

**PLAT NAME**

**LOCATED IN PART OF THE \_\_1/4 OF THE \_\_1/4,  
SECTION \_\_, TOWNSHIP \_\_ NORTH, RANGE \_\_ WEST,  
FOURTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MINNESOTA**

*(NOTIFICATION OF INTEREST, DEDICATION OR DONATION, AND  
OWNER(S) ACKNOWLEDGEMENTS)*

**Example 1: Individual Owner**

KNOW ALL PERSONS BY THESE PRESENTS: That John M. Doe, a single person, fee owner of the following described property:

The XXXX Half of the XXXX Half of the XXXX Quarter of Section XX,  
Township XX North, Range XX West, Fourth Principal Meridian,  
Saint Louis County, Minnesota.

Has caused the same to be surveyed and platted as XXXXX XXXXX and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof said John M. Doe, a single person, has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
John M. Doe

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

This instrument was acknowledged before me on \_\_\_\_\_ (date) by John M. Doe.

*(Signature of person taking acknowledgement)*

*(Print Notary's name)*  
\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

**Example 2: Contract Purchaser**

KNOW ALL PERSONS BY THESE PRESENTS: That John M. Doe, a single person, fee owner, and Ryan D. Smith, a single person, contract purchaser, of the following described property:

The XXXX Half of the XXXX Half of the XXXX Quarter of Section XX,  
Township XX North, Range XX West, Fourth Principal Meridian,  
Saint Louis County, Minnesota.

Has caused the same to be surveyed and platted as XXXXXXXXXX and do hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof said John M. Doe, a single person, has hereunto set his hand this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
John M. Doe

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

This instrument was acknowledged before me on \_\_\_\_ (date) \_\_\_\_ by John M. Doe.

(Signature of person taking acknowledgement)

(Print Notary's name)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

In witness whereof said Ryan D. Smith, a single person, has hereunto set his hand this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Ryan D. Smith

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

This instrument was acknowledged before me on \_\_\_\_ (date) \_\_\_\_ by Ryan D. Smith.

(Signature of person taking acknowledgement)

(Print Notary's name)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

**Example 3: Married Persons with mortgage signing plat**

KNOW ALL PERSONS BY THESE PRESENTS: That John M. Doe and Mary K. Doe, husband and wife, owners, and Premier Banks, a Minnesota corporation, mortgagee, of the following described property:

The XXXX Half of the XXXX Half of the XXXX Quarter of Section XX,  
Township XX North, Range XX West, Fourth Principal Meridian,  
Saint Louis County, Minnesota.

Has **(Have?)** caused the same to be surveyed and platted as XXXXX XXXXX and do hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof said John W. Doe and Mary K. Doe, husband and wife, have hereunto set his hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
John W. Doe

\_\_\_\_\_  
Mary K. Doe

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

This instrument was acknowledged before me on \_\_\_\_ (date) \_\_\_\_ by John M. Doe and Mary K. Doe.

(Signature of person taking acknowledgement)

(Print Notary's name)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

In witness whereof said Premier Banks, a Minnesota corporation, has caused these presents to be signed by its proper officer this \_\_ day of \_\_\_\_\_, 20\_\_.

Signed: Premier Banks

\_\_\_\_\_  
Douglas A. Schultz, President

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

This instrument was acknowledged before me on \_\_\_\_ (date) \_\_\_\_ by Douglas A. Schultz, President of Premier Banks, a Minnesota corporation.

(Signature of person taking acknowledgement)

(Print Notary's name)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

**Example 4: Mortgagee's Consent**

**CONSENT TO FILE PLAT**

DATE: *(month, day, year)*

*(lender's name)*, holder of that certain mortgage dated *(month, day, year)* and filed for record *(month, day, year)*, as document number *(for the recorded mortgage)*, in the office of the County Recorder/Registrar of Titles of St. Louis County, Minnesota, hereby consents to the filing of that certain plat of *(name of plat to be recorded)*, described as follows:

*(insert legal description)*

And hereby joins in and agrees that its interest in the land platted is subject to easements and dedications set forth in the plat as recorded in the office of the County Recorder/ Registrar of Titles.

