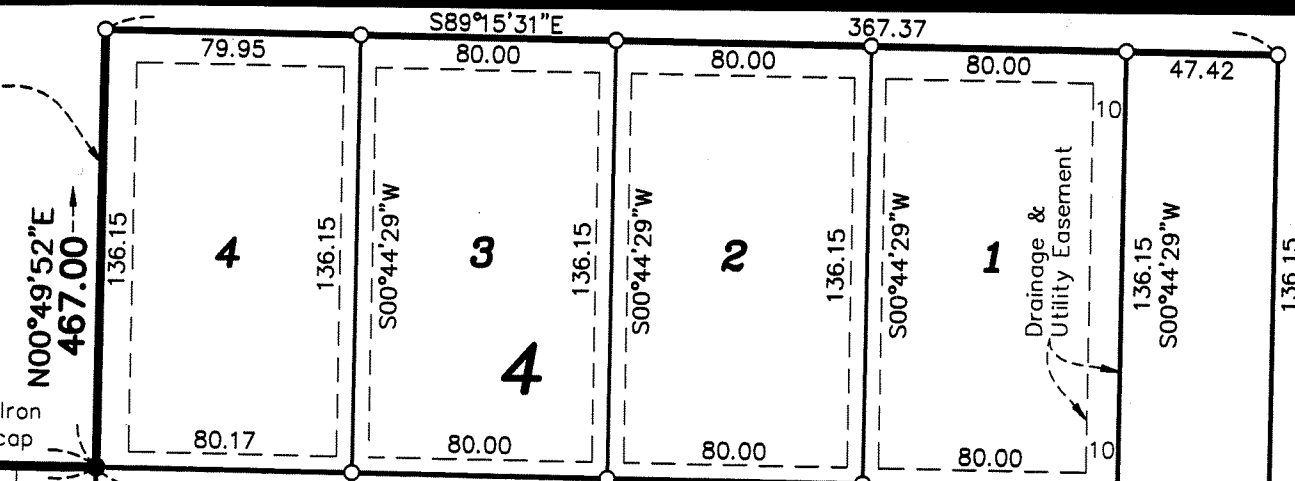
Match Line A  
(See Sheet 4 of 6 Sheets)

Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25

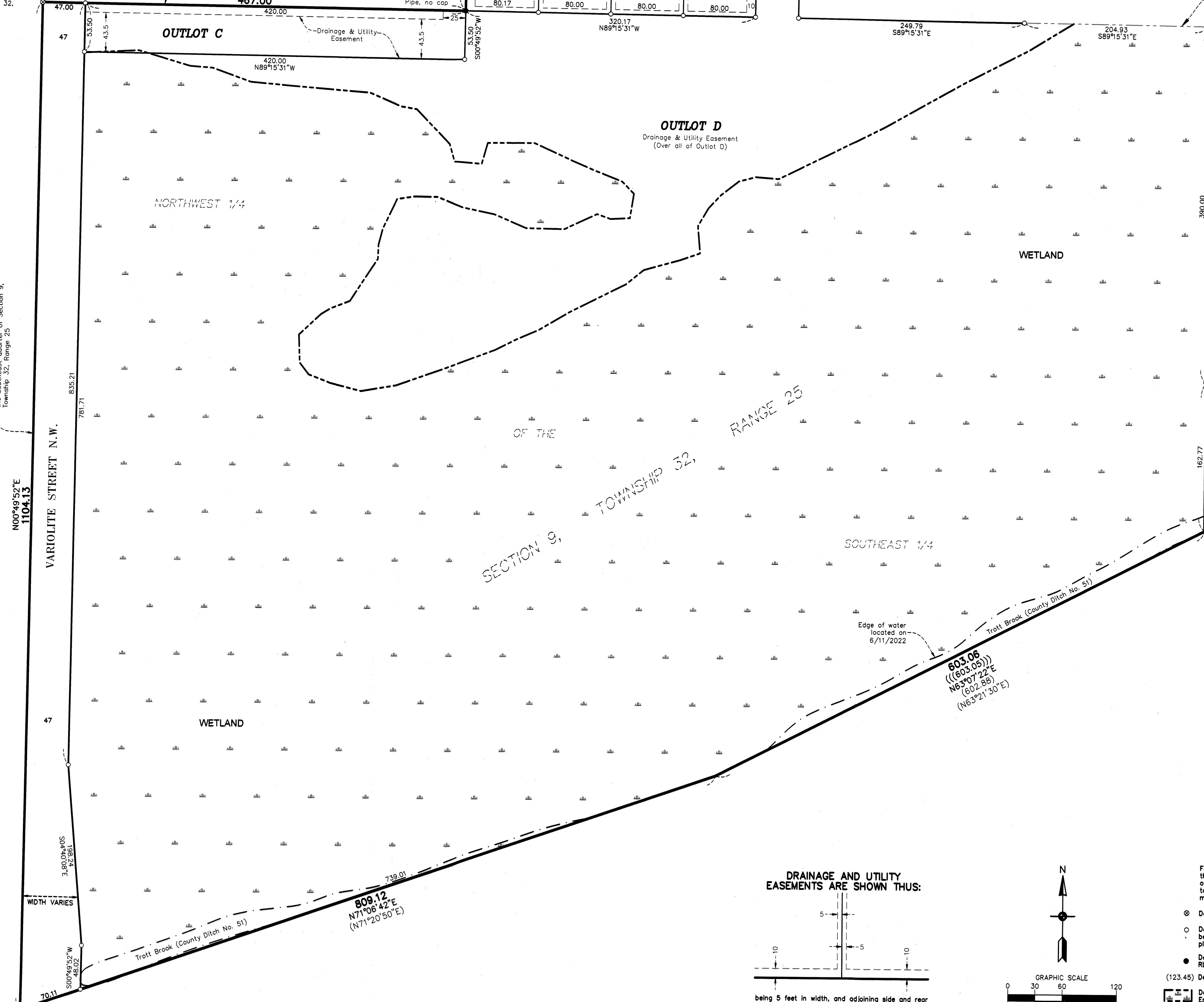
South line of the Southwest Quarter of the Northeast Quarter of Section 9, Township 32, Range 25  
S89°15'31"E  
467.00

East line of the West 467 feet of the Southwest Quarter of the Northeast Quarter of Section 9, Township 32, Range 25, as measured along the line North and South lines thereof

1/2 inch Iron Pipe, no cap



West line of the Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25



East line of the Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25

N00°49'52"E  
1104.13

VARIOLITE STREET N.W.

835.21

47

WIDTH VARIES

70.11

S00°49'52"W  
186.02

3,800.00±  
1/2" 198

WETLAND

NORTHWEST 1/4

OF THE

SECTION 9,

TOWNSHIP 32,

RANGE 25

SOUTHEAST 1/4

WETLAND

OUTLOT D  
Drainage & Utility Easement  
(Over all of Outlot D)

OUTLOT C

Drainage & Utility Easement

N89°15'31"W

420.00

43.5

43.5

25

53.50

47.00

47

809.12  
N71°06'42"E  
(N71°20'50"E)

739.01

Trott Brook (County Ditch No. 51)

Edge of water located on 6/11/2022

603.06  
(((603.05)))  
N63°07'22"E  
(602.88)  
(N63°21'30"E)

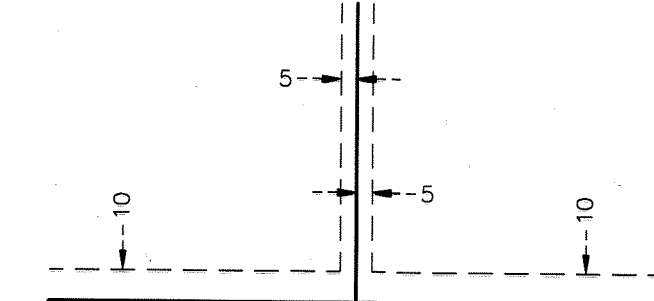
Trott Brook (County Ditch No. 51)

