

ARROYO VILLAS

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 17, TWP. 31, RGE. 23

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

That part of the East Half of Lot 34A, CENTRAL AVENUE ACRES, Anoka County, Minnesota, lying Southerly of the North 239.5 feet of the South 650 feet of said Lot 34A.

AND

Tract B, REGISTERED LAND SURVEY NO. 271, Anoka County, Minnesota.

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

In witness whereof said Ranger Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 17 day of Sept, 2019.

Ranger Development, LLC
Jon K. Blattman
Jon K. Blattman, President

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on September 17th, 2019 by Jon K. Blattman, President of Ranger Development, LLC, a Minnesota limited liability company, on behalf of the company.

Cynthia J. Morical (Signed)
Cynthia J. Morical (Printed)
Notary Public, Hennepin County, Minnesota
My commission expires January 31, 2020

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 wet lands, 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 17th day of SEPTEMBER, 2019.

Thomas R. Balluff
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on September 17, 2019 by Thomas R. Balluff.

Cynthia J. Morical (Signed)
Cynthia J. Morical (Printed)
Notary Public, Hennepin County, Minnesota
My commission expires January 31, 2020

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of ARROYO VILLAS was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 22 day of July, 2019, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

By: Jim Ryan, Mayor

By: [Signature], 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 7th day of October, 2019.

By: Charles F. Gitzen
Charles F. Gitzen
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2019 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 7th day of October, 2019.

Jonell M. Sewyer
Property Tax Administrator
By: [Signature], Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of ARROYO VILLAS was filed in the office of the County Recorder/Registrar of Titles for public record on this 7th day of October, 2019, at 2:23 o'clock P.M. and was duly recorded as Document Number 568698.002.

Jonell M. Sewyer
County Recorder/Registrar of Titles
By: [Signature], Deputy

ARROYO VILLAS

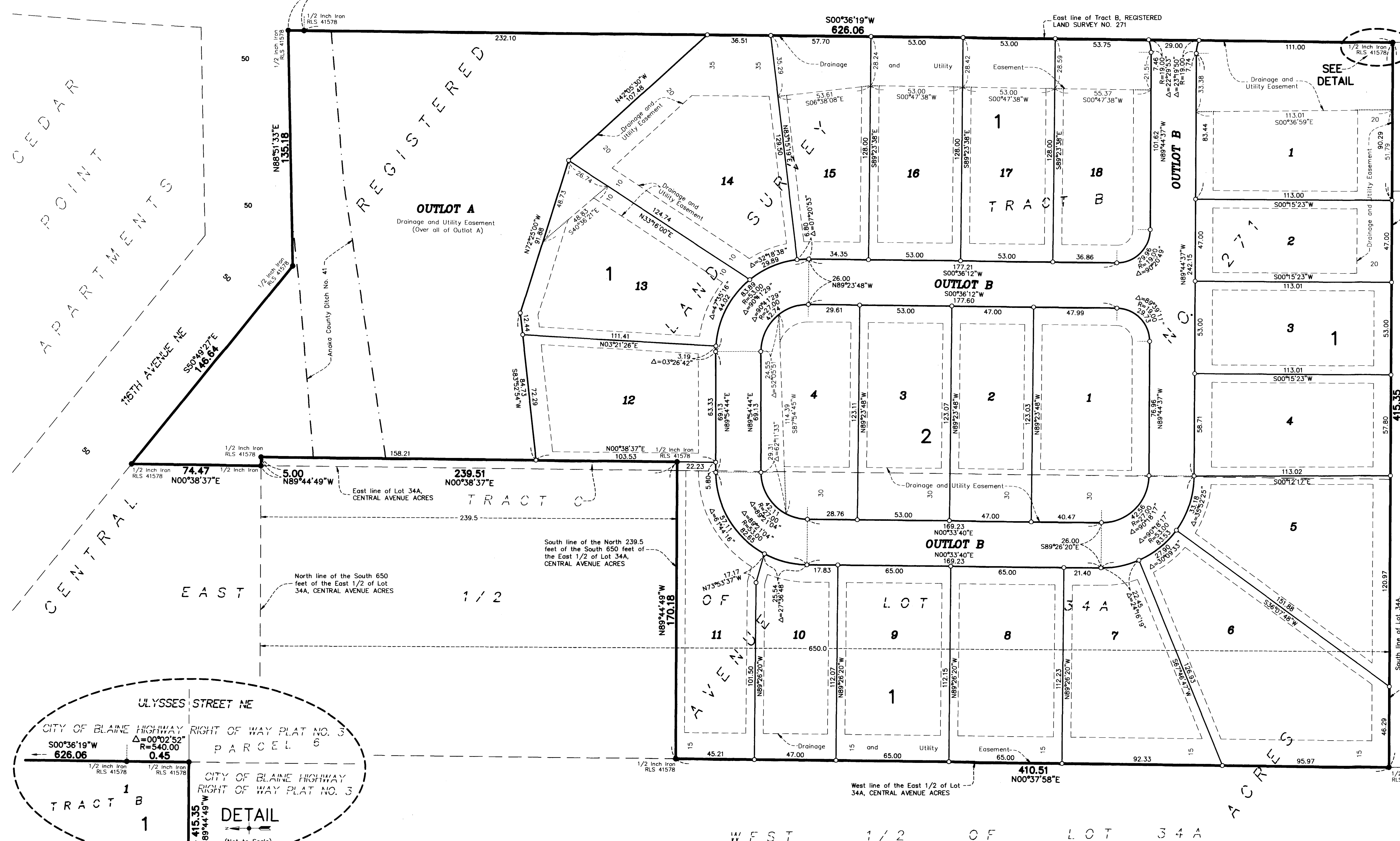
CITY OF BLAINE
COUNTY OF ANOKA
SEC. 17, TWP. 31, RGE. 23

508698.002

CENTRAL AVENUE ACRES 4TH ADDITION

CITY OF BLAINE HIGHWAY RIGHT OF WAY PLAT NO. 3

ULYSSES STREET NE PARCEL 6

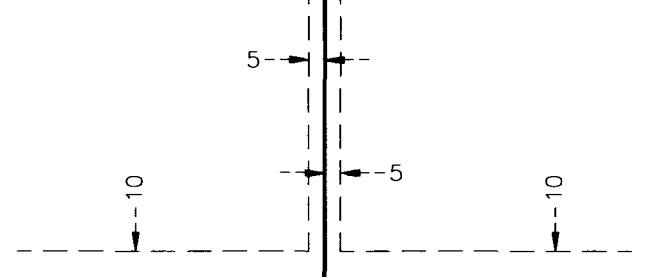


SEE
DETAIL

South line of Tract B,
REGISTERED LAND
SURVEY NO. 271

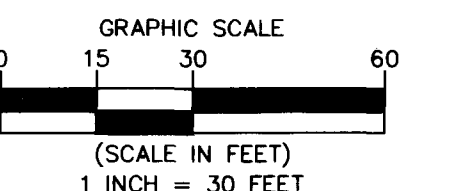
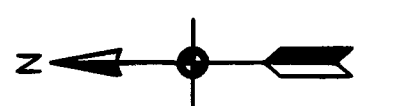
HIDDEN ACRES

DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



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

- 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 Iron Monument, as noted



For the purposes of this plat, the East line of Tract B, REGISTERED LAND SURVEY NO. 271 is assumed to have a bearing of South 00 degrees 36 minutes 19 seconds West.