*(lender's name)*

BY \_\_\_\_\_  
*(officer's name and title)*

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

This instrument was acknowledged before me on \_\_\_\_\_ *(date)* by *(name(s) of person(s))* as *(type of authority, e.g., officer, trustee, etc.)* of *(name of party on behalf of whom the instrument was executed)*.

*(Signature of person taking acknowledgement)*

*(Print Notary's name)*  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

This instrument was drafted by:  
*(name)*  
*(address)*

**Example 5: Corporate**

KNOW ALL PERSONS BY THESE PRESENTS: That National Realty Company, a Minnesota corporation, owner of the following described property:

The XXXX Half of the XXXX Half of the XXXX Quarter of Section XX,  
Township XX North, Range XX West, Fourth Principal Meridian,  
Saint Louis County, Minnesota.

Has caused the same to be surveyed and platted as XXXXX XXXXX and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof said National Realty Company, a Minnesota corporation, has caused these presents to be signed by its proper officers this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed: National Realty Company

\_\_\_\_\_  
John Q. Smith, President

\_\_\_\_\_  
James L. Lake, Vice President

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

This instrument was acknowledged before me on \_\_\_\_\_ (date) by John Q. Smith, President, and James L. Lake, Vice President, of National Realty Company, a Minnesota corporation, on behalf of the corporation.

(Signature of person taking acknowledgement)

(Print Notary's name)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

**Example 6: Limited Liability Company (LLC)**

KNOW ALL PERSONS BY THESE PRESENTS: That Apache Redevelopment, LLC, a Minnesota limited liability company, owner of the following described property:

The XXXX Half of the XXXX Half of the XXXX Quarter of Section XX,  
Township XX North, Range XX West, Fourth Principal Meridian,  
Saint Louis County, Minnesota.

Has caused the same to be surveyed and platted as XXXXX XXXXX and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

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

Signed: Apache Redevelopment, LLC

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

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

This instrument was acknowledged before me on \_\_\_\_ (date) \_\_\_\_ by \_\_\_\_\_, Chief Manager of Apache Redevelopment, LLC, a Minnesota limited liability corporation.

(Signature of person taking acknowledgement)

(Print Notary's name)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

**Example 7: Partnership**

KNOW ALL PERSONS BY THESE PRESENTS: That Falcon Heights Town Square Limited Partnership, a Minnesota limited partnership, owner of the following described property:

The XXXX Half of the XXXX Half of the XXXX Quarter of Section XX,  
Township XX North, Range XX West, Fourth Principal Meridian,  
Saint Louis County, Minnesota.

Has caused the same to be surveyed and platted as XXXXX XXXXX and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof said Falcon Heights Town Square Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper partner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed: Falcon Heights Town Square Limited Partnership  
By: Sherman Associates, Inc., a Minnesota corporation, General Partner

\_\_\_\_\_  
George E. Sherman, President

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

This instrument was acknowledged before me on \_\_\_\_\_ (date) by George E. Sherman, President of Sherman Associates, Inc., a Minnesota corporation, General Partner of Falcon Heights Town Square Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

*(Signature of person taking acknowledgement)*

*(Print Notary's name)* \_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

**Example 8: Trust**

KNOW ALL PERSONS BY THESE PRESENTS: That Richard M. Hansen and Jane A. Hansen as Trustees of the Richard M. Hansen and Jane A. Hansen Revocable Trust, dated \_\_\_\_\_, owners of the following described property:

The XXXX Half of the XXXX Half of the XXXX Quarter of Section XX,  
Township XX North, Range XX West, Fourth Principal Meridian,  
Saint Louis County, Minnesota.