552.77  
S00°05'51"W

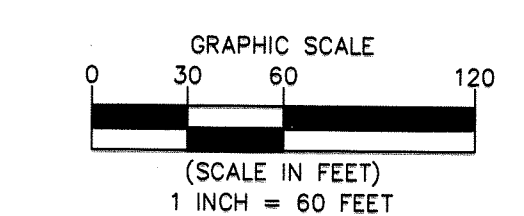
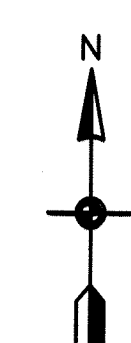
162.77

390.00

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



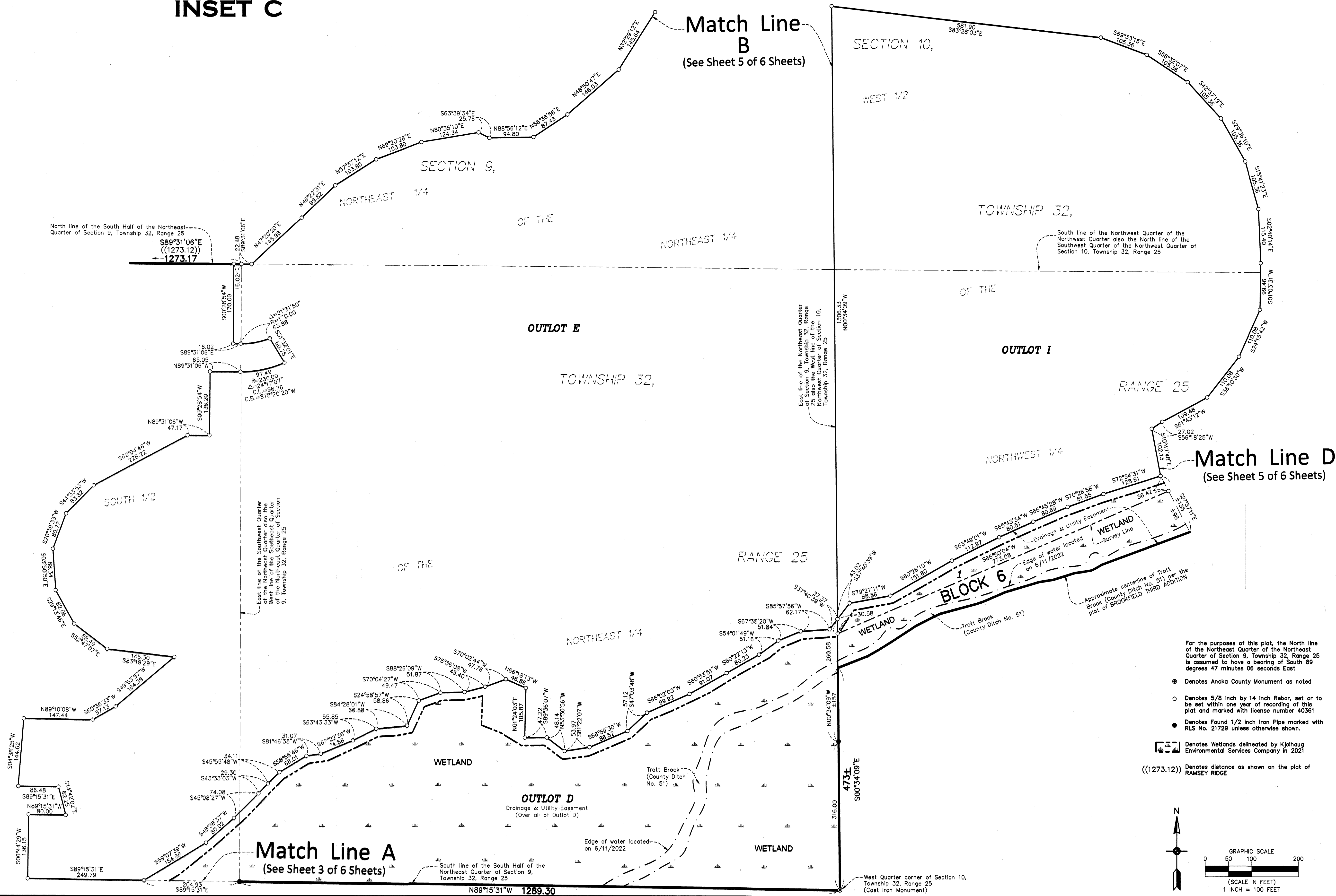
being 5 feet in width, and adjoining side and rear lot lines, and 10 feet in width and adjoining right of way lines unless otherwise shown on this plat.



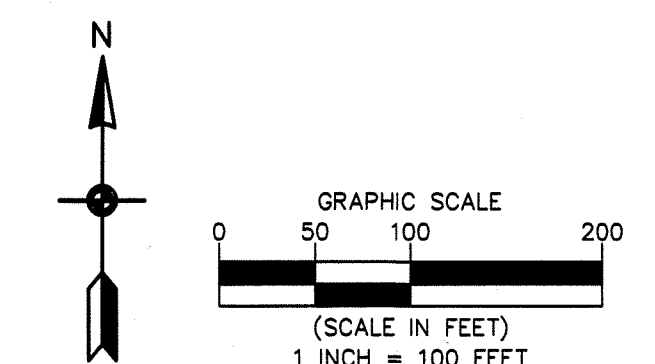
- For the purposes of this plat, the North line of the Northeast Quarter of the Northeast Quarter of Section 9, Township 32, Range 25 is assumed to have a bearing of South 89 degrees 47 minutes 06 seconds East
- ⊙ Denotes Set PK Nail
  - Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40351
  - Denotes Found 1/2 inch Iron Pipe marked with RLS No. 21729 unless otherwise shown.
  - (123.45) Denotes call per Legal Description
  - W Denotes Wetlands delineated by Kjalhaug Environmental Services Company in 2021
  - (((603.05))) Denotes distance as shown on the plat of MCDONALD ADDITION

# TROTT BROOK CROSSING

## INSET C



- For the purposes of this plat, the North line of the Northeast Quarter of the Northeast Quarter of Section 9, Township 32, Range 25 is assumed to have a bearing of South 69 degrees 47 minutes 06 seconds East
- Denotes Anoka County Monument as noted
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found 1/2 inch Iron Pipe marked with RLS No. 21729 unless otherwise shown.
- Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2021
- ((1273.12)) Denotes distance as shown on the plat of RAMSEY RIDGE