Has caused the same to be surveyed and platted as XXXXX XXXXX and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof said Richard M. Hansen and Jane A. Hansen, Trustees of the Richard M. Hansen and Jane A. Hansen Revocable Trust, dated \_\_\_\_\_, have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Richard M. Hansen, Trustee of the  
Richard M. Hansen and Jane A. Hansen  
Revocable Trust, dated \_\_\_\_\_

\_\_\_\_\_  
Jane A. Hansen, Trustee of the  
Richard M. Hansen and Jane A. Hansen  
Revocable Trust, dated \_\_\_\_\_

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

This instrument was acknowledged before me on \_\_\_\_\_ (date) by Richard M. Hansen and Jane A. Hansen, Trustees of the Richard M. Hansen and Jane A. Hansen Revocable Trust, dated \_\_\_\_\_.

*(Signature of person taking acknowledgement)*

*(Print Notary's name)*  
\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

**Example 9: Life Estate**

KNOW ALL PERSONS BY THESE PRESENTS: That John M. Doe and Mary K. Doe, husband and wife, owners, of the following described property subject to the life estate of Beverly J. Taber, widow:

The XXXX Half of the XXXX Half of the XXXX Quarter of Section XX,  
Township XX North, Range XX West, Fourth Principal Meridian,  
Saint Louis County, Minnesota.

Has caused the same to be surveyed and platted as XXXXX XXXXX and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof said John M. Doe and Mary K. Doe, husband and wife, have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
John W. Doe

\_\_\_\_\_  
Mary K. Doe

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

This instrument was acknowledged before me on \_\_\_\_\_ (date) by John M. Doe and Mary K. Doe.

(Signature of person taking acknowledgement)

(Print Notary's name)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

In witness whereof said Beverly J. Taber has hereunto set her hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Beverly J. Taber

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

This instrument was acknowledged before me on \_\_\_\_\_ (date) by Beverly J. Taber, a widow.

(Signature of person taking acknowledgement)

(Print Notary's name)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

**Example 10: Attorney-In-Fact**

KNOW ALL PERSONS BY THESE PRESENTS: That John Q. Public, a single person, owner of the following described property:

The XXXX Half of the XXXX Half of the XXXX Quarter of Section XX,  
Township XX North, Range XX West, Fourth Principal Meridian,  
Saint Louis County, Minnesota.

Has caused the same to be surveyed and platted as XXXXX XXXXX and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof, Katherine Randolph, Attorney-In-Fact for John Q. Public, a single person, has hereunto set her hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Katherine Randolph, Attorney-In-Fact for  
John Q. Public, a single person

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

This instrument was acknowledged before me on \_\_\_\_ (date) \_\_\_\_ by Katherine Randolph, Attorney-In-Fact for John Q. Public.

*(Signature of person taking acknowledgement)*

*(Print Notary's name)*  
\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT**

I \_\_\_\_\_ 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, **dimensions**, labels **and symbols** 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 wet lands, as defined in Minnesota Statutes, Section 505.021, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
*(Print name of surveyor)*, Licensed Land Surveyor  
Minnesota License No. XXXXX

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

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by (surveyor's name), Minnesota License Number \_\_\_\_\_.

*(Signature of person taking acknowledgement)*

*(Print Notary's name)*  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

- ❖ **The City, Township, or Board of Commissioners will sign off next depending on whose jurisdiction the property falls under.**

**TOWNSHIP BOARD OF SUPERVISORS**

Township of \_\_\_\_\_

I/We do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Board of Supervisors for the Township of \_\_\_\_\_, St. Louis County, Minnesota has approved this plat of (Plat Name).

\_\_\_\_\_  
Chair or (approving authority)

\_\_\_\_\_  
Attest (if applicable)

CITY OF \_\_\_\_\_ PLANNING COMMISSION

Approved by the Planning Commission of the City of \_\_\_\_\_, St. Louis County, Minnesota, at a regular meeting thereof, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**If there is NO platting authority (Town Board or City) the Board of Commissioners approval is necessary. Refer to the Town Zoning Administration map.**

**ST. LOUIS COUNTY BOARD OF COMMISSIONERS**

We do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Board of Commissioners of St. Louis County, Minnesota has approved this plat of (Plat Name).

\_\_\_\_\_  
Chair or approving authority

\_\_\_\_\_  
Attest (if applicable)