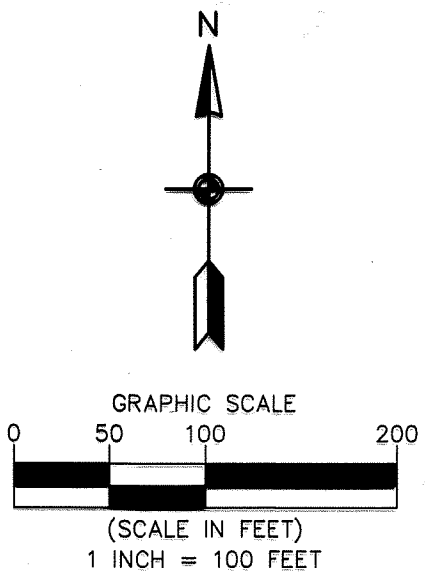
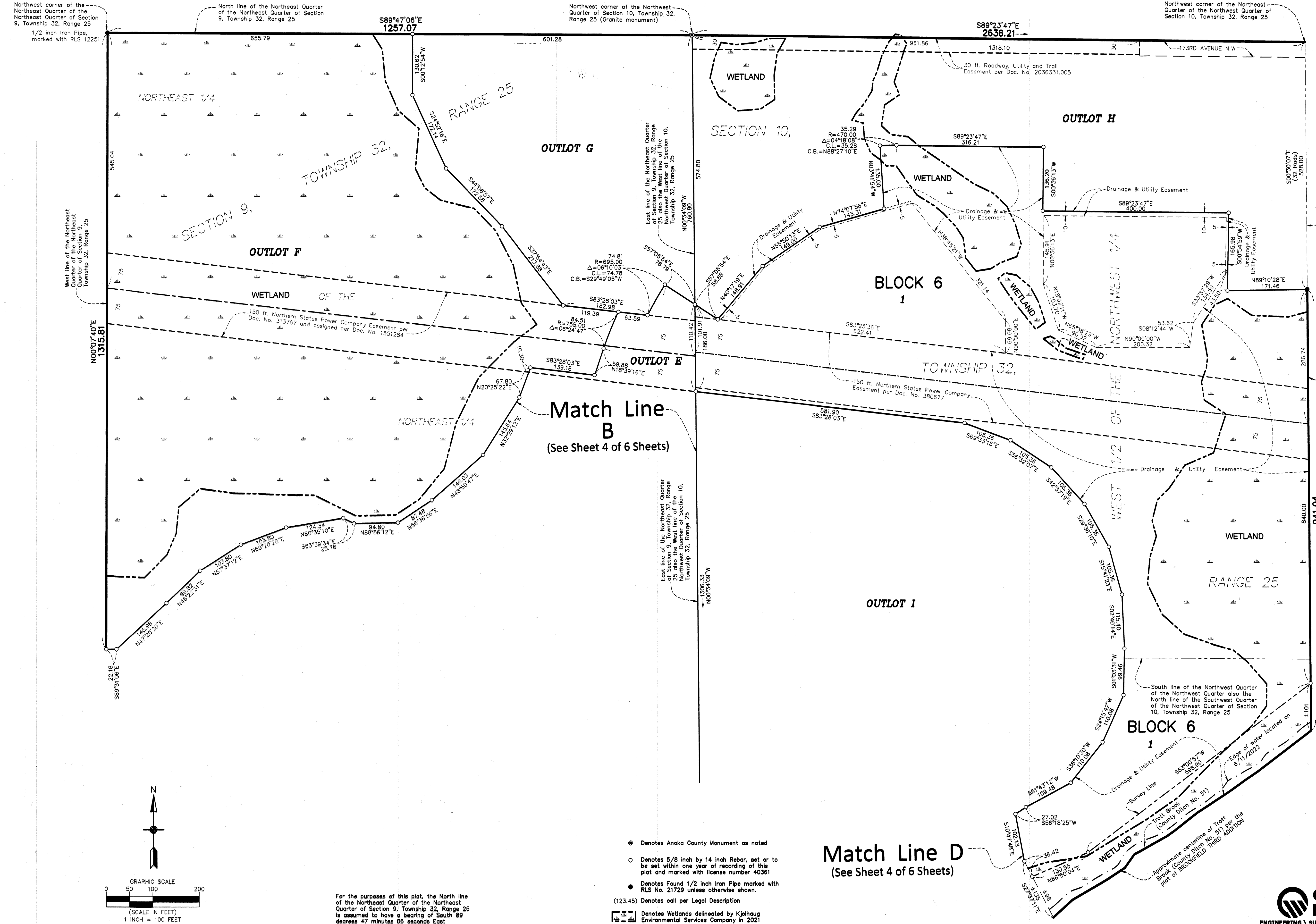




INSET D

# TROTT BROOK CROSSING

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC.'S 9 & 10, TWP. 32, RGE. 25



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Match Line C  
(See Sheet 6 of 6 Sheets)

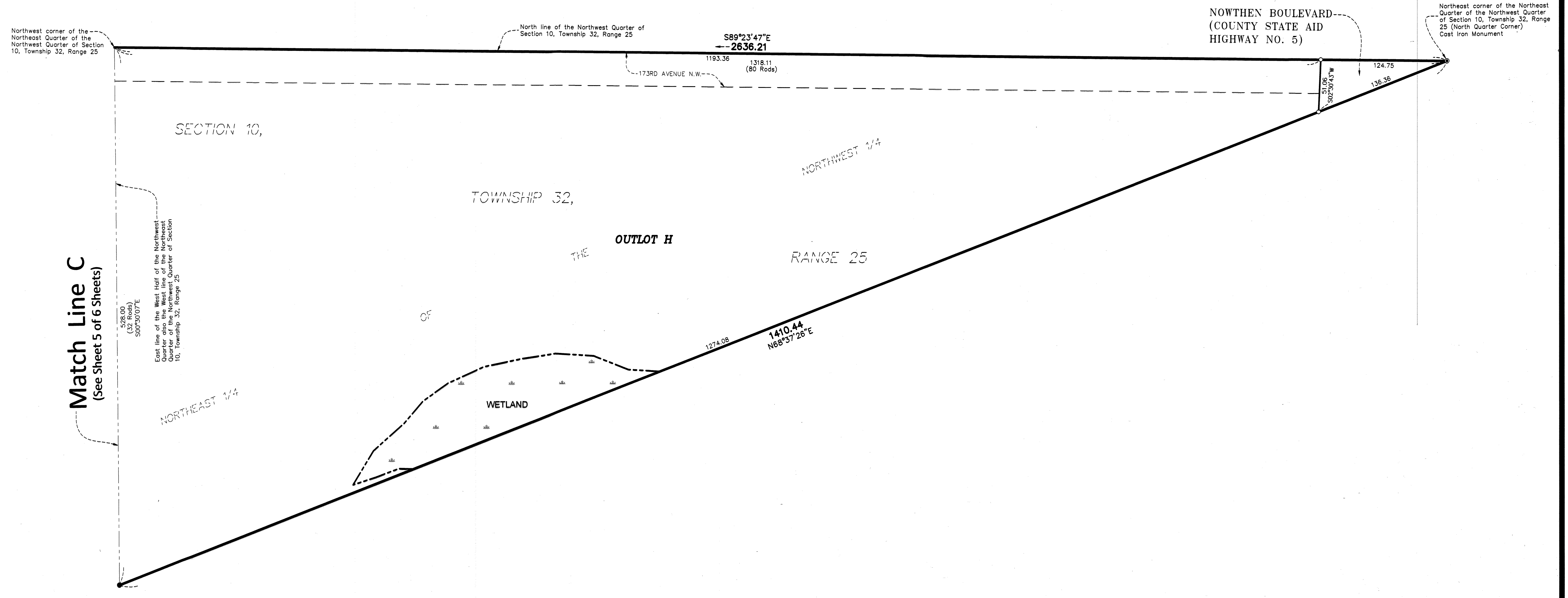
Match Line B  
(See Sheet 4 of 6 Sheets)

Match Line D  
(See Sheet 4 of 6 Sheets)

East line of the West Half of the Northwest Quarter also the West line of the Northwest Quarter of the Northwest Quarter of Section 10, Township 32, Range 25

# TROTT BROOK CROSSING

## INSET E



Match Line C  
(See Sheet 5 of 6 Sheets)

Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 10, Township 32, Range 25

East line of the West half of the Northwest Quarter of the Northwest Quarter of Section 10, Township 32, Range 25

North line of the Northwest Quarter of Section 10, Township 32, Range 25

NOWTHEN BOULEVARD  
(COUNTY STATE AID  
HIGHWAY NO. 5)

Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 10, Township 32, Range 25 (North Quarter Corner) Cast Iron Monument

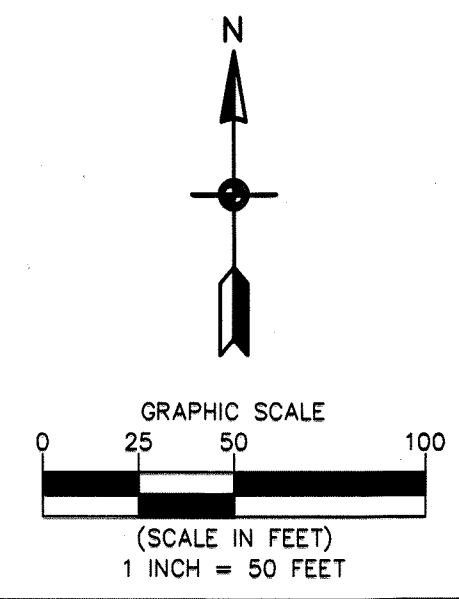
SECTION 10,

TOWNSHIP 32,

RANGE 25

OUTLOT H

WETLAND



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